



# Local Centre Monitor

Position in October 2020

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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the designated local centres in Reigate & Banstead as at October 2020. It does not constitute a record of the Lawful Uses of each property under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on lawful uses, please contact the Council's Development Management Team.

While every care has been taken to ensure that the information and analysis is accurate, the Council accepts no responsibility for any loss resulting from errors or omissions. The Council welcomes comments and suggestions that would make the monitoring information more accessible and useful.

## 1. Introduction and Planning Policy Context

Local centres provide an important function, serving the local needs of communities, and providing shops, services and facilities that are easily accessible by walking and cycling and reduce the need to travel.

The purpose of this annual monitor is to:

- Analyse use trends within the local centres
- Assess the ongoing viability and vitality of provision within the local centres
- Provide regularly updated base data to assist in decision-making on planning applications within the local centres.

The analysis focusses on all uses within the local centres and not only uses within the retail parades as in many cases there are additional, complementary uses within the designated boundaries of the local centres. The local centres do not have designated primary shopping areas or designated shopping areas and

### 1.1. National Planning Policy Context

The National Planning Policy Framework (NPPF) recognises that positive planning for local shops, services and community facilities will help to enhance the sustainability of communities and residential environments and that it is important to ensure that established shops, facilities and services can develop and modernise in a way that is sustainable and ensures they are retained for the benefit of the community.

Local centres are increasingly facing competition from town centres, out-of-town superstores and increased internet shopping, therefore maintaining the quality and diversity of offer and environment in this area is challenging. The Council's Local Plan contains specific policies relating to the management of development within local centres to ensure high quality aesthetically pleasing local centres.

## 1.2. Policy Context

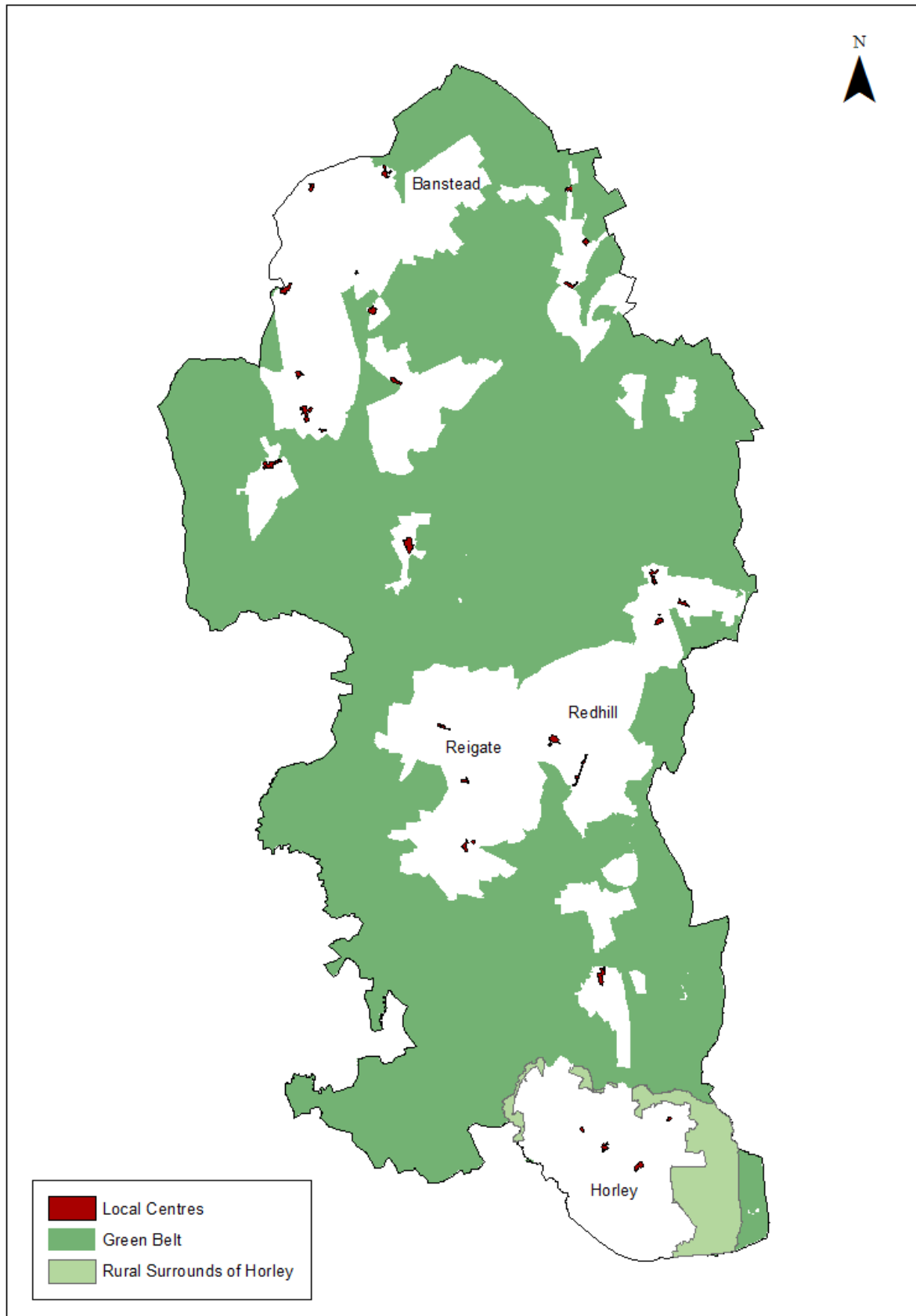
The Reigate & Banstead Borough Local Plan is comprised of:

- The Core Strategy (adopted 2014 and reviewed 2019) which details how much growth will take place in the borough between 2012 and 2027 and sets out the overarching spatial strategy to deliver this growth; and
- The Development Management Plan (DMP) (adopted 2019) which provides the detailed policies and site allocations to meet the planned level of growth.

The DMP designates 27 such areas within the borough as local centres (DMP Policy RET3 'local centres'):

- Brighton Road, Horley
- Brighton Road, Redhill
- Brighton Road, Salfords
- Burgh Heath
- Drift Bridge, Fir Tree Road
- High Street, Tadworth
- Holmesdale Road, Reigate
- Horley Row, Horley
- Lesbourne Road, Reigate
- Linkfield Corner, Redhill
- Lower Kingswood
- Merstham Village
- Nork Way
- Nutfield Road, Merstham
- Portland Drive, Merstham
- Shelvers Way, Tadworth
- Tadworth
- Tattenham Corner
- Walton-on-the-Hill
- Waterhouse Lane, Kingswood
- Woodhatch
- Rectory Lane, Chipstead
- Station Approach, Chipstead
- Station Road, Horley
- Tattenham Way
- The Acres, Horley
- Woodmansterne Street,  
Woodmansterne

Figure 1: Location of local centres in Reigate & Banstead



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Relevant Local Plan policies and objectives are detailed in the table below.

*Figure 2 – Relevant local plan policies and indicators*

<b>Policy/ Indicator</b>	<b>Objective/ Monitoring Target</b>
Core Strategy Objective SO17	To strengthen the vitality and viability of the borough's town centres and local shopping centres
DMP Objective PE5	Protect the viability of smaller scale but vital local shopping areas.
DMP Objective PE6	Ensure that both town and local centres are resilient and able to respond to future changes.
DMP Policy RET1	Seeks to ensure new development continues to make a positive contribution to the retail areas within which it is located whilst minimising the impact on other surrounding uses, and on users of the retail areas.
DMP Policy RET3	Seeks to ensure a healthy balance of uses is maintained in the borough's local centres.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 effective from 1<sup>st</sup> September 2020 introduced a number of fundamental changes to the Town and Country Planning (Use Classes) Order 1987 (as amended). Although these Use Classes changes will not have impacted on the local centres by October 2020, when the data for this Report was collected, it is likely to impact on the composition of uses from now, as the Local Planning Authority are no longer able to control changes between different use within a Use Classes, and so are unable to fully apply DM Policy RET3, as many such use changes will no longer need planning permission as being within the same Use Class they will no longer constitute "development".



Figure 3 – Use classes

Use Class before 1st September 2020	Uses	Use Class from 1 September 2020
A1 (part)	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners and internet cafés.	E Commercial, Business and Service
A1 (part)	Shops not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop.	F.2 Local community
A2	Banks, building societies, estate and employment agencies, professional services (not health or medical services)	E
A3	Restaurants and cafés.	E
B1(a), B1(b) and B1(c)	Offices other than a use within former A2 Use Class, research and development of products or processes and business premises for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area).	E
D1 (part)	Clinics, health centres, creches, day nurseries, day centre.	E
D1 (part)	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places or worship, law court.	F.1 Learning and non- residential institutions
D2 (part)	Gymnasiums, indoor recreations not involving motorised vehicles or firearms.	E

Use Class before 1st September 2020	Uses	Use Class from 1 September 2020
D2 (part)	Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.	F.2
D2 (part)	Cinemas, concert halls, bingo halls and dance halls	Use outside of any specified use class, so within its own class, i.e. Sui Generis uses / SG
A4	Pub or drinking establishment	Use outside of any specified use class, so within its own class, i.e. Sui Generis uses / SG
A5	Hot food takeaway	Use outside of any specified use class so within its own class, i.e. Sui Generis uses / SG

## 2. Local Centre Appraisal

### 2.1. Burgh Heath

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

Figure 4: Burgh Heath Local Centre



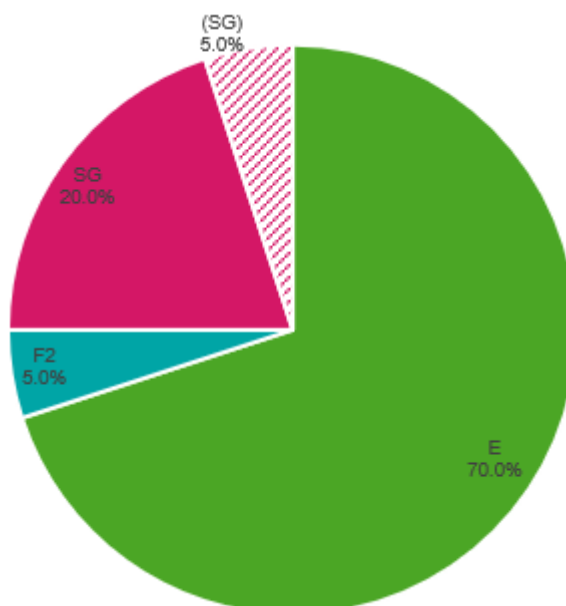
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## Mix and Vitality

The pie-chart below show that 70.0% of the units within the local centre are E Use Class and 5.0% F2 Use Class. A quarter of the units are Sui Generis uses. 80.0% of these are take-aways.

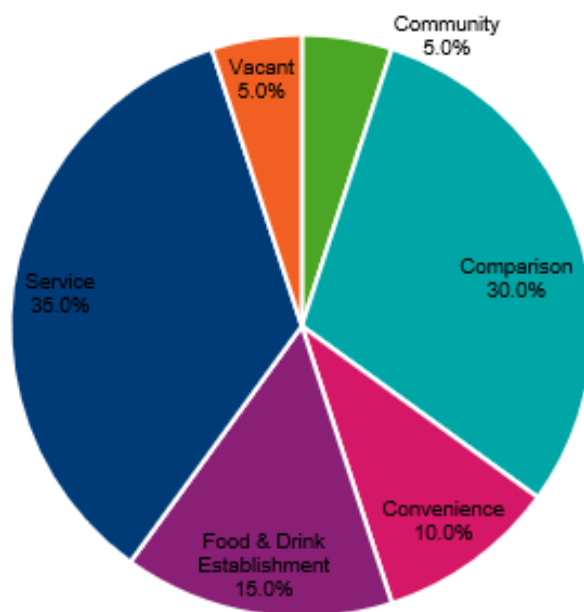
Figure 5 Use Class Burgh Heath Local Centre (Percentage of Units)



Whilst the pie-chart below shows a good mix of uses within the local centre, the offer is quite limited and predominantly of a specialist nature. Burgh Heath Local Centre historically has had one of the highest proportions of take-away use and one of the lowest proportions of convenience retail. Over the past twelve months, one of the take-aways has closed. There has been no change to the provision of convenience retail within the local centre; it remains limited to a small Londis convenience store and the Little Waitrose at the petrol station. This may be due to the close proximity of the large ASDA supermarket.

The comparison offer, which occupies almost a third of the units, is limited to specialist comparison retail including windows, bathrooms, televisions, timber and builders merchants. The local centre does however have provide useful services including barbers, hairdressers and beauticians for local residents. There is also a community facility (St. Mary's Meeting Place) within the local centre boundary which provides a useful community resource for local residents.

Figure 6 Composition of Burgh Heath Local Centre (Percentage of Units)



## Vacancies and New Occupiers

Over the past twelve months, there have been two occupier changes - Sea Treasure take-away has closed and the unit is now vacant and an existing occupier (First Class Bathrooms) has expanded into a formerly long-term vacant unit.

## Planning Permissions<sup>1</sup>

Over the past twelve months, the following planning permission has been completed:

- Planning permission 19/00520/F for single storey extensions to units 11 and 12 to provide ancillary storage and replacement glazed shopfronts.

There are currently no planning permissions under construction.

The following planning permission is extant:

- Planning permission 19/02079/CU for external alterations, installation of new windows and doors and change of use of part of ground floor from garage and storage to residential flat at 1 The Parade.

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<sup>1</sup> Please note that this refers to the use classes when the planning permission was granted. Some of the planning permissions detailed in this monitor may no longer require planning permission as they may now be changes within the E Use Class.

## 2.2. Drift Bridge

Drift Bridge is one of the smallest local shopping areas within the Borough. The main parade is situated in a single stretch along Fir Tree Road at the junction with Reigate Road. The boundary also encompasses the two car showrooms and forecourts which are included in the analysis.

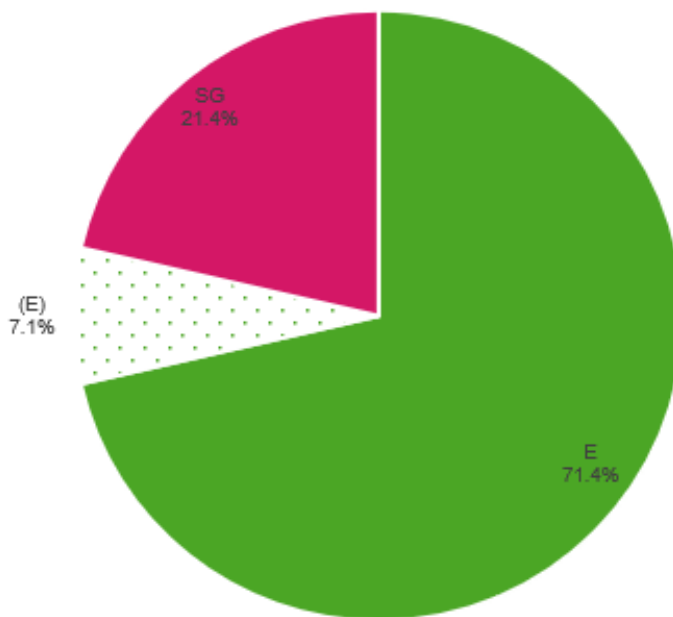
Figure 7: Drift Bridge Local Centre



### Mix and Vitality

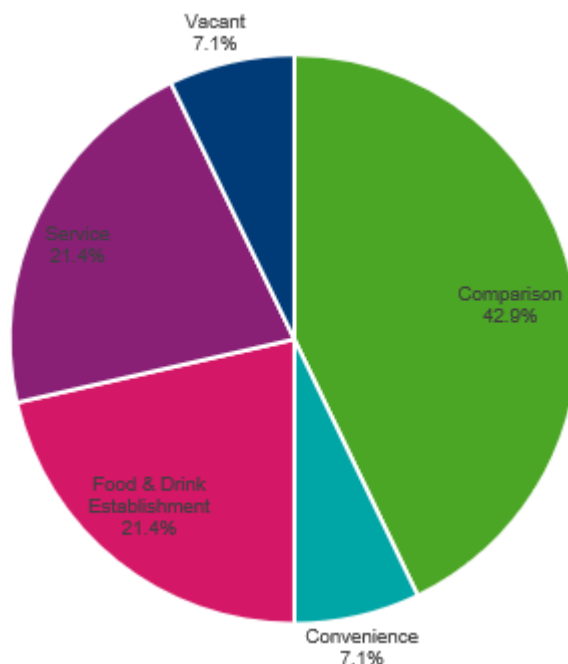
Of the units within the local centre, 78.5% are within E Use Class. The remaining 21.4% of the units are Sui Generis uses. These are all car showrooms.

Figure 8 Use Class Drift Bridge Local Centre (Percentage of Units)



Drift Bridge is a small local centre in the north of the borough which provides important community facilities for local residents. The pie-chart below shows that there are a mix of uses within the local centre. The uses include a vets, barbers/ hairdressers/ beauty salon, café and restaurant and convenience retail. There are also a number of more specialist uses including three car garages/ showrooms and a double glazing/ window specialist.

Figure 9 Composition of Drift Bridge Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Drift Bridge Local Centre historically has had low levels of vacancy.

Over the past twelve months one occupier (The Horse Shop) has left the local centre. No new occupiers have moved into the local centre within this period.

### Planning Permissions

No planning permission have been completed over the past twelve months and no planning permissions are under construction.

The following planning permission is under construction:

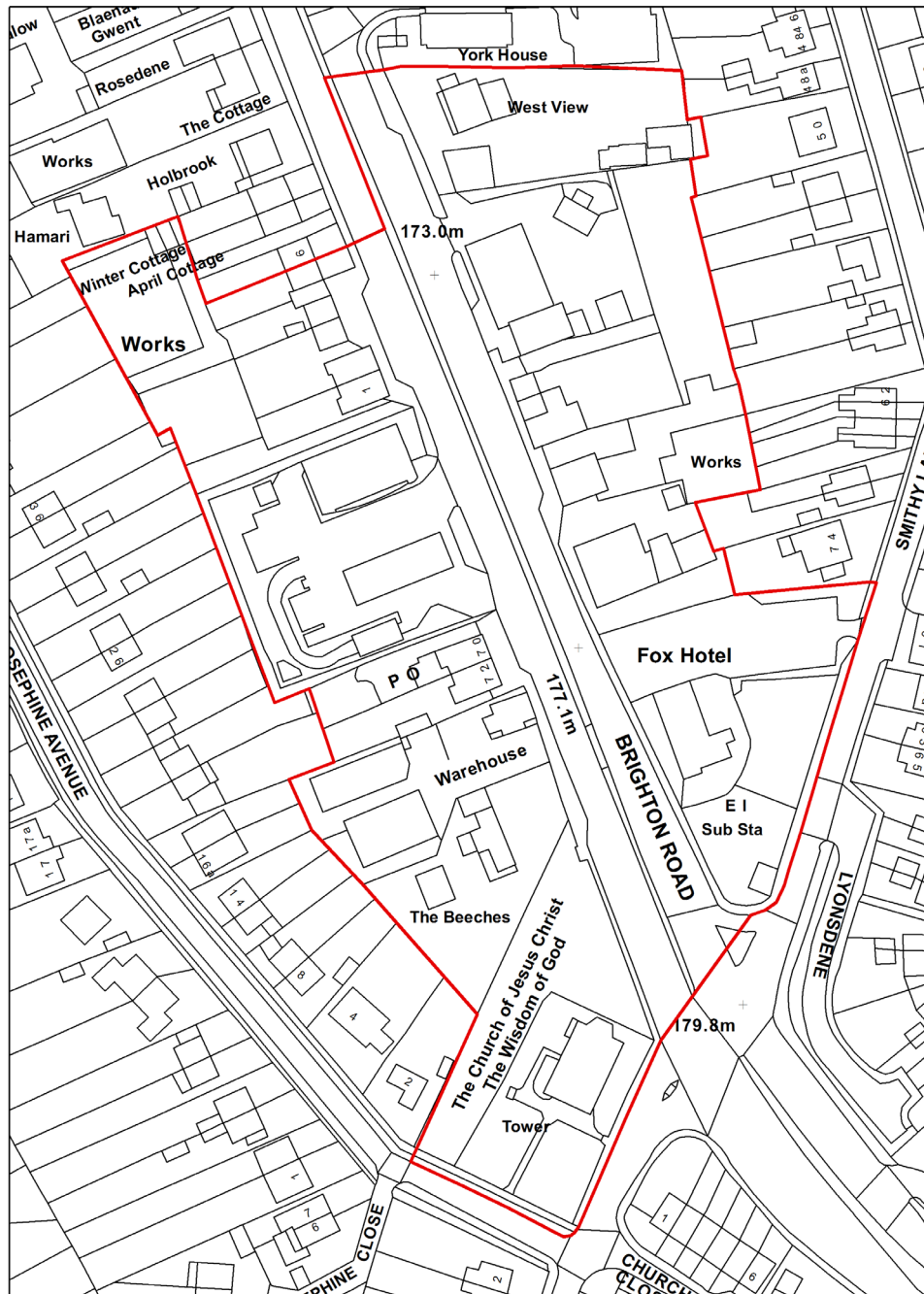
- Planning permission 19/02567/F for alterations and reduction to existing shop forming one two-bedroom flat with garage/ store room at rear and converting the existing flat to two one-bedroom flats at 213 Fir Tree Road



### 2.3. Lower Kingswood

Lower Kingswood Local Centre is situated on both sides of the busy Brighton Road (A217), although a pelican crossing provides for safe pedestrian crossing of the two sides of Brighton Road. It has a mixed composition with a distinct parade of small retail units and a number of standalone units including petrol stations and car sales garages. It includes a rare Grade I listed church on the corner with Buckland Road.

Figure 10: Lower Kingswood Local Centre



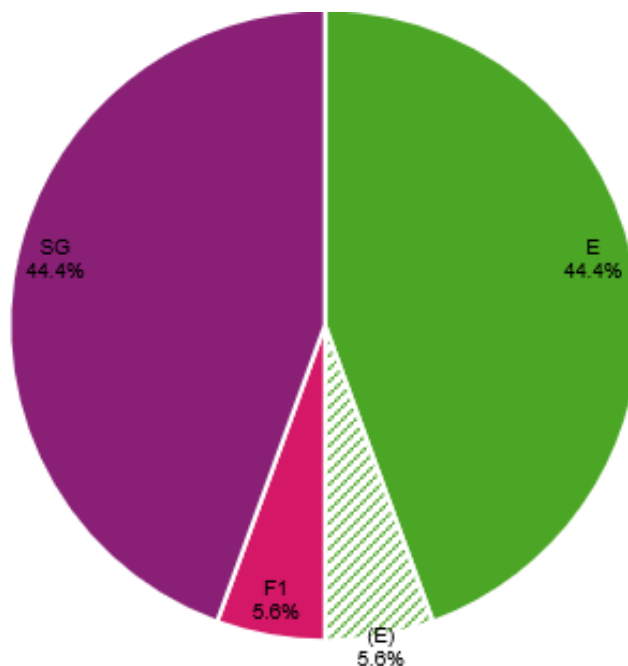
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## Mix and Vitality

The pie-chart below shows that half of the units within the town centre fall within E Use Class and 5.6% of the units are F2 Use Class. 44.4% are Sui Generis uses.

Figure 11 Use Class Burgh Heath Local Centre (Percentage of Units)

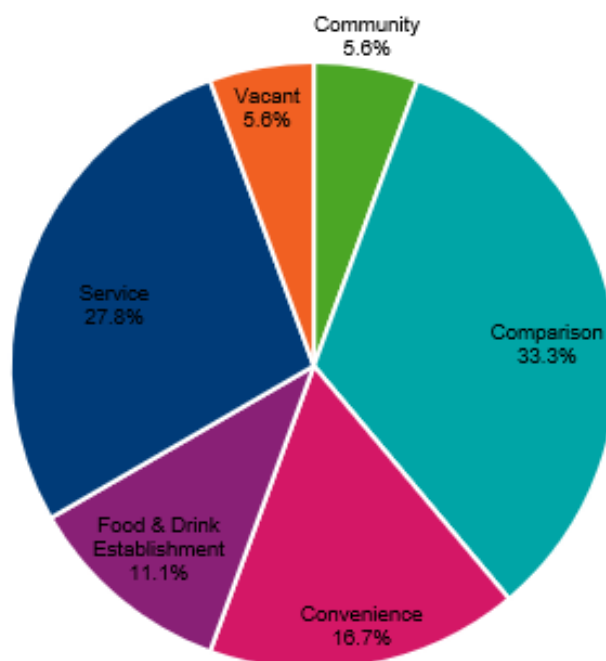


The local centre has one of the lowest proportions of E Use Class of all local centres in the borough and one of the highest proportions of Sui Generis uses. 75.0% of these are specialist uses, these include the sale of used cars/ vans, tyres and petrol station. The remaining units are a public house and take-away.

The lower proportion of E Use Classes within this local centre is arguably due to the fact that the local centre units front the busy A217 dual carriageway.

Of the units which do provide more typical local centre uses, the units provide convenience retail, florist, take-away, faith and public house facilities. Over the last twelve months the provision of convenience retail within the local centre has increased through the opening of a new fruit and vegetable retailer.

Figure 12 Composition of Lower Kingswood Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there have been a number of occupier changes:

- Lollypops & Boo clothing retailer has relocated into a larger formerly vacant unit;
- Kingswood Fruit & Veg have moved into a formerly vacant unit;
- Walsh Building Supplies have moved into a formerly vacant unit; and
- GVC Vans Direct, an existing retailer within the local centre, has expanded into a formerly vacant unit.

There is currently one vacant unit within the local centre.

### Planning Permissions

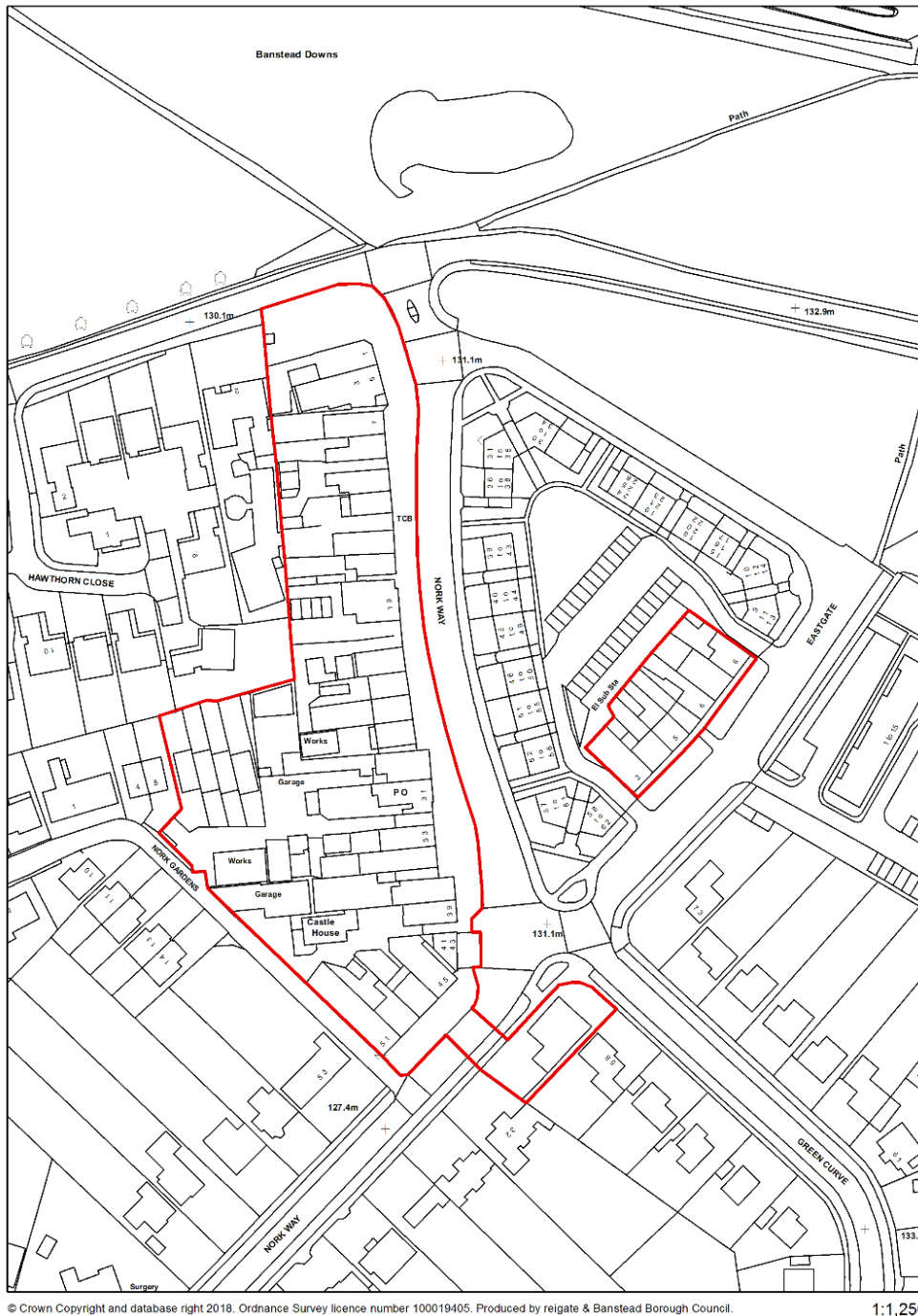
Over the past twelve months no planning permissions have been completed.

No planning permissions are under construction and no planning permissions are extant.

## 2.4. Nork Way

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

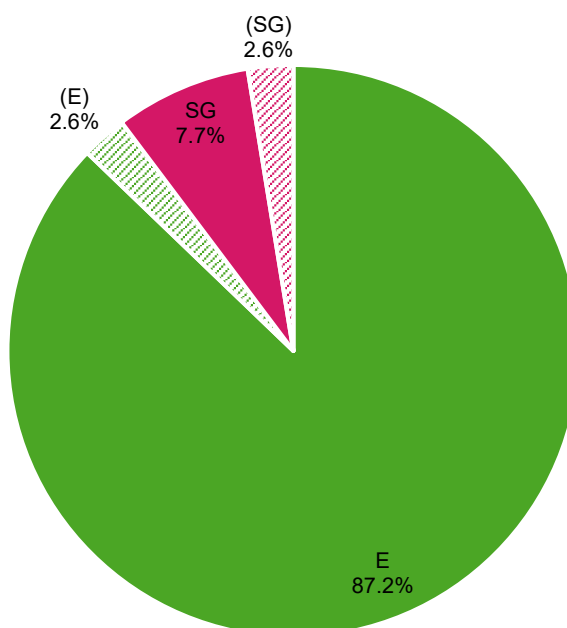
Figure 13: Nork Way Local Centre



## Mix and Vitality

The pie-chart below shows that almost 90% (89.8%) of the units fall within E Use Class. The remaining units are Sui Generis uses. Of these units, two of the four units are occupied by vehicle repairs and these are located to the rear of the main shopping parades; one unit is occupied by a beauty salon; and one unit is vacant but formerly occupied by a beauty salon.

Figure 14 Use Class Nork Way Local Centre (Percentage of Units)

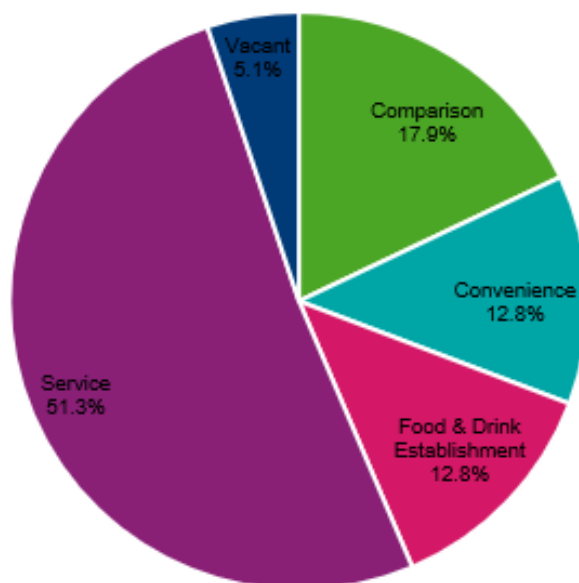


Nork Way is a very well established local centre which provides a good mix of units which are well used and supported by the local residents. The mix of uses has remained largely consistent since 2000.

The diagram below shows that over half of the units are occupied by services including for example hairdressers/ barbers, estate agents, dentists and more specialist services such as accountants and vehicle repairs.

Whilst convenience retail occupies only 12.8% of the units within the local centre, there is good provision, including a large Co-Operative Foodstore, WH Smith Local post office and convenience store and a Londis convenience store.

Figure 15 Composition of Nork Way Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Nork Way Local Centre historically has had low vacancies. Over the past twelve months, two occupiers have left the local centre. No new occupiers have moved into the local centre. There are currently two vacant units.

### Planning Permissions

Over the past twelve months, the following planning permission has been completed:

- Planning permission 19/02104/F for change of use from B1(a) to D2 at Castle House.

There are currently no planning permissions under construction.

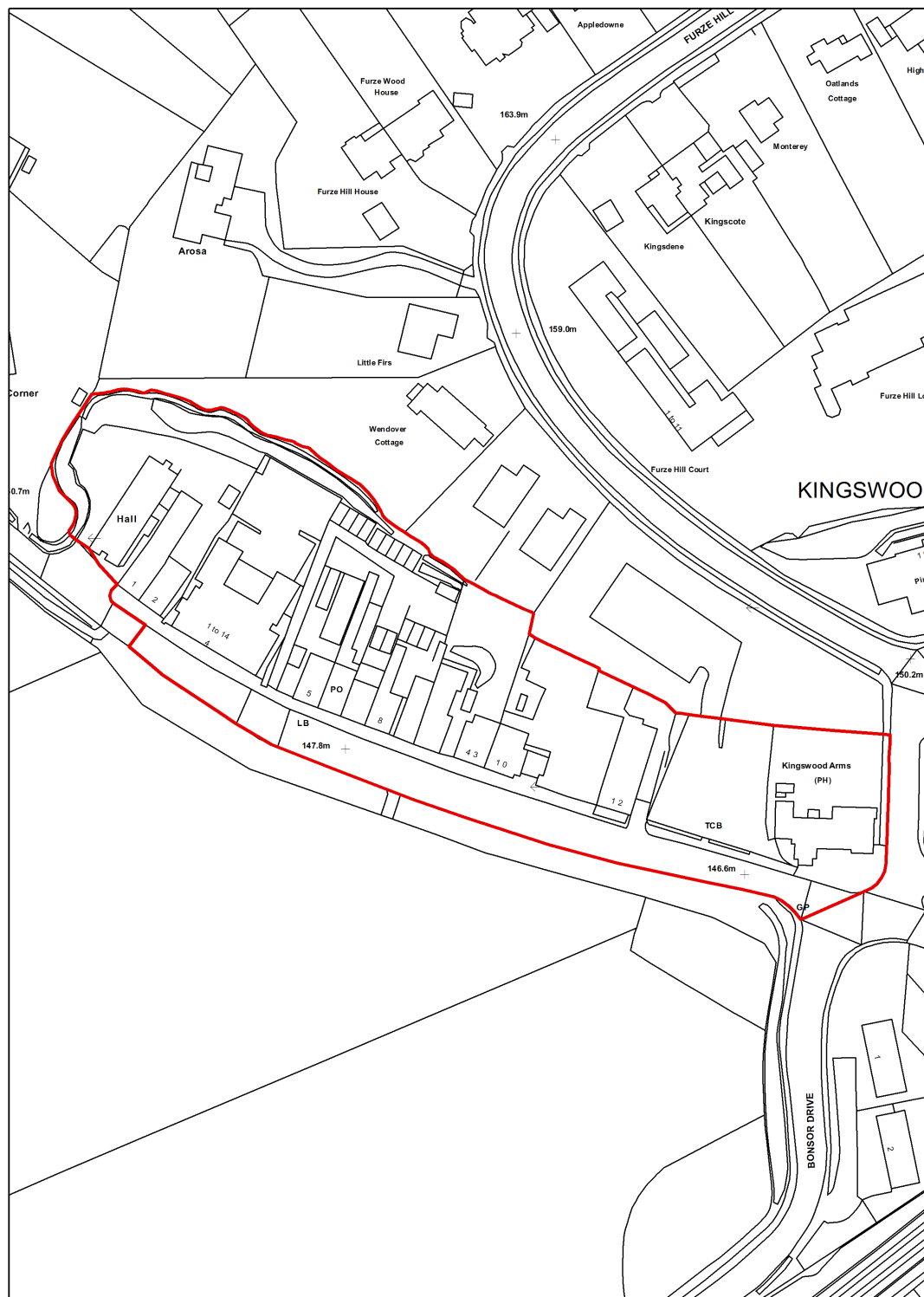
The following planning permissions are extant:

- Planning permission 19/00844/F for mansard roof extension to provide additional workshop and storage space at Nork Works.
- Planning permission 19/00384/F for a second floor extension and conversion to create a new three bedroom dwelling at 33 Nork Way.

## 2.5. Waterhouse Lane, Kingswood

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

Figure 16: Waterhouse Lane, Kingswood Local Centre



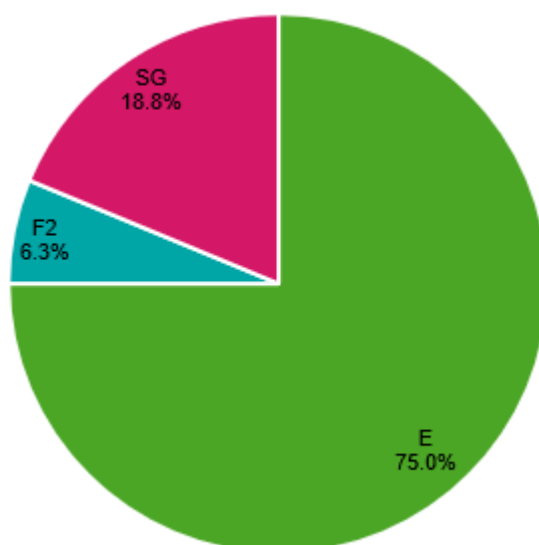
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## Mix and Vitality

The pie-chart below shows that three-quarters of the units fall within E Use Class and 6.3% within F2 Use Class. 18.8% of the units fall within uses which no longer fall within a specified Use Class but are Sui Generis uses. These units are all occupied by typical local centre uses including two beauticians and a public house.

*Figure 17 Use Class Waterhouse Lane Local Centre (Percentage of Units)*



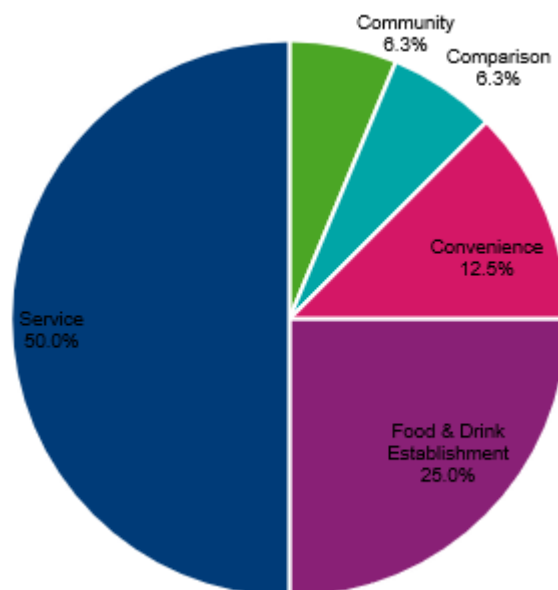
In terms of composition half of the units within Waterhouse Lane Local Centre are occupied by services including hairdressers, barbers, beauticians, estate agents and travel agents. A further quarter of the units are occupied food and drink establishments, notably all of which offer public house, restaurant or café facilities. There are no standalone take-aways within the local centre.

Comparison and convenience retail is more limited than in other local centres, limited to only a pet shop, village convenience store and wine merchant.

The local centre boundary also includes the Kingswood Village Hall which is a highly valued local community asset.



Figure 18 Composition of Waterhouse Lane Local Centre (Percentage of Units)



### Vacancies and New Occupiers

There are currently no vacant units within Waterhouse Lane Local Centre.

Over the past twelve months there has been one occupier change – Lovely Betty hairdressers has moved into a unit which was formerly vacant.

### Planning Permissions

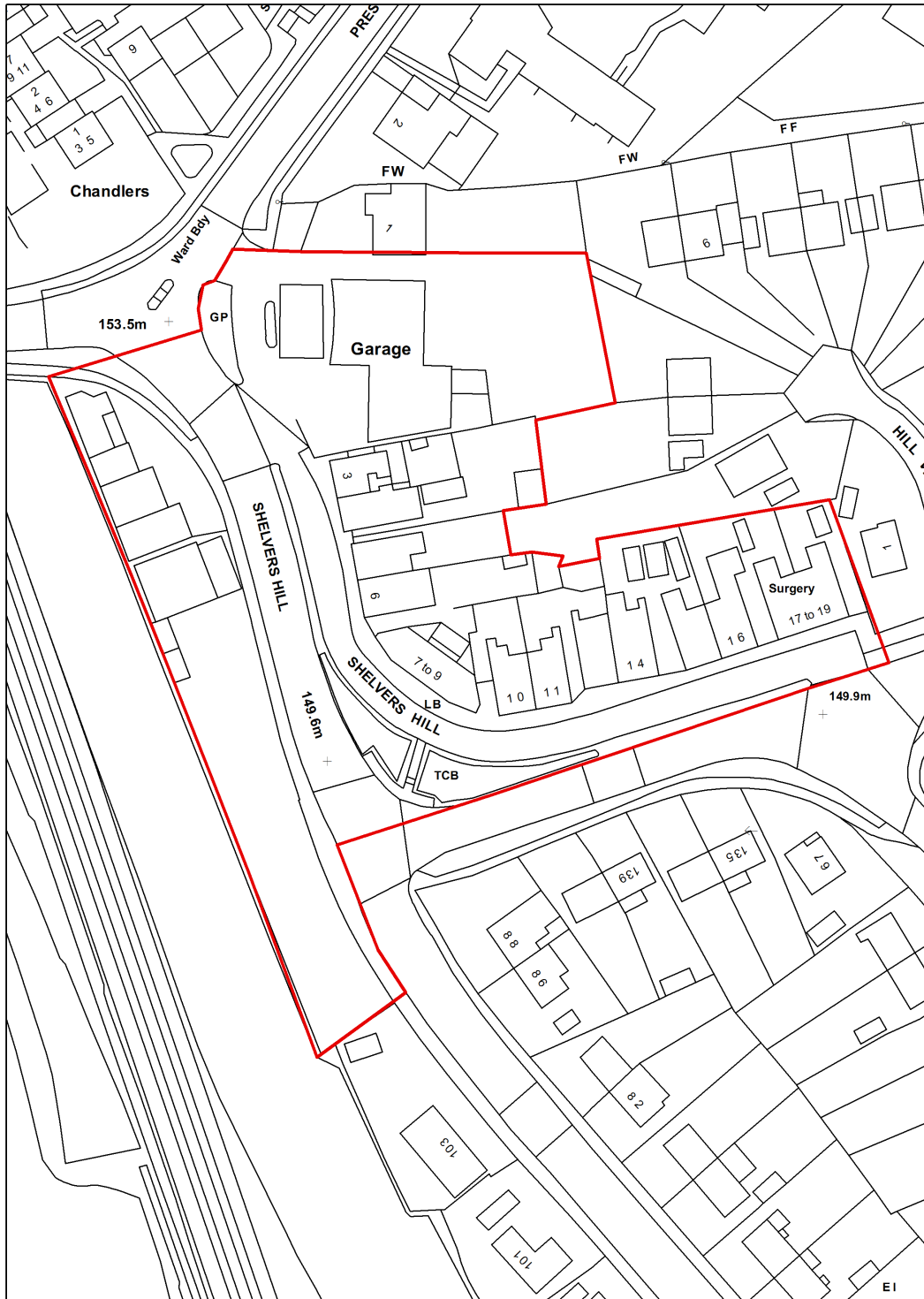
No planning permissions have been completed over the past twelve months.

No planning permissions are either under construction or extant.

## 2.6. Shelvers Way

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

Figure 19: Shelvers Way Local Centre

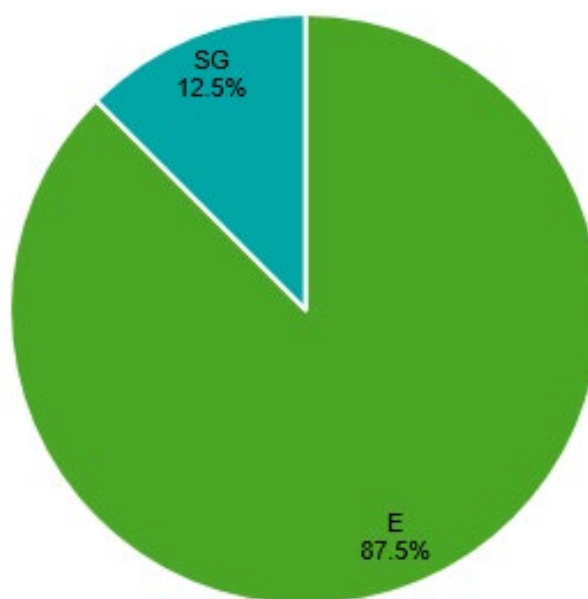


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## Mix and Vitality

Shelvers Way Local Centre is one of three local centres serving the residents of Tadworth. The pie-chart below shows that the majority of the units within the local centre fall within E Use Class (87.5%). The remaining units are Sui Generis uses. These include a beauty salon and a petrol station.

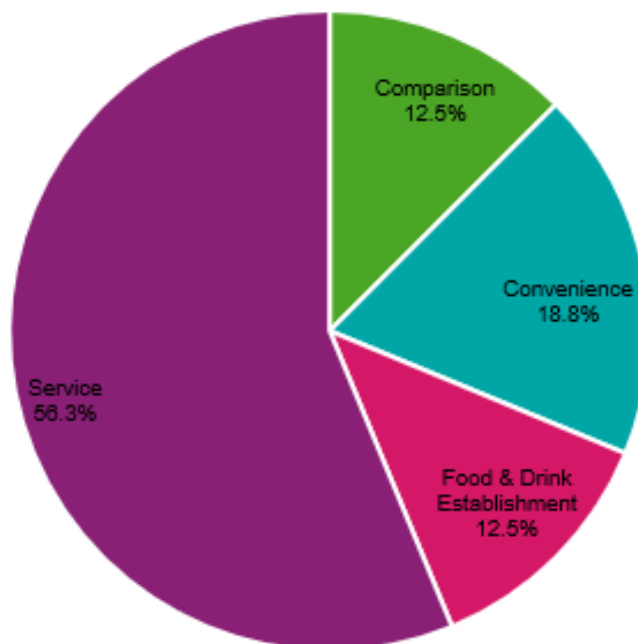
*Figure 20 Use Class Shelvers Way Local Centre (Percentage of Units)*



Whilst Shelvers Way Local Centre is a relatively small local centre, it provides useful community facilities for local residents. Over three-quarters (75.1%) of the units provide convenience and services for local residents including post office, chemist, convenience retail, barbers, beauty salons, dry cleaners, dentists and funeral services.

Comparison retail is limited within the local centre and is of a more specialist nature, including fencing and windows/conservatories. Food and drink establishments include a café and a restaurant. There are no take-aways within the local centre.

Figure 21 Composition of Shelveys Way Local Centre (Percentage of Units)



### **Vacancies and New Occupiers**

There are currently no vacant units within Shelveys Way Local Centre.

Over the last twelve months there have been no occupier changes.

### **Planning Permissions**

No planning permissions have been completed over the past twelve months.

The following planning permission is under construction:

- Planning permission 17/01584/F for the erection of 10 new flats at 105-125 Ashurst Road, Tadworth.

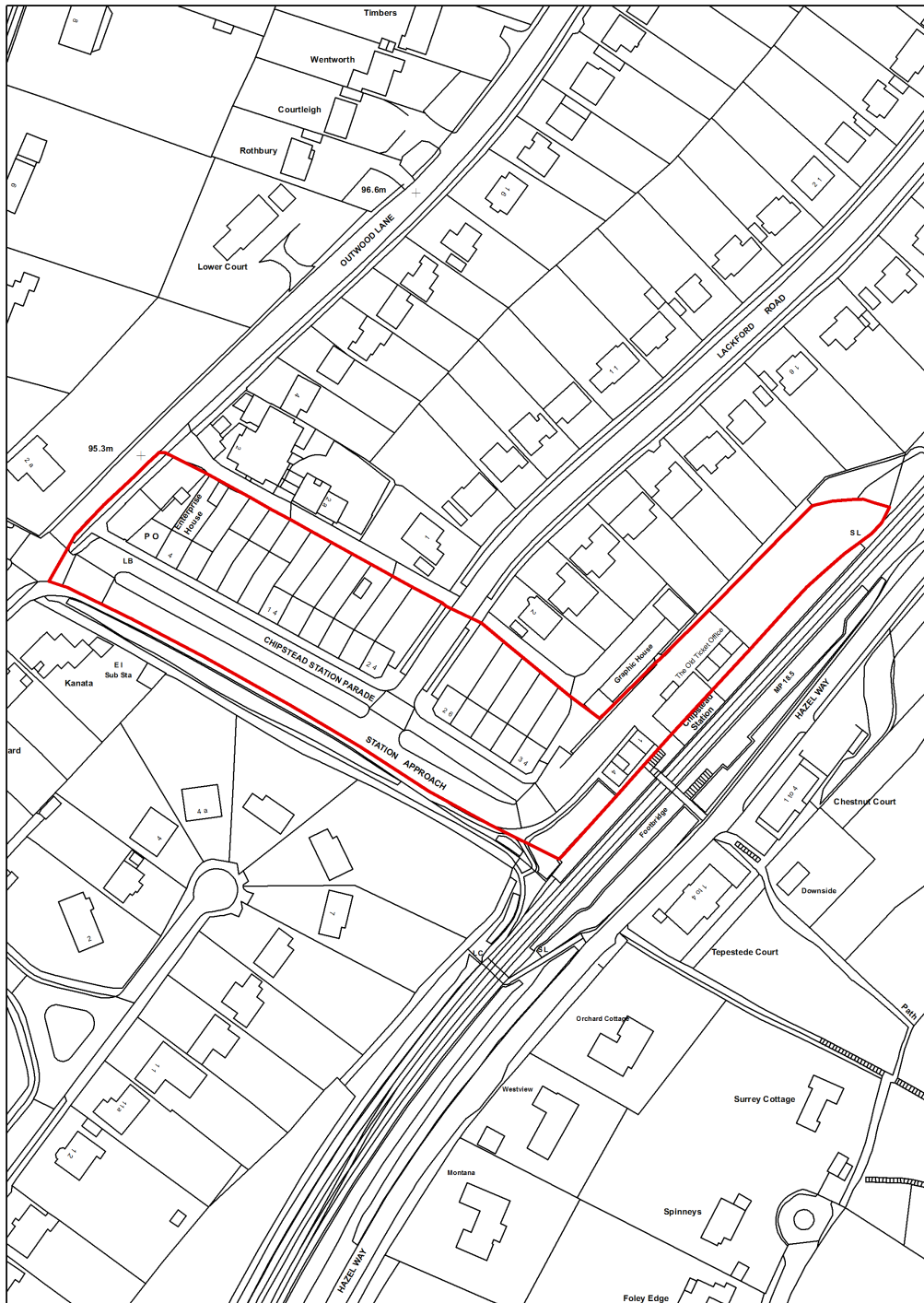
The following planning permission is extant:

- Planning permission 18/01130/F for single storey rear extension at 6 Shelveys Hill.

## 2.7. Station Approach, Chipstead

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

Figure 22: Station Approach, Chipstead Local Centre



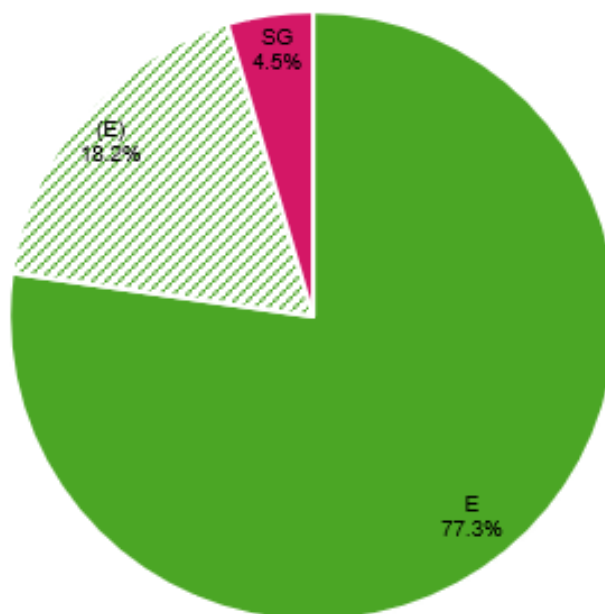
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## Mix and Vitality

The pie-chart below shows that 95.5% of the units within the local centre fall within E use Class, which is one of the highest of all of the local centres in the borough. The remaining 4.5% of the units are Sui Generis uses. This is a take-away.

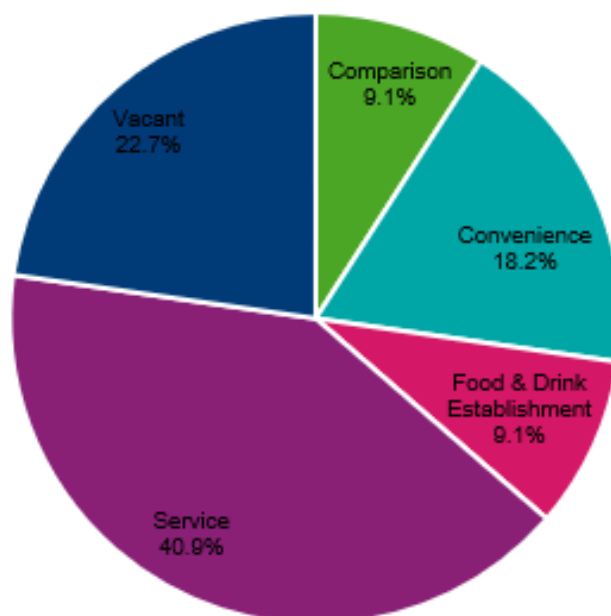
Figure 23 Use Class Station Approach, Chipstead Local Centre (Percentage of Units)



Station Approach, Chipstead Local Centre performs an important function, serving the needs of the local community, particularly with regards to services. The pie-chart below shows that there is a good mix of uses within the local centre. Services such as hairdressers, solicitors, dry cleaners and architects account for 40.9% of the units. Convenience retail accounts for a further 18.2% of the units including uses such as post office, wine merchants, butchers and delicatessen.

Within the local centre there is limited food and drink and comparison retail provision (each accounting for only 9.1% of the units). The comparison retail is comprised of two furniture/ lifestyle/ gift stores. The food and drink use is limited to two units occupied by Chipstead Tandoori restaurant and take-away.

Figure 24 Composition of Station Approach, Chipstead Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the last twelve months there have been a number of occupier changes – three retailers have left the local centre and two new retailers have moved into the local centre.

The local centre has the highest percentages of vacant units - almost a quarter of the units within the local centre are vacant (22.7%). 80.0% of the vacant units are the long-term small vacant units in poor repair at the Station. The other vacant unit is due to an existing occupier moving out of the local centre.

### Planning Permissions

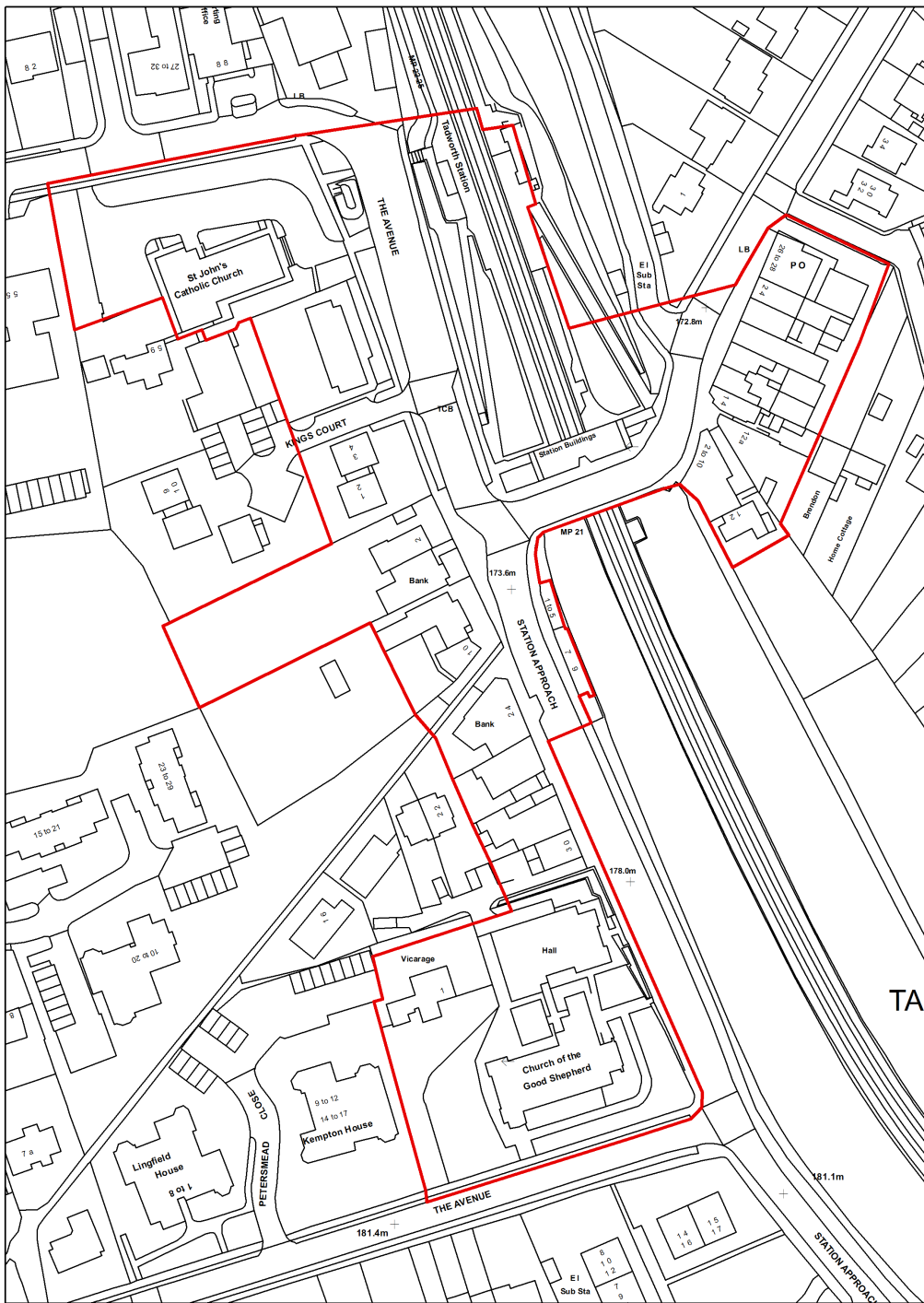
Over the past twelve months no planning permissions have been completed.

No permissions are either under construction or extant.

## 2.8. Tadworth

Tadworth Local Centre is arranged over three smaller parades traversing the railway line. The main frontage includes the parade on Cross Road, the Station Buildings and the parade along Station Approach Road. The boundary also includes the church and its hall to the south.

Figure 25: Tadworth Local Centre



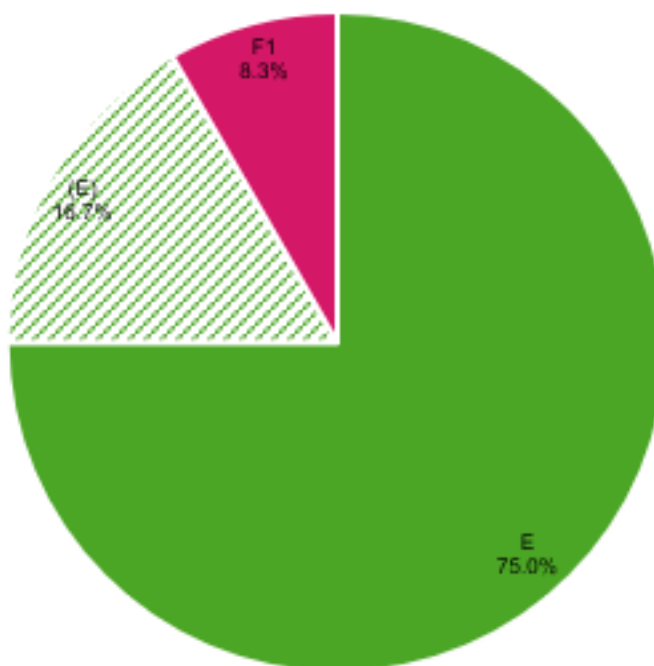
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## Mix and Vitality

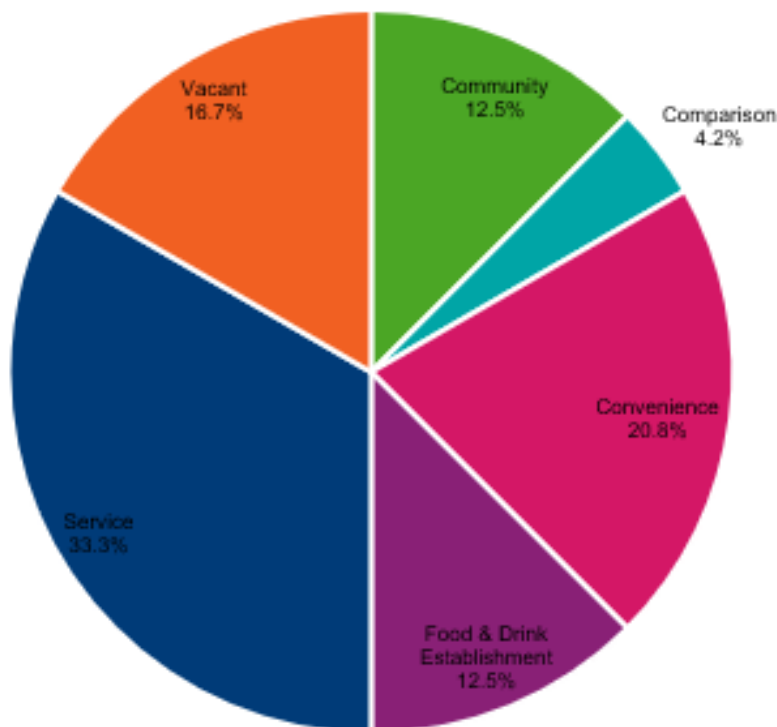
As can be seen from the pie-chart below, 91.7% of the units within Tadworth Local Centre fall within E Use Class and 8.3% within F1 Use Class. The F1 uses include two churches and an ancillary church hall.

Figure 26 Use Class Tadworth Local Centre (Percentage of Units)



Tadworth Local Centre has a very traditional composition and well used by local residents. As can be seen from the pie-chart below, the local centre offers a good mix of services, retail and community facilities. These are predominantly typical local centre convenience retail and service uses including for example a newsagents, butchers, post office, opticians, hairdressers, travel agents and drycleaners. There is limited comparison retail within the local centre. It accounts for 4.2% of the units and is a unit occupied by the Children’s Trust Charity Shop.

Figure 27 Composition of Tadworth Local Centre (Percentage of Units)



### Vacancies and New Occupiers

There are currently four vacant units within the local centre.

Over the past twelve months one new occupier (The Coffee House) has moved into a formerly vacant unit.

A further vacant unit is currently being fitted out to provide a fish and chip take-away.

### Planning Permissions

Over the past twelve months, the following planning permission was completed:

- Planning permission 19/01102/CU for a change of use from A1 to A3 at 14/14a Cross Road, Tadworth.

The following planning permission is under construction:

- Planning permission 19/00978/CU for change of use from A2 to A5 for one of the units at the station buildings.

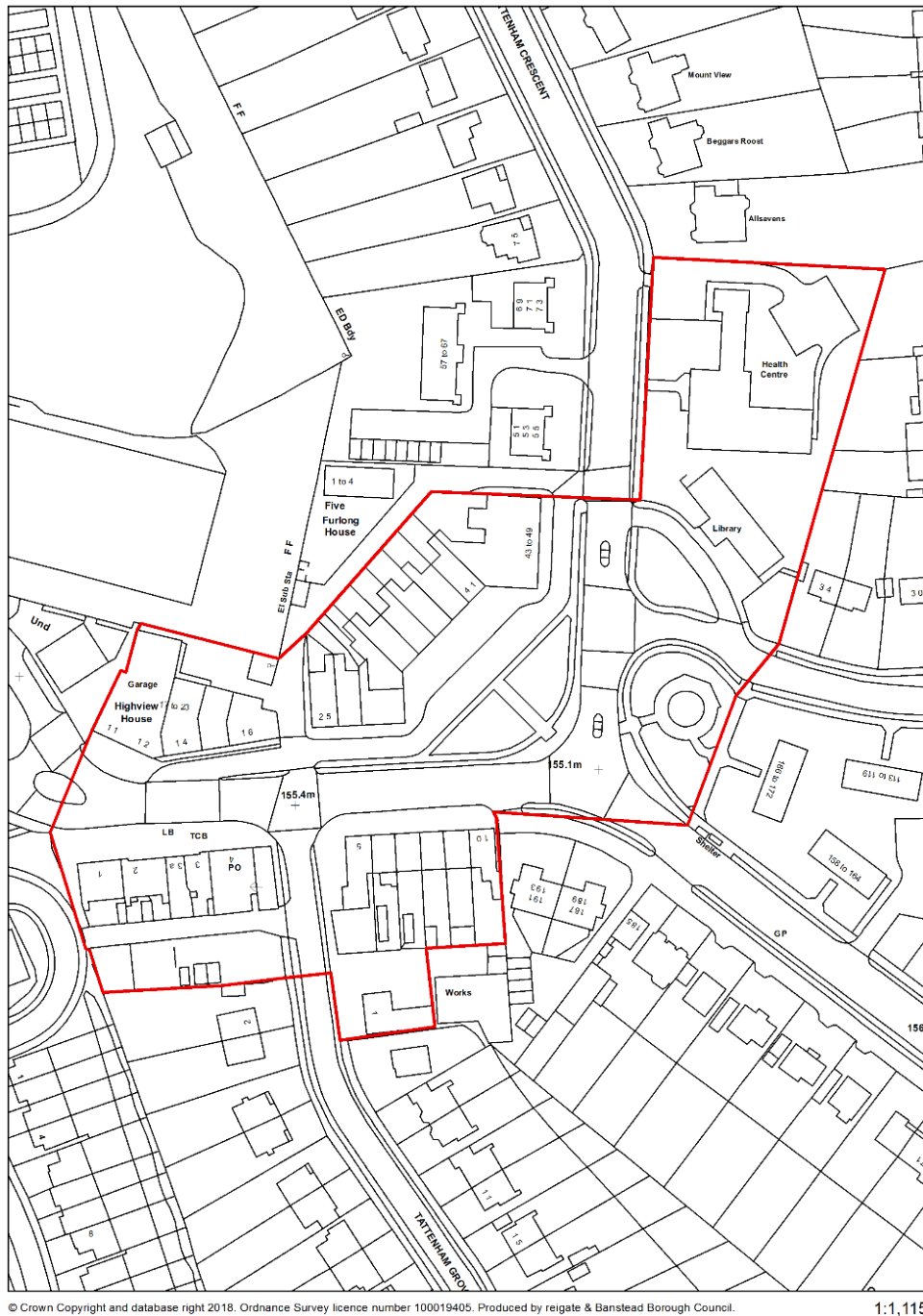
The following planning permission is extant:

- 19/00905/P for change of use from A2 to C3 at 12A Cross Road. Planning permission 20/02096/F for external alterations to further this planning permission is awaiting determination.

## 2.9. Tattenham Corner

Tattenham Corner Local Centre is located on the borough's boundary with Epsom & Ewell opposite Epsom Downs Racecourse. The units are spread over a series of separate frontages along Tattenham Crescent, with the main corner frontage benefiting from an attractive area of amenity green space. The local centre boundary also includes the local community library ran by local volunteers and health centre.

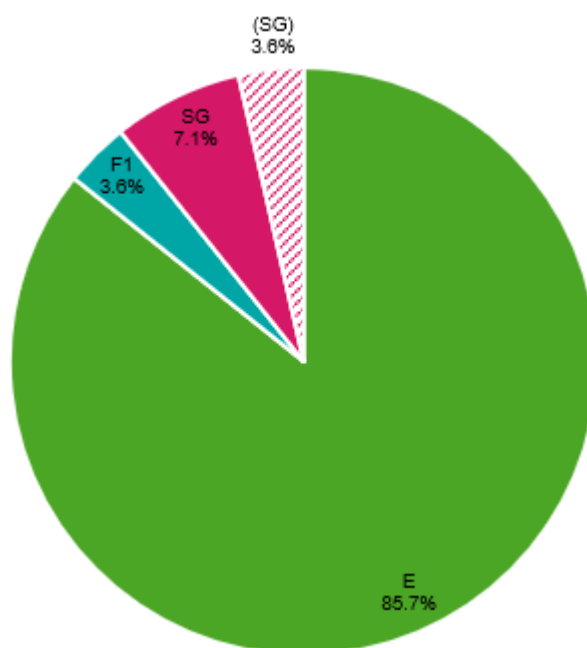
Figure 28: Tattenham Corner Local Centre



## Mix and Vitality

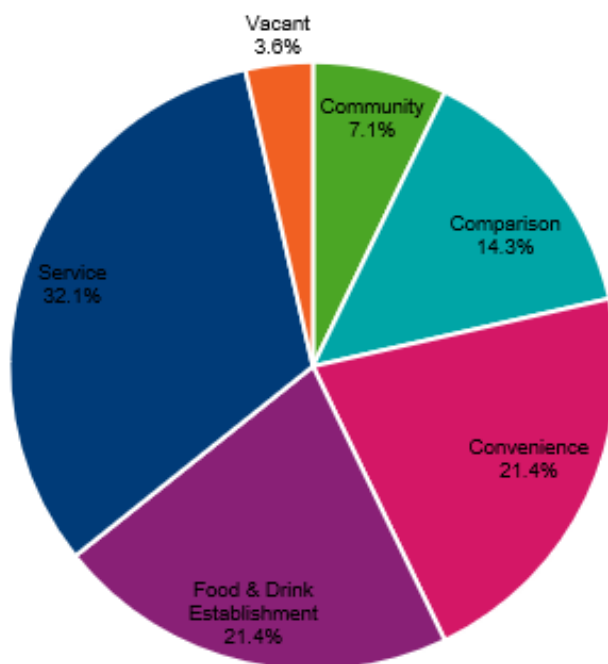
Tattenham Corner Local Centre is a large and thriving local centre which provides a good mix of uses for local residents. The pie-chart below shows that 85.7% of the units are E Use Class and 3.6% F1 Use Class. 10.7% of the units have Sui Generis uses. These include a beauty salon, a betting office and a former car dealership.

Figure 29 Use Class Tattenham Corner Local Centre (Percentage of Units)



With regards to the mix of uses within the local centre, the pie-chart below shows that there is a good mix of uses within the local centres. 32.1% of the units are occupied by services such as drycleaners, hairdressers, vets and funeral directors; 21.4% occupied by convenience retail including for example a large Co-Operative convenience store, chemist, post office and off licence; and 21.4% are occupied by food and drink establishments including restaurants and cafés. There are no stand-alone take-away facilities within the local centre. Within the local centre there is also a library and health centre which provide additional useful facilities for local residents.

Figure 30 Composition of Tattenham Corner Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Tattenham Corner Local Centre has historically been one of only a few with continuous full occupancy. Following the appointment of administrators at Belmont Garage, this unit is currently vacant.

There have been no other occupier changes within this monitoring period.

### Planning Permissions

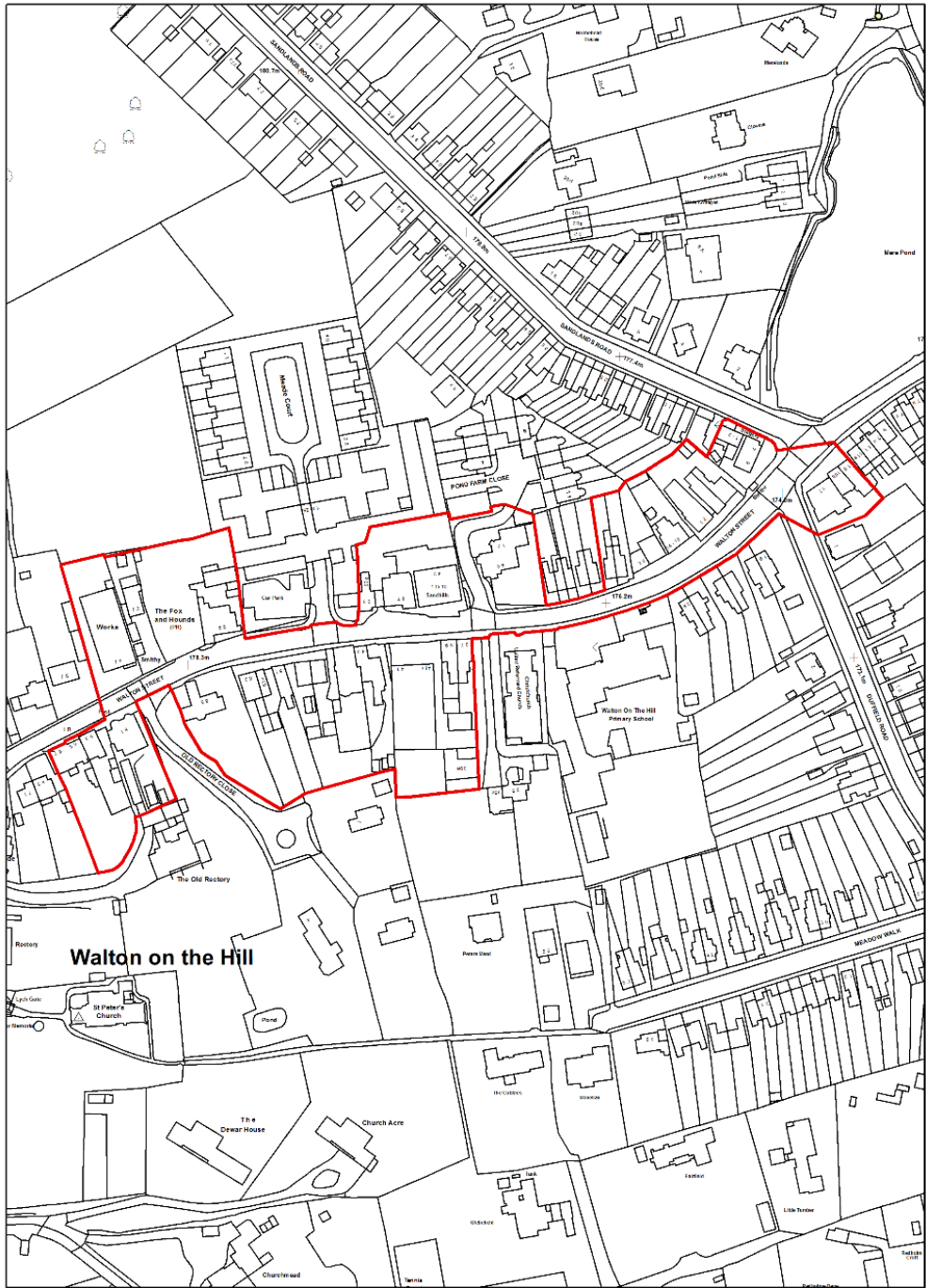
Over the past twelve months no planning permissions have been completed.

No planning permissions are either currently under construction or extant.

## 2.10. Walton-on-the-Hill

The Walton-on-the-Hill Local Centre is one of the largest in the borough, stretching along both sides of Walton Street. The centre has a traditional streetscape for a village, with parades of shops interspersed by houses and other commercial uses and within the western boundary of the centre there is a local pub and large commercial premises.

Figure 31: Walton-on-the-Hill Local Centre



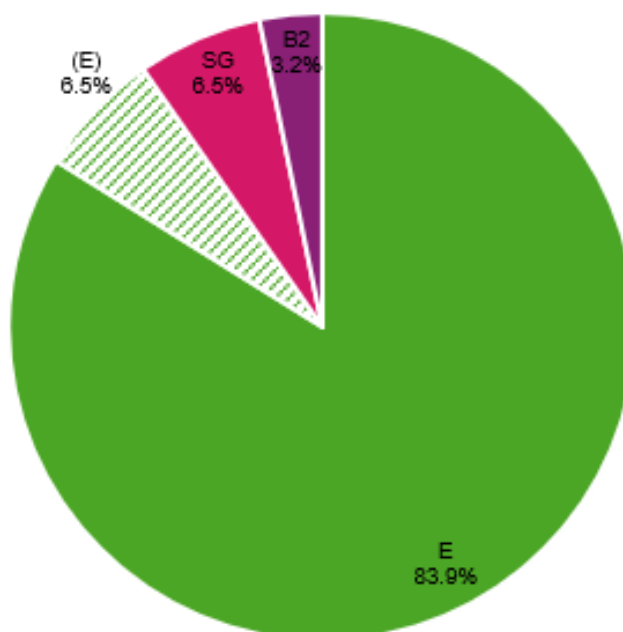
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## Mix and Vitality

Within the local centre there are a number of houses and whilst these form part of the character of the local centre and add to the centre's vitality, they are excluded from the analysis.

The pie-chart below shows that over 90% of the units (90.4%) within the local centre are E Use Class and 3.2% B2 Use Class. The remaining 6.5% of the units are Sui Generis uses. These are typical local centre uses (a take-away and a public house).

Figure 32 Use Class Walton on the Hill Local Centre (Percentage of Units)

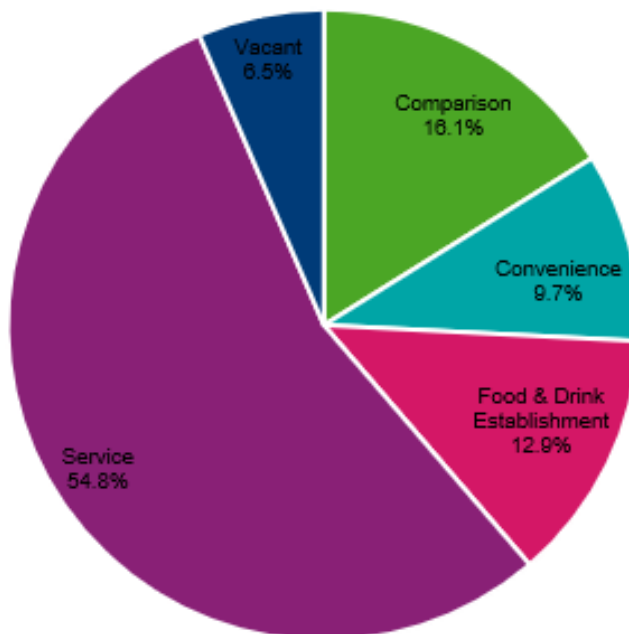


Walton on the Hill Local Centre has a traditional composition. The diagram below shows that over half of the units are occupied by services, followed by 16.1% comparison retail, 12.9% food and drink establishments and 9.7% convenience retail.

Whilst convenience retail accounts for a relatively low proportion of the units within the centre (9.7%) it is of a good offer, including a chemist, general store, newsagent and a relatively large Co-Operative convenience store.



Figure 33 Composition of Walton on the Hill Local Centre (Percentage of Units)



### Vacancies and New Occupiers

There have been a number of occupier changes over the past twelve months – five occupiers have left the local centre and six occupiers have moved into the local centre.

There are currently two vacant units within the local centre.

### Planning Permissions

Over the past twelve months no planning permissions have been completed.

No planning permissions are either under construction or extant.

## 2.11. Lesbourne Road

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

Figure 34: Lesbourne Road Local Centre

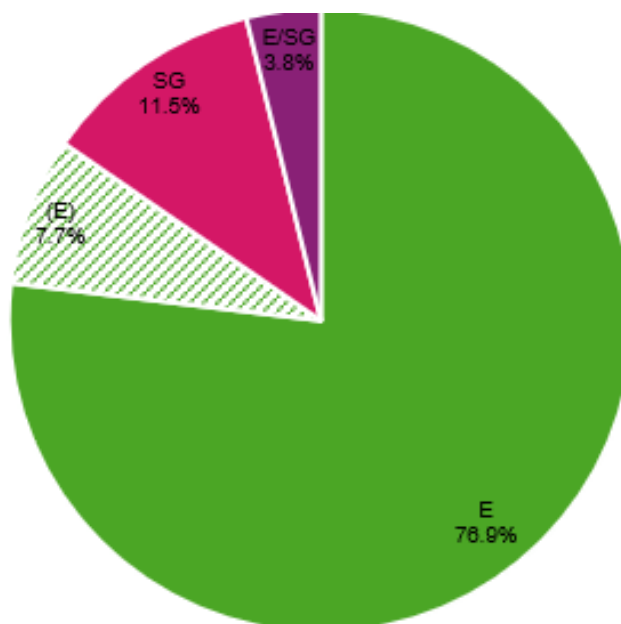


## Mix and Vitality

As can be seen from the pie-chart below, 84.6% of the units within Lesbourne Road Local Centre are E Use Class; 11.5% are Sui Generis uses; and 3.8% of the units have a mixed E Use Class/ Sui Generis uses. All of the Sui Generis uses are typical local centre uses; they include a laundrette, tanning salon and a beauty clinic.

One unit within the local centre occupied by Sea Salt Fish and Chips Restaurant and Take-Away has a mixed E Use Class/ Sui Generis uses. A Certificate of Lawfulness (12/01842/CLE) was granted in 2012 for mixed restaurant and take-way uses.

Figure 35 Use Class Lesbourne Road Local Centre (Percentage of Units)

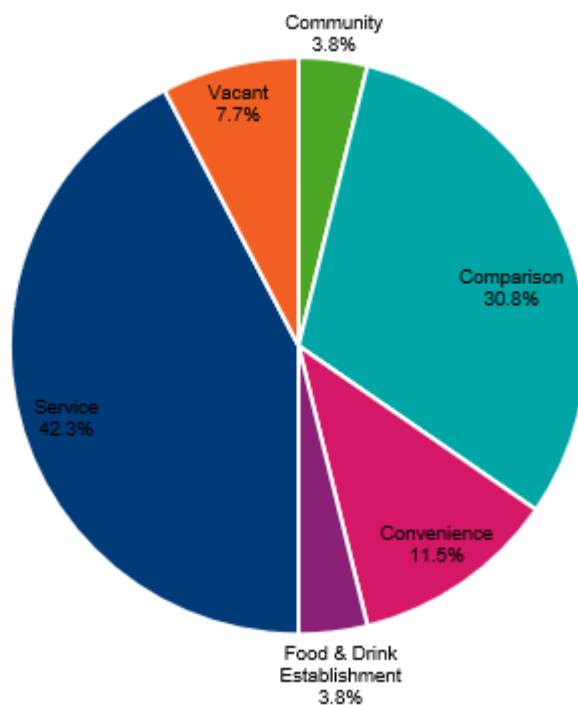


In terms of offer, to a certain extent Lesbourne Road Local Centre has a traditional composition with uses including a bakers, barbers, florist and restaurant/take-away. It also includes a number of more specialist uses including a bicycle shop, dress agency and party equipment store which complement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

In comparison to the other local centres, Lesbourne Road Local Centre has one of the highest percentages of comparison units. The pie-chart below shows that the majority of the units within the centre are occupied by services (42.3%), followed by comparison retail (30.8%), convenience retail (11.5%), food and drink and community uses (3.8% each).

Whilst the local centre benefits from a bakery and butchers, the centre does not have a convenience store. This is likely due to the close proximity of the local centre to Reigate town centre.

Figure 36 Composition of Lesbourne Road Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there has been one occupier change; Too Many Cooks have left the local centre. No new occupiers have moved into the local centre.

There are currently two vacant units within the centre. The unit formerly occupied by Too Many Cooks and a unit which has been vacant since the relocation of Monkey Business within the local centre in 2017/18. This unit has been recently refurbished.

### Planning Permissions

No planning permissions have been completed over the past twelve months and no planning permissions are under construction.

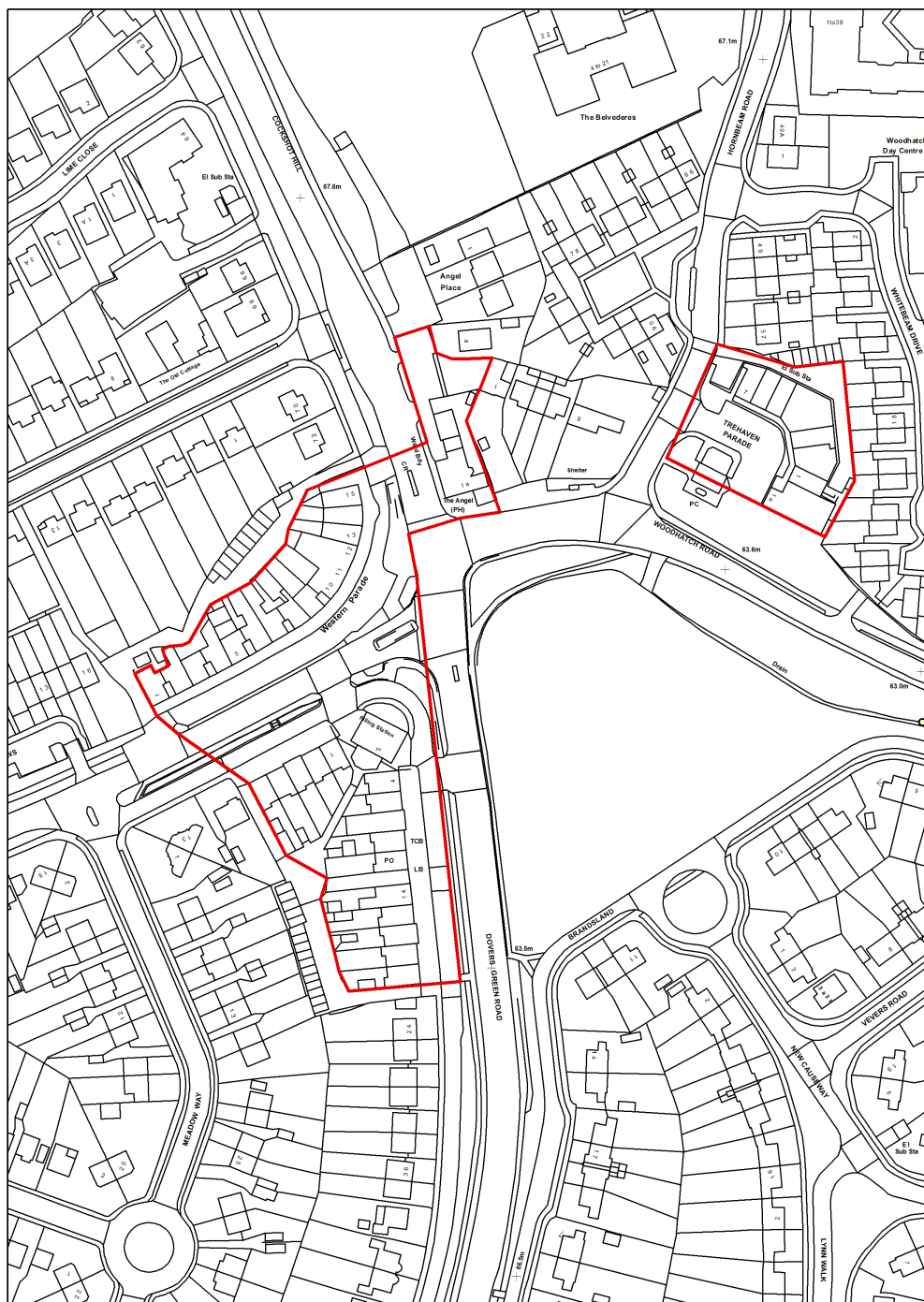
The following planning permission is extant:

- Planning permission 20/01194/P for conversion of self-contained office area at the rear of the property to a self-contained studio apartment.

## 2.12. Woodhatch

Woodhatch Local Centre in Reigate is one of the largest of the local centres in the borough and is split across three separate parades on both sides of Cockshot Hill (A217). Despite being located on a relatively busy junction, the centre is positioned some distance from the main road and benefits from an attractive environment facing Woodhatch Park.

Figure 37: Woodhatch Local Centre



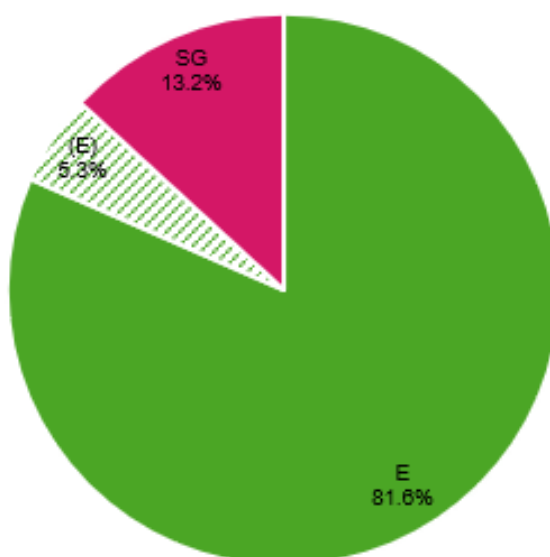
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## Mix and Vitality

As can be seen from the pie-chart below, 86.9% of the units within Woodhatch Local Centre are within E Use Class. The remaining 13.2% are Sui Generis uses. These include two take-aways, a beauty/nail salon, a laundrette and a petrol station.

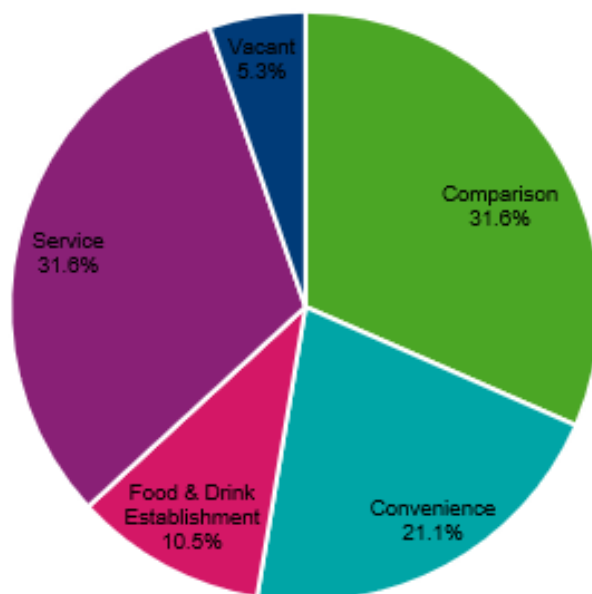
Figure 38 Use Class Woodhatch Local Centre (Percentage of Units)



Woodhatch Local Centre is a well-used local centre, south of Reigate town centre which provides a good range of goods and services. The units predominantly provide a neighbourhood offer, providing convenience retail, butchers, bakers, post office, hairdressers/barbers, beauty clinics, estate agents, laundrette and restaurant and take-away uses. There are however a number of more specialist uses serving the wider community including computer sales/repair/servicing, lights, curtains, plumbing, kitchens and marble ware.

The pie-chart below shows that the majority of the units are occupied by comparison retail (31.6%), services (31.6%) and convenience retail (21.1%). In comparison to other local centres, Woodhatch Local Centre has good convenience store representation; there are two large Co-Operative convenience stores, three other convenience stores/newsagents/off-licences, a post office, a butchers, a bakers and chemist.

Figure 39 Composition of Woodhatch Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months two occupiers have left the local centre. Both units are currently vacant, and one is currently being fitted out for a new occupier (New Leaf Zero Waste Shop). There are no other vacant units within the local centre.

### Planning Permissions

No planning permissions have been completed over the past twelve months.

The following planning permissions are under construction:

- Planning permission 16/02619/F for conversion of The Angel Public House to a residential dwelling and erection of a new residential dwelling following the demolition of existing outbuildings.
- Planning permission 20/00512/CU for the change of use of 1A Trehaven Parade from retail to office accommodation.

### 2.13. Linkfield Corner

Linkfield Corner Local Centre runs along both sides of the A25 by Donyngs Leisure Centre on the edge of Redhill. The core shopping frontage is in three separate linear parades, either side of the railway bridge. The three parades have a traditional character. The boundary also includes further commercial uses, predominantly B2 vehicle related operations such as repairs and maintenance. The Red Lion pub is situated at the northern edge of the designated area.

Figure 40: Linkfield Corner Local Centre



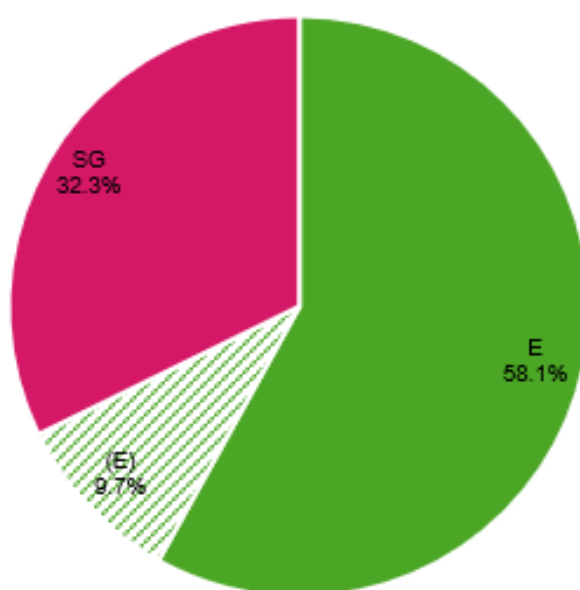
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## Mix and Vitality

As can be seen from the pie-chart below, 67.8% of the units within Linkfield Corner Local Centre are E Use Class. The remaining 32.3% are Sui Generis uses. These include a mix of typical local centre uses (such as take-aways and beauticians) and more specialist uses (including car garages).

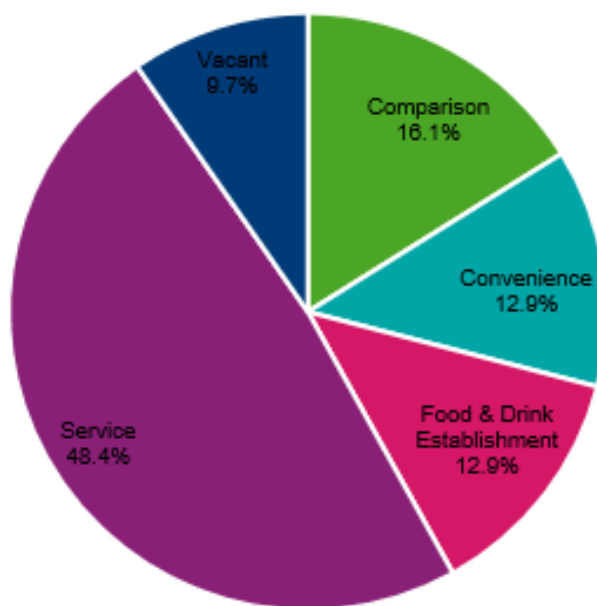
Figure 41 Use Class Linkfield Corner Local Centre (Percentage of Units)



In terms of the mix of uses within the centre, the pie-chart below shows that over half of the units within the centre are occupied by services. These include accountants, car repairs, garages, construction, hairdressers and barbers. There are also a high number of health services within the local centre (including physiotherapy and therapeutic clinic) which may reflect the centre's close proximity to Donyngs Leisure Centre.

In comparison to other local centres, Linkfield Corner Local Centre has a lower proportion of comparison and convenience retail (16.1% and 9.7%). The convenience retail is limited to a relatively small convenience store, post office/ newsagent and chemist. The comparison retail offered is of a more specialist nature than that typically found in local centres; comprising a flooring, dance and theatre wear and games.

Figure 42 Composition of Linkfield Corner Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the course of the past twelve months, there has been one occupier change – Jewell Homes have moved into a formerly vacant unit.

There are three vacant units within the centre.

### Planning Permissions

The following prior approval has been completed over the past twelve months:

- Prior approval (19/00438/P) for change of use of the rear half of the shop to residential.

The following planning permission is under construction:

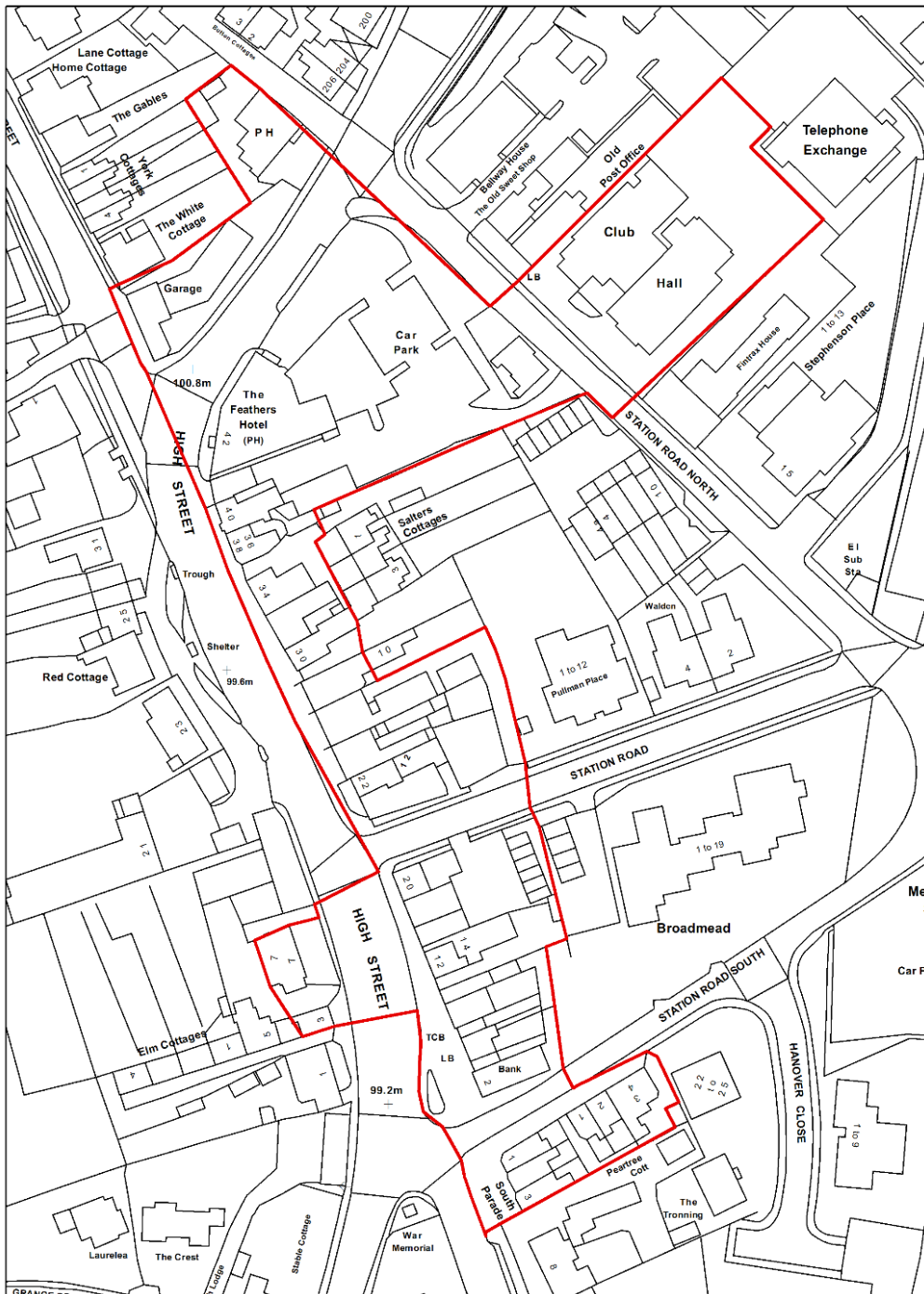
- Planning permission 18/01777/F for the conversion of the existing and office building at 1D Charman Road to residential accommodation.

There are no extant planning permissions within the local centre.

## 2.14. Merstham Village

Merstham Village Local Centre stretches predominantly along one side the busy High Street (A23). The main frontage is a linear parade, benefiting from traditional architecture which contributes to the local character of the area. Several the buildings within the main parade are listed.

Figure 43: Merstham Village Local Centre



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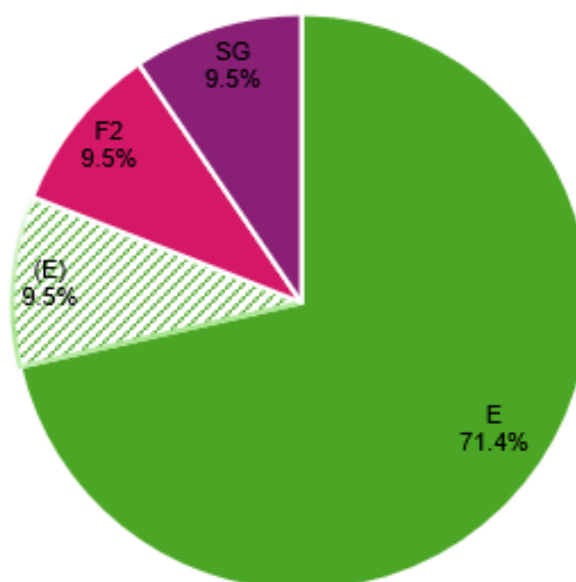
1:1,013

## Mix and Vitality

Much like Walton on the Hill Local Centre, Merstham Village Local Centre has a number of houses interspersed within the local centre frontages (as opposed to other local centres which have flats above the local centre units). Whilst these form part of the ‘village’ character of the centre they are excluded from the analysis below as they do not provide a retail, service or community function.

Excluding the residential units, 80.9% of the units within Merstham Village Local Centre are within E Use Class and 9.5% within F2 Use Class. 9.5% of the units are Sui Generis uses. These are both food and drink premises (one is a take-away and the other a public house).

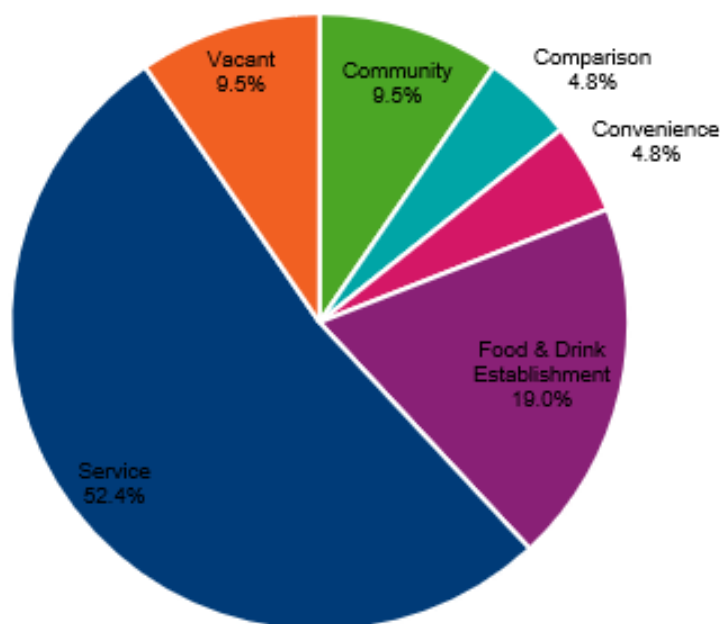
*Figure 44 Use Class Merstham Village Local Centre (Percentage of Units)*



In terms of offer, the majority of the units within the local centre provide neighbourhood-scale uses including for example estate agents, convenience retail, café, take-away, barbers and hairdressers and beauticians. Merstham Village Club and village hall which provide useful community facilities are also included within the local centre boundary.

The pie-chart below shows that services account for over half of the units within the local centre (52.4%), followed by food and drink uses (19.0%), community (9.5%), comparison retail (4.8%) and convenience retail (4.8%).

Figure 45 Composition of Merstham Village Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months, there have been two occupier changes:

- One new occupier (Ringside Fitness) has moved into two formerly vacant units; and
- One existing occupier (Hungers End Sandwich Bar) has left the local centre.

There are currently two vacant units within the local centre.

### Planning Permissions

Within this monitoring period, the following planning permission has been completed:

- Planning permission 19/02225/F for a first floor rear extension to form office with external access staircase at 2 High Street, Merstham.

There are currently no planning permissions under construction.

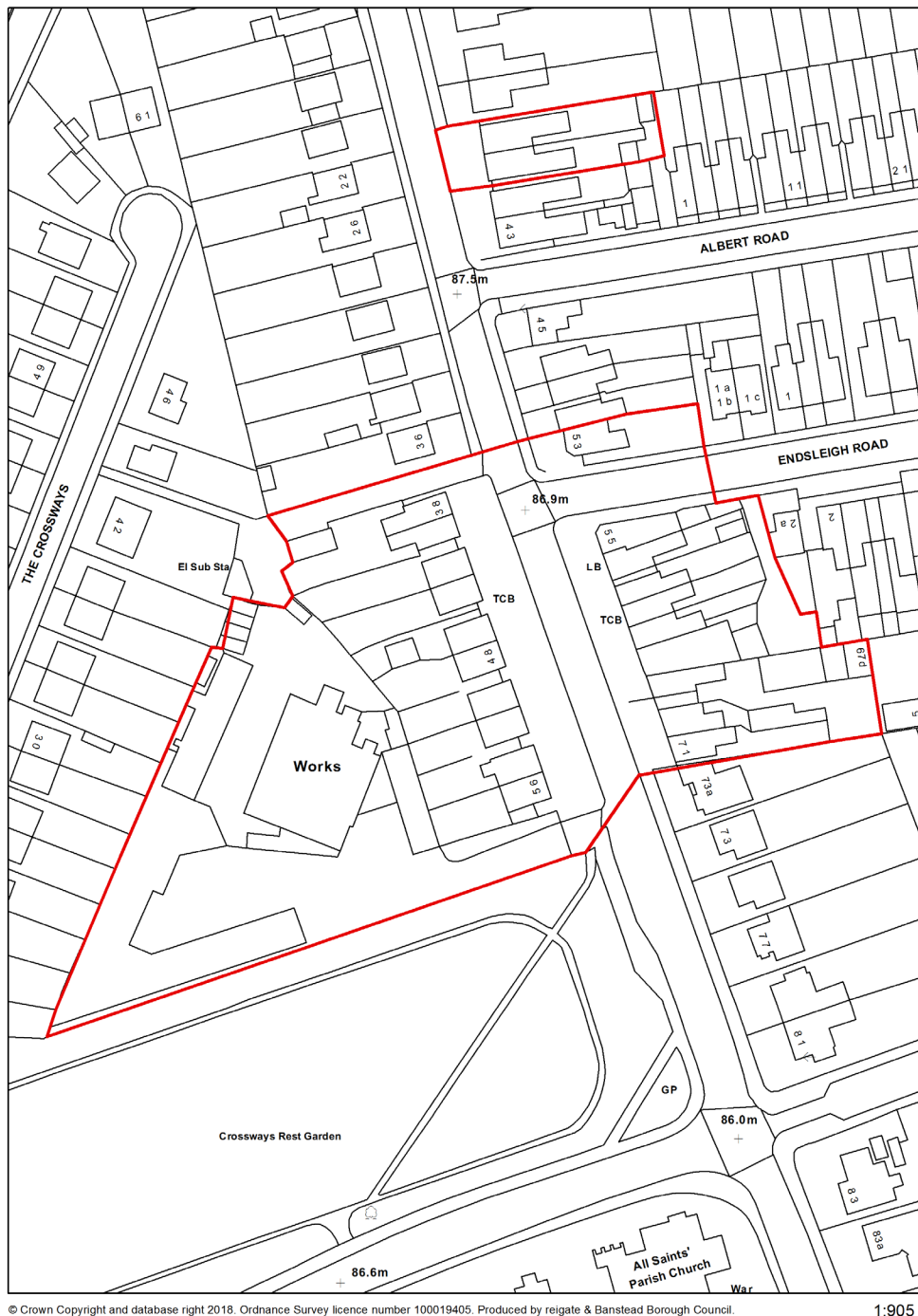
The following planning permission is extant:

- Planning permission 18/01173/F for change of use from A1 to A5 at 6 High Street.

## 2.15. Nutfield Road

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

Figure 46: Nutfield Road Local Centre



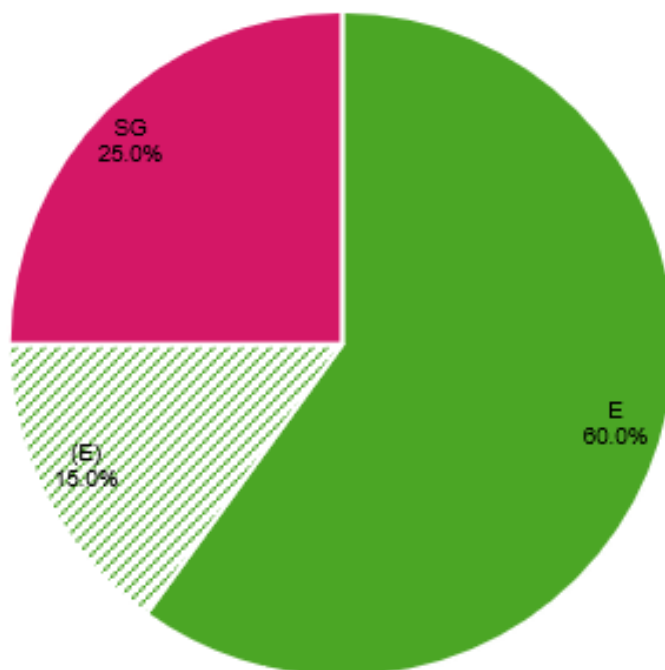
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1:905

## Mix and Vitality

Three-quarters of the units within Nutfield Road Local Centre are E Use Class. The remaining quarter of the units are Sui Generis uses. These are however all typical local centre uses - there are three take-aways, a laundrette and a tanning salon.

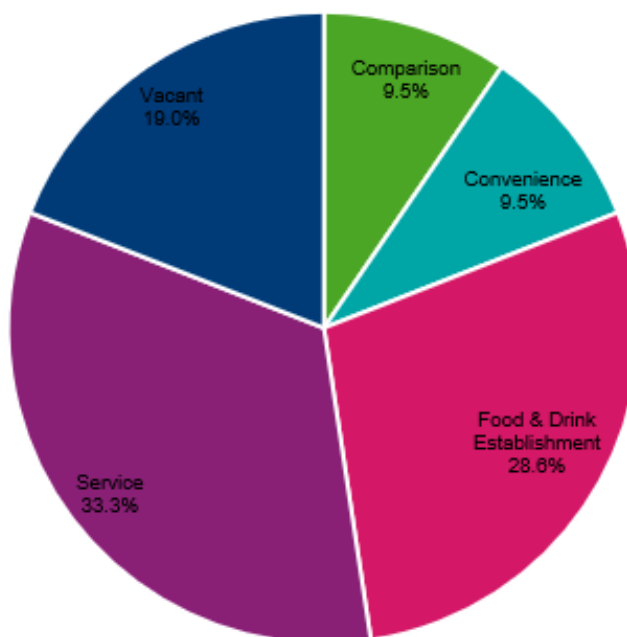
Figure 47 Use Class Nutfield Road Local Centre (Percentage of Units)



In terms of mix, a third of the units within the local centre are services, 28.6% food and drink establishments, 9.5% comparison retail and 9.5% convenience retail.

In comparison to the other local centres in the borough, there is limited convenience retail within the local centre. Over the past twelve months one of the convenience stores has closed but a new post office has opened. The convenience retail is now limited to a convenience store and a post office.

Figure 48 Composition of Nutfield Road Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months two new occupiers have moved into the local centre (post office and Serendipity Massage Salon) and one existing occupier (Londis) has left the local centre.

There are currently three vacant units within the centre.

### Planning Permissions

Over the past twelve months the following planning permissions/ prior approvals have been completed:

- Planning permission 17/01676/F for demolition and residential redevelopment to provide 14 new homes of Elgar Works, resulting in the loss of 1,456sqm B2 floorspace.
- Prior approval 19/01394/P for change of use to divide the existing ground floor accommodation at 55 Nutfield Road to provide 40sqm A1/A2 retail to the street frontage and to provide a change of use of 50sqm to residential accommodation at the rear.

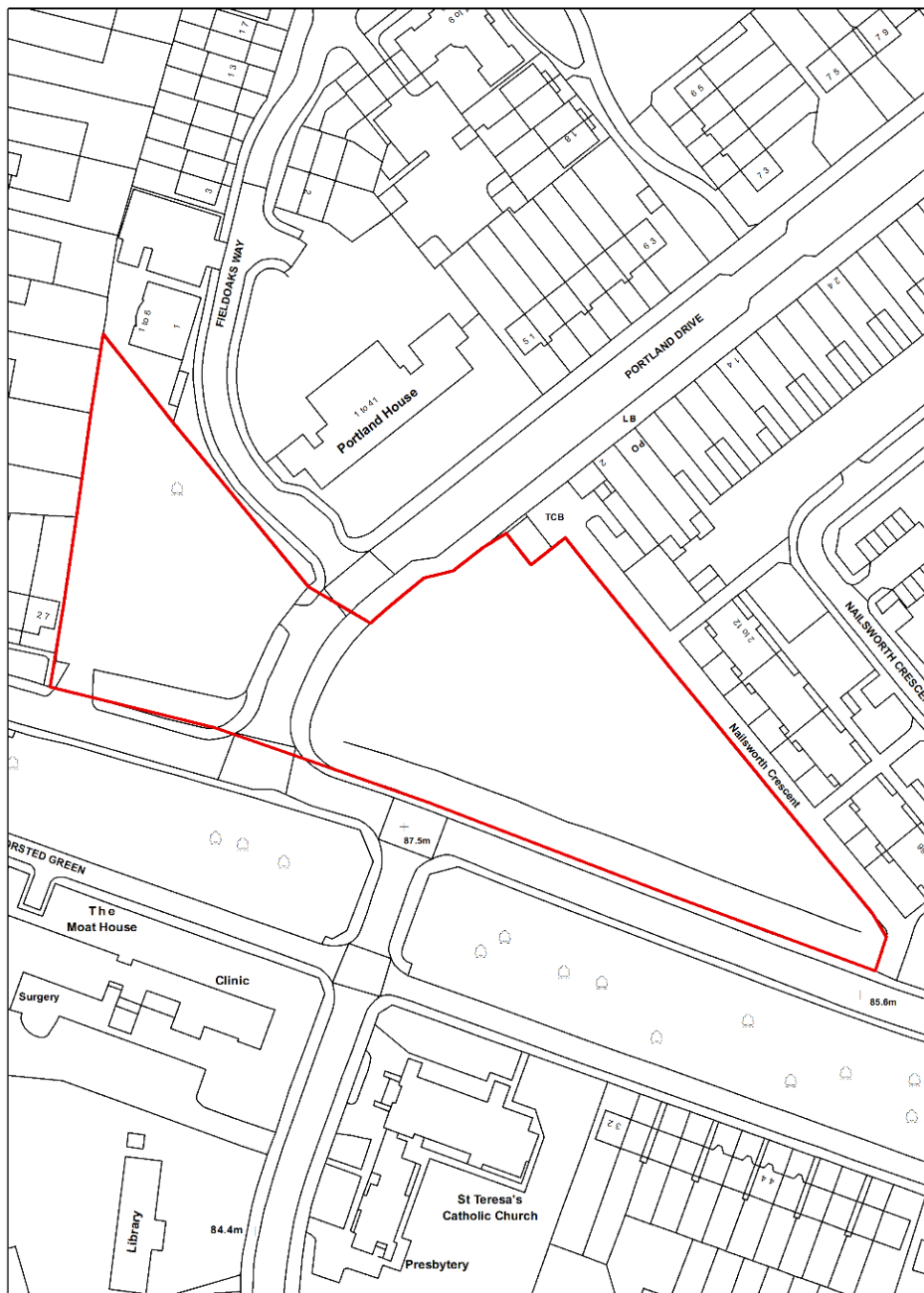
There are no planning permissions under construction and no planning permissions extant.



## 2.16. Portland Drive

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

Figure 49: Portland Drive Local Centre



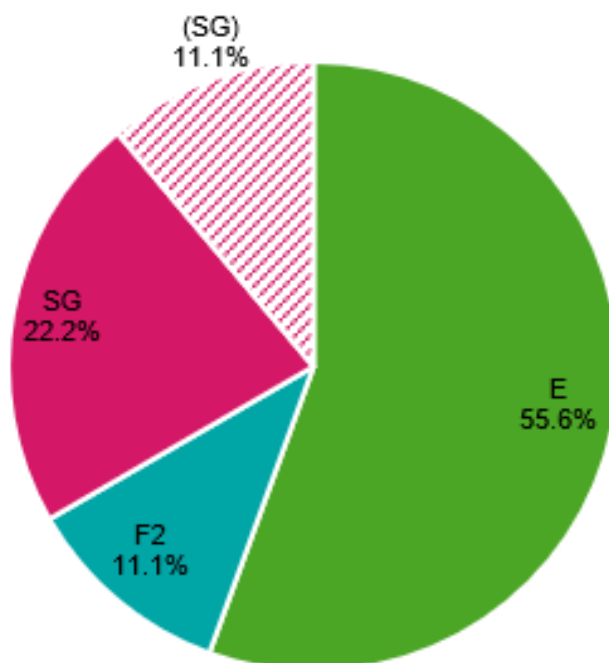
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1:1,031

## Mix and Vitality

The pie-chart below shows that over half of the units within the local centre are E Use Class (55.6%) and 11.1% F2 Use Class. The remaining third of the units are Sui Generis uses. These are both take-aways.

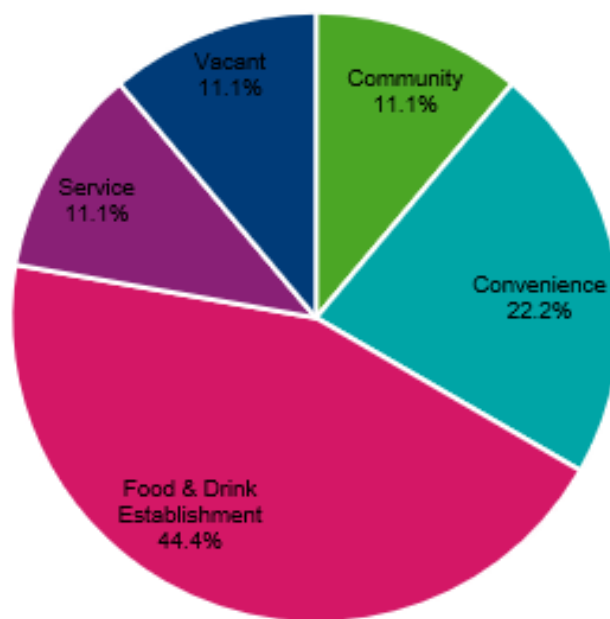
Figure 50 Use Class Portland Drive Local Centre (Percentage of Units)



In terms of offer, all of the units within the Portland Drive Local Centre provide neighbourhood scale uses including convenience retail, services, community facilities and food and drink establishments. The local centre includes the Merstham Hub which is newly completed and includes library facilities, youth facilities, community café and meeting rooms for hire for local groups.

Almost of half of the units within the local centre are occupied by food and drink establishments which is one of the highest proportions of all of the local centres and over half of these are take-aways. Convenience retail occupies 22.2% of the units, services 11.1% and community uses 11.1%. There is no comparison retail within the local centre.

Figure 51 Composition of Portland Drive Local Centre (Percentage of Units)



### **Vacancies and New Occupiers**

Over the last twelve months there has been one occupier change – William Hill bookmakers has left the local centre. This unit is currently vacant.

### **Planning Permissions**

Over the past twelve months no planning permissions have been completed.

There are no extant or under construction planning permissions.

## 2.17. Brighton Road, Salfords

The core shopping frontage of Salfords Brighton Road Local Centre lies along the A23. The parade is set back from the A23, accessed via a small slip road which provides parking for users. In addition to the main parade, there are a number of other units at the junction with and along Honeycrook lane which are included within the local centre boundary.

Figure 52: Brighton Road, Salfords Local Centre



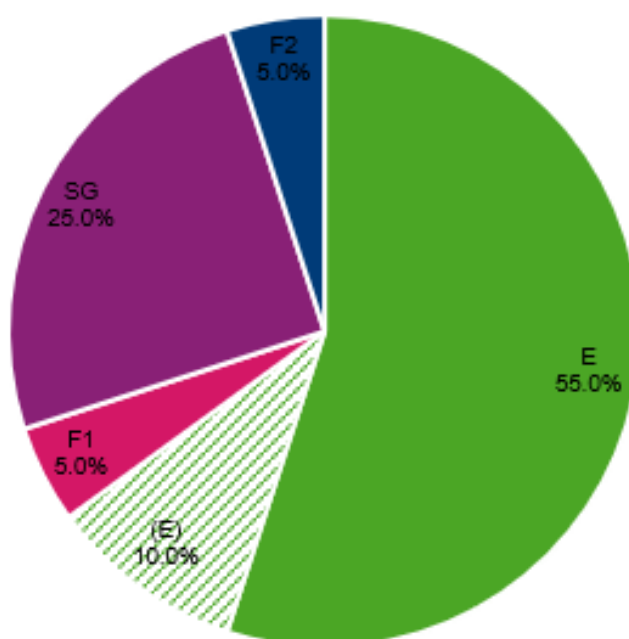
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1:1,290

## Mix and Vitality

The pie-chart below shows that 65.0% of the units within Salfords Brighton Road Local Centre are within E Use Class, 5.0% within F1 Use Class and 5.0% within F2 Use Class. The remaining 25.0% of the units are Sui Generis uses. These include three take-aways, a laundrette and a tanning salon.

Figure 53 Use Class Salfords Brighton Road Local Centre (Percentage of Units)



The pie-chart below shows that services occupy 45.0% of the units within the local centre, food and drink establishments 25.0%, convenience retail 10.0% and community uses 10.0%.

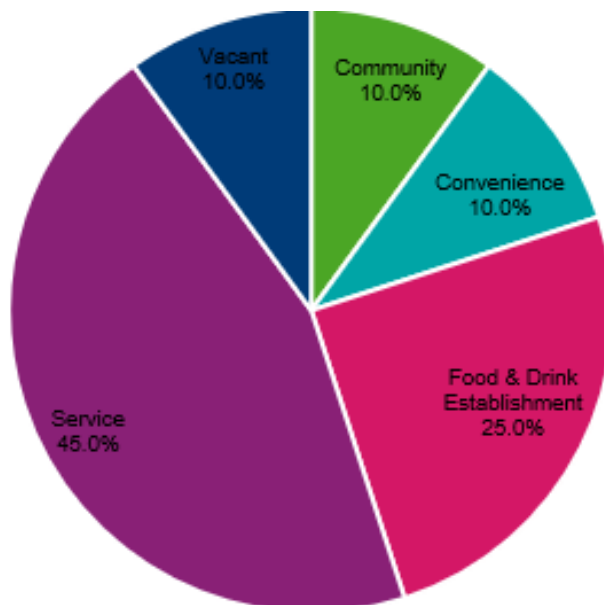
In terms of mix, the local centre provides a good range of facilities for local residents including dentists, laundrette, pharmacy, café/ restaurants, take-aways and hair and beauty salons. Within the boundary of the local centre there is also a church and village hall which adds to the range of locally accessible community facilities on offer to nearby residents.

There are also a number of more specialist services within the local centre such as PC specialists and home improvements.

In comparison to other local centres, Brighton Road, Salfords Local Centre has limited convenience retail. Over the past couple of years, the centre has seen a decline in the

number of convenience stores (four to two). Convenience retail is now limited to a pharmacy and a small general store.

Figure 54 Composition of Salfords Brighton Road Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months, there have been two occupier changes:

- A Brush with Elegance has moved into a unit formerly occupied by Figures; and
- DLG Computers have moved into a unit formerly occupied by Kitchen Guide Ltd.

There remain two vacant units within the local centre.

### Planning Permissions

Over the past twelve months no planning permissions have been completed.

No planning permissions are under construction or extant.

## 2.18. Brighton Road, Horley

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

Figure 55: Brighton Road, Horley Local Centre



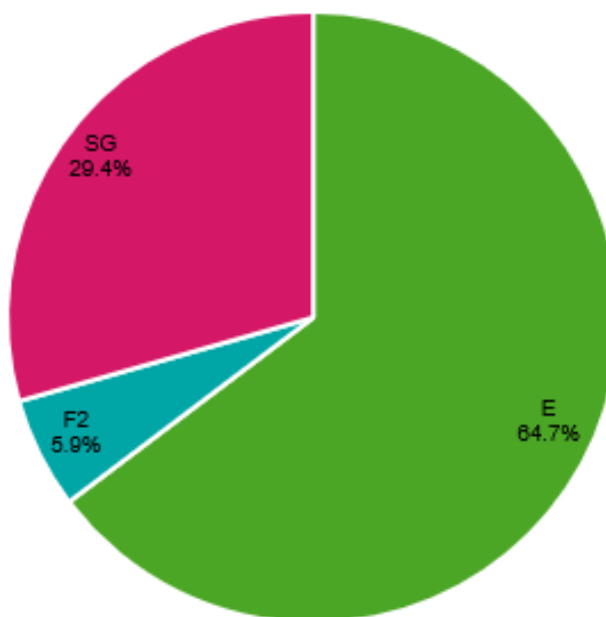
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1:700

## Mix and Vitality

As can be seen in the pie-chart below, 64.7% of the units within Brighton Road, Horley Local Centre are E Use Class and 5.9% F2 Use Class. The remaining 29.4% are Sui Generis uses. These include a mixture of typical local centre uses and more specialist uses (three take-aways, a nail/ beauty salon and a car service and garage).

*Figure 56 Use Class Brighton Road, Horley Local Centre (Percentage of Units)*



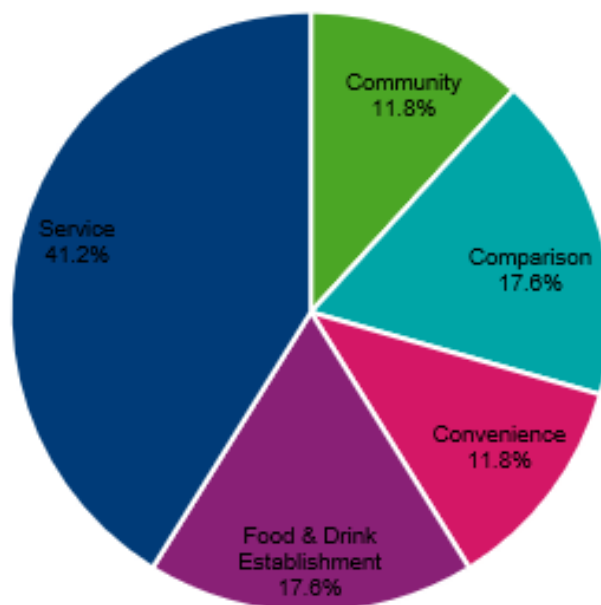
Since 2000, there has been very little change to the composition of the Brighton Road, Horley Local Centre and over the past twelve months there have been no changes to the occupiers within the local centre.

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

The local centre continues to be well served in comparison (17.8%), convenience (11.8%) and food and drink establishments (17.8%). Services occupy a notably high percentage of units (41.2%) of which all are neighbourhood scale. Within the boundary of the local centre there is also a nursery and community hall which add to the range of locally accessible services on offer to nearby residents.



Figure 57 Composition of Brighton Road, Horley Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there have been no occupier changes.

There are currently no vacant units within the Brighton Road, Horley Local Centre.

### Planning Permissions

No planning permissions have been completed over the past twelve months and no planning permissions are under construction.

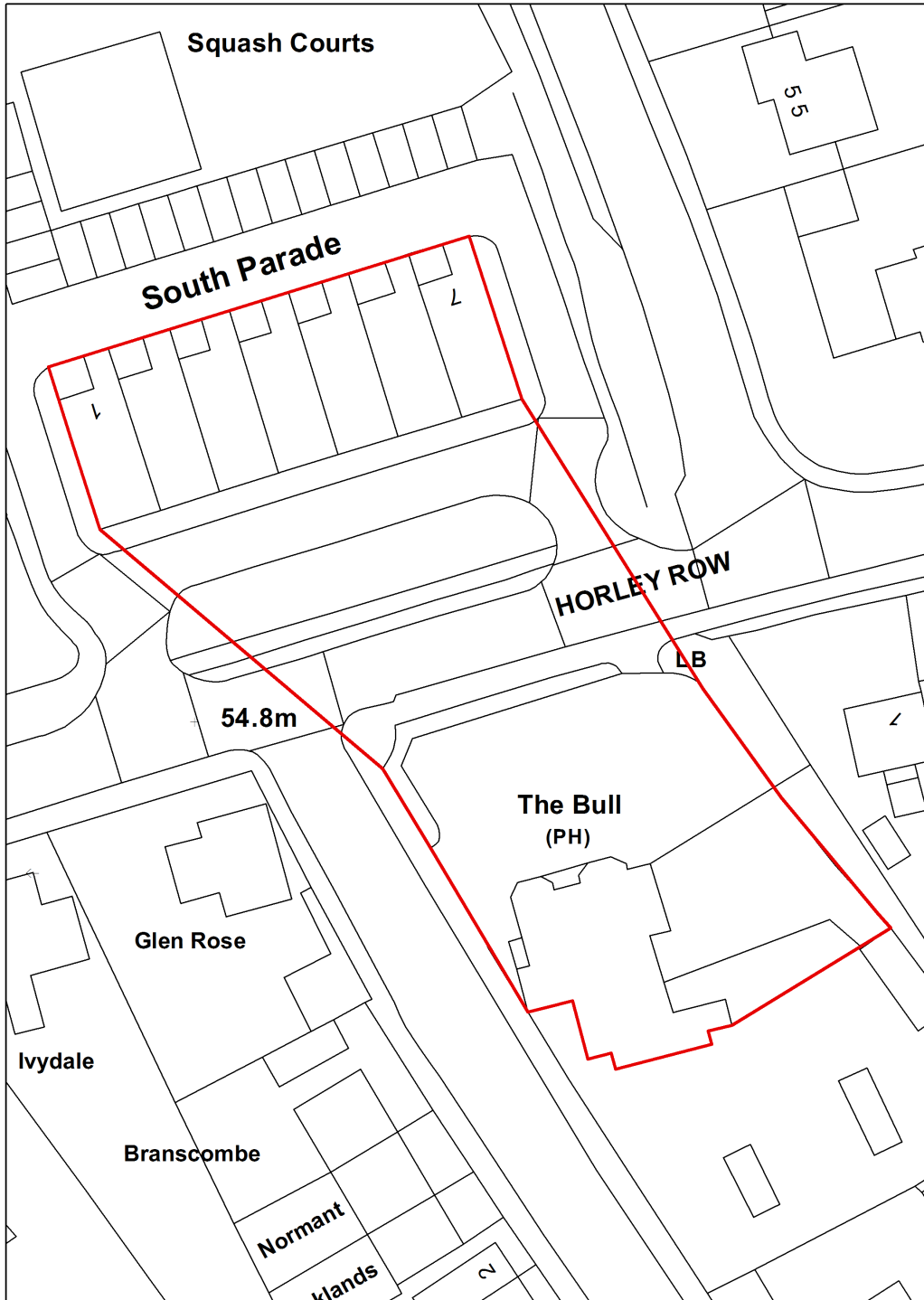
The following planning permission is extant:

- Planning permission 16/03006/F for the construction of a ground floor extension to the existing retail unit and first floor extension to provide two flats at first floor level at 73-77 Brighton Road, Horley.

## 2.19. Horley Row

Horley Row Local Centre is a small local centre which is comprised of a main parade of shops located along South Parade and a public house opposite the parade on Horley Row. The main parade is accessed by a small slip road providing parking for customers.

Figure 58: Horley Row Local Centre



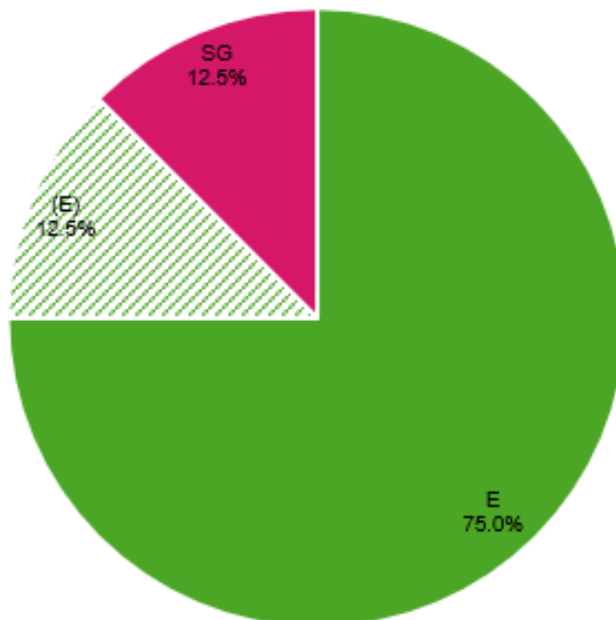
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1:428

### Mix and Vitality

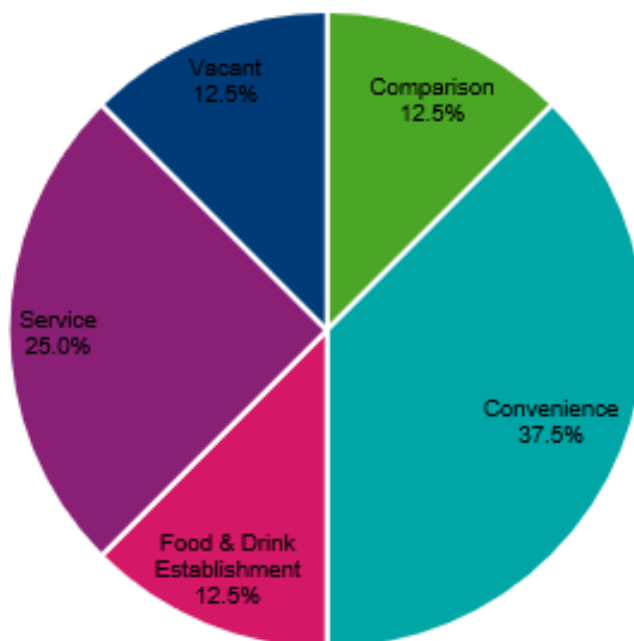
The pie-chart below shows that 87.5% of the units within Horley Row Local Centre are E Use Class. The remaining 12.5% are Sui Generis uses. This is the Bull Public House.

Figure 59 Use Class Horley Row Local Centre (Percentage of Units)



The Horley Row Local Centre provides good retail, services and food and drink provision for local residents. The local centre benefits from good provision of convenience retail which accounts for 37.5% of the units within the centre and is comprised of a newsagent, convenience store and hardware store. Services account for a further quarter of the units within the centre and include a veterinary clinic and hairdressers. All of the units within Horley Row Local Centre are of a neighbourhood scale.

Figure 60 Composition of Horley Row Local Centre (Percentage of Units)



### Vacancies and New Occupiers

There is one vacant unit within the Horley Row Local Centre.

Over the past twelve months there has been two occupier change – GXH Barber Studio have moved into a unit formerly occupied by The Carp Shop.

### Planning Permissions

Over the past twelve months no planning permissions have been completed and no planning permissions are under construction.

The following planning permission is extant:

- Planning permission 20/00325/F for the change of use of 3 South Parade from A1 to A5.

## 2.20. Horley Station Road

Horley Station Road Local Centre is located at the junction of Station Road and Balcombe Road. It includes a set of parades on either side of Station Road as well as a shorter parade on Balcombe Road and a public house.

Figure 61: Horley Station Road Local Centre



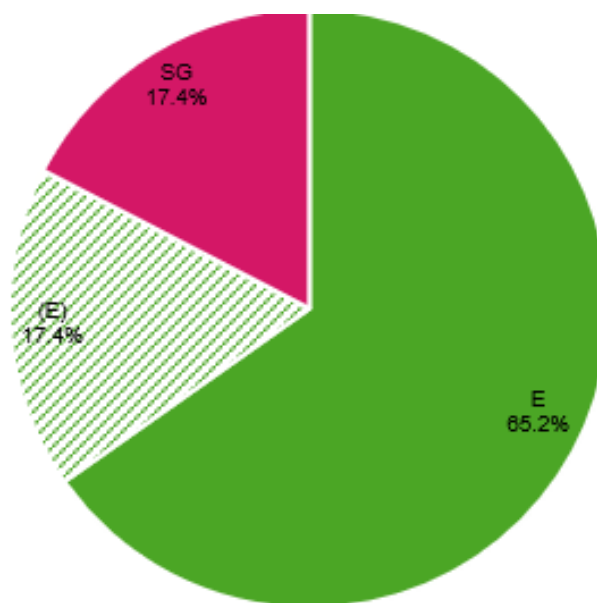
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1:886

## Mix and Vitality

The pie-chart below shows that 82.6% of the units within the Horley Station Road Local Centre are E Use Class. The remaining 17.4% are Sui Generis uses. These are all typical local centre uses and include a public house, take-away, nail salon and beauticians.

Figure 62 Use Class Horley Station Road Local Centre (Percentage of Units)



The Horley Station Road Local Centre is within close proximity of both Horley town centre and the Bridge Industrial Estate and Gatwick Metro Centre. The local centre was newly designated as a local centre in the DMP, much of it previously comprised an area designated as an Area of Small Business in the Reigate & Banstead Borough Local Plan (2005)<sup>2</sup>.

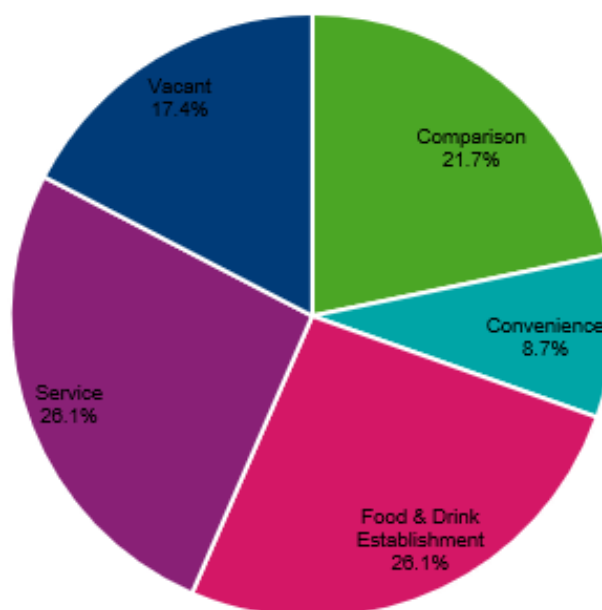
The local centre includes predominantly typical local centre uses (including for example hairdressers, barbers, beauticians and public house). The local centre also includes a number of more specialised businesses (such as a bicycle shop, denture shop and flooring store) reflecting its previous Area of Small Business designation. These uses complement the more typical local centre uses and serve the needs of the wider local community.

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<sup>2</sup> Recognising the continual demand for suitable accommodation for very small and start-up businesses in the borough, the former Borough Local Plan (2005) designated a number of Areas of Small Business on the fringe of town centres. This designation was not carried forward in the DMP. Instead DMP Policy EMP3 'Employment Development Outside Employment Areas' and DMP Policy EMP4 'Safeguarding Employment Land and Premises' seek to permit employment uses outside of designated employment areas and town centres subject to a number of criteria and seek to protect viable existing employment premises and land where there is a reasonable prospect of employment use.

The pie-chart below shows that over three-quarters of the units within the local centre are service, food and drink establishments and comparison retail (78.2%). In comparison to other local centres, Horley Station Road Local Centre has one of the highest proportions of food and drink establishments and one of the lowest proportions of convenience retail. The food and drink establishments within the local centre provide a good mix of offer for local residents. They include a number of restaurants, café, public house and take-away. The convenience offer is limited to two off-licences.

Figure 63 Composition of Horley Station Road Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there have been three occupier changes within the local centre – two occupiers have left the local centre and one existing occupier has expanded into a neighbouring previously vacant unit.

There are three vacant units within the local centre.

### Planning Permissions

No planning permissions have been completed over the past twelve months.

No planning permissions are either under construction or extant.

## 2.21. The Acres

The Acres Local Centre forms part of the newly developed Horley North East Sector. Accessible through Brookfield Drive, it is a small local centre slightly set back from the street and offers off street parking to customers. Trinity Oaks Church of England Primary School and Anvil Court Carehome are adjacent to the local centre.

Figure 64: The Acres Local Centre



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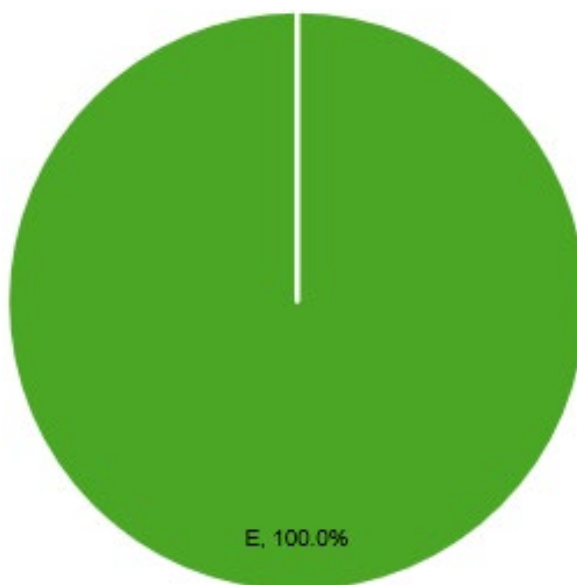
1:375



## Mix and Vitality

All of the units within The Acres Local Centre are E Use Class.

Figure 65 Use Class The Acres Local Centre (Percentage of Units)

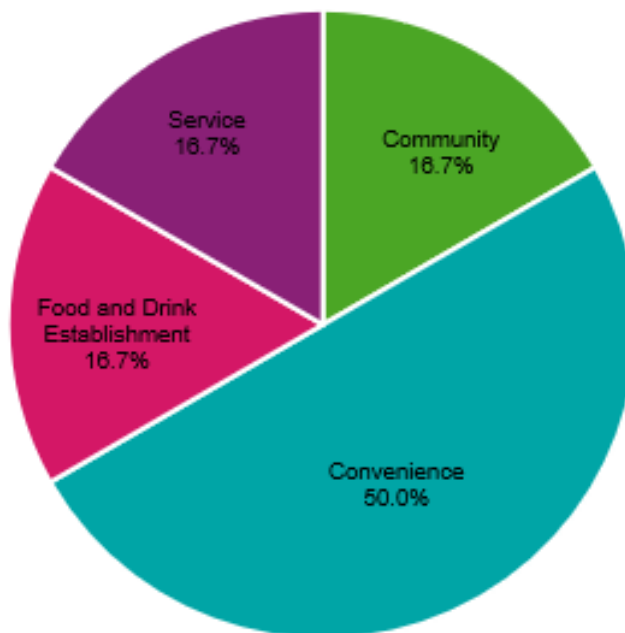


Whilst The Acres Local Centre is a small local centre, it provides important facilities for residents of the newly constructed Horley North East Sector. Over half of the units within the local centre are occupied by convenience retail, however this is limited to the Nisa convenience store which occupies half of the total number of units within the local centre. Food and drink, service and community uses each account for a further 16.7% of the units within the local centre.

Over the past twelve months a café has opened within the local centre, improving the offer for local residents. The local centre also includes the Grade II Statutory Listed Tanyard Barn Community Facility which provides pre-school nursery accommodation and functions as a community centre which can be hired out for local events.

In comparison to other local centres in the borough, there is no comparison retail nor more specialised services such as hairdressers, barbers, beauticians or drycleaners within The Acres Local Centre.

Figure 66 Composition of The Acres Local Centre (Percentage of Units)



### **Vacancies and New Occupiers**

Over the past twelve months there has been two occupier changes within The Acres Local Centre – Café Ivy has moved into the unit formerly occupied by 3SixT Payroll.

There are currently no vacant units within the local centre.

### **Planning Permissions**

Over the past twelve months, planning permission 19/02407/CU for change of use of 166 Brookfield Drive from B1(a) to A1 has been implemented.

No planning permissions are either under construction or extant.

## 2.22. Holmesdale Road, Reigate

Holmesdale Road, Reigate Local Centre is a small local centre adjacent to Reigate Town Centre. It is comprised of a main parade of shops on Holmesdale Road and includes Reigate train station. A Public House to the east of the main parade, along with a pair of units on London Road are also part of the centre.

Figure 67: Holmesdale Road, Reigate Local Centre



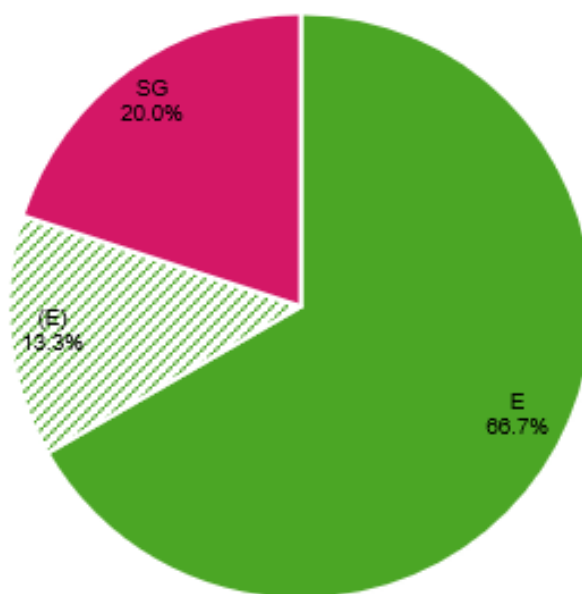
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1:1,219

## Mix and Vitality

The pie-chart below shows that 80.0% of the units within the local centre are E Use Class. The remaining uses are Sui Generis uses. These include a tattoo and body piercing studio public house and taxi service.

Figure 68 Use Class Holmesdale Road, Reigate Local Centre (Percentage of Units)

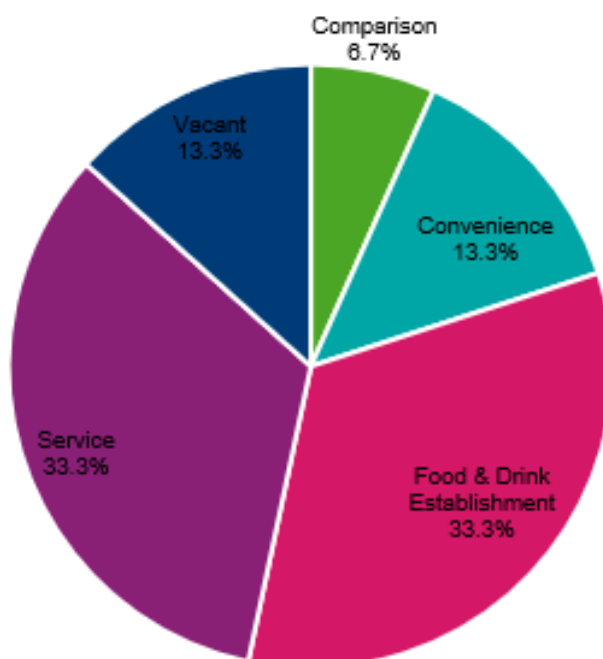


The Holmesdale Road Local Centre is a newly designated local centre in the DMP, however, much of it comprises an area that was defined in the previous Borough Local Plan (2005) as an Area of Small Business.

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

The pie-chart below shows that services and food and drink establishments account for two-thirds of the units within the centre. Whilst convenience retail accounts for only 13.3% of the units within local centre it is comprised of two well served convenience stores. The lower proportion of convenience retail in the local centre in comparison to other local centres is likely due to the close proximity of the centre to Reigate town centre.

Figure 69 Composition of Holmesdale Road, Reigate Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there has been one occupier change – Kingston Burrowes Accountants has left the local centre.

There are currently two vacant units within the local centre.

### Planning Permissions

Over the past twelve months, the following planning permission has been completed:

- Planning permission 18/01512/F for a change of use of first floor toilet area to residential use at 7 Holmesdale Road.

The following planning permission is under construction:

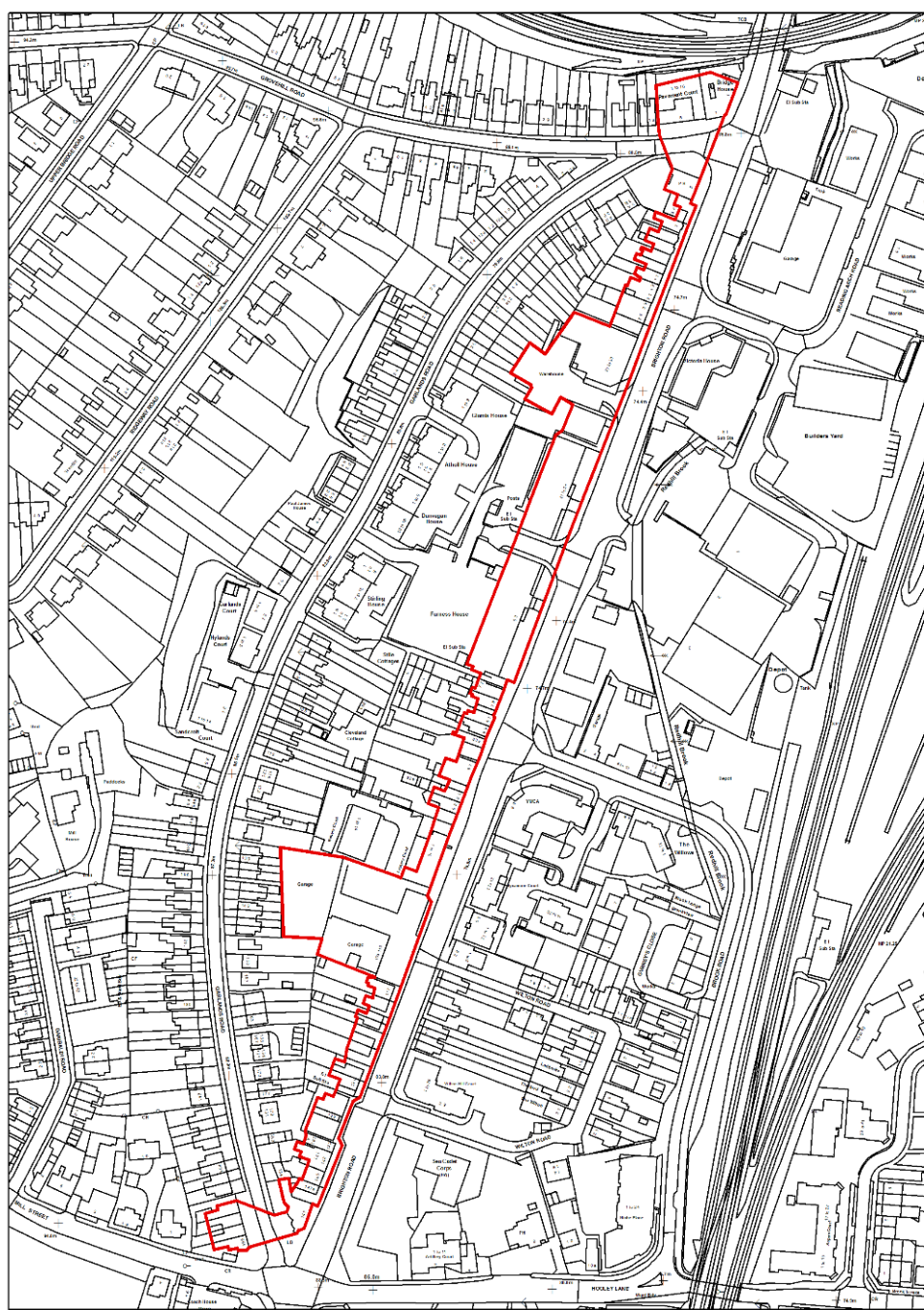
- Planning permission 17/00094/F for change of use on ground and basement floor from A1 to A3 and conversion of upper parts to form a studio flat and a two-bedroom flat.

No planning permissions are extant.

## 2.23. Brighton Road, Redhill

Brighton Road, Redhill Local Centre is one of the largest local centres in the borough. It is located within close proximity of Redhill Town Centre and consists of a relatively long parade of shops along the east side of Brighton Road located between Grovehill Road and Mill Street and a number of units at the junction of Garlands Road and Mill Street.

Figure 70: Brighton Road, Redhill Local Centre



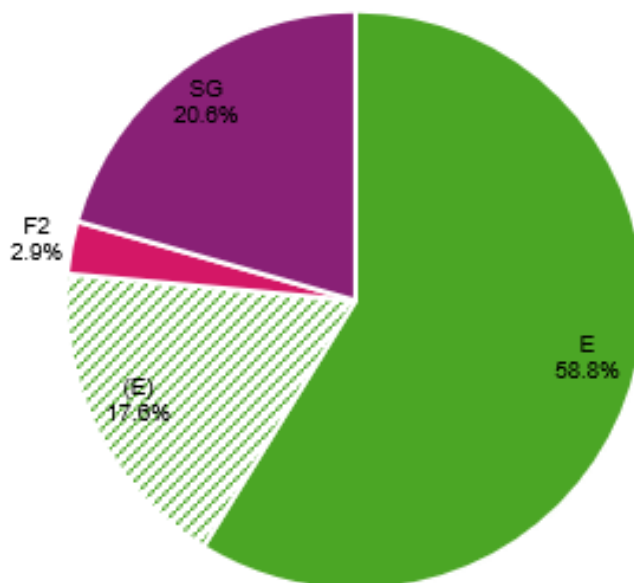
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1:2,151

## Mix and Vitality

Over three-quarters of the units within the Brighton Road, Redhill Local Centre are E Use Class (76.4%) and a further 2.9% are F2 Use Class. The remaining 20.6% are Sui Generis uses. These include a public house, laundrette, taxi office, car dealership and a number of take-aways.

Figure 71 Use Class Brighton Road, Redhill Local Centre (Percentage of Units)



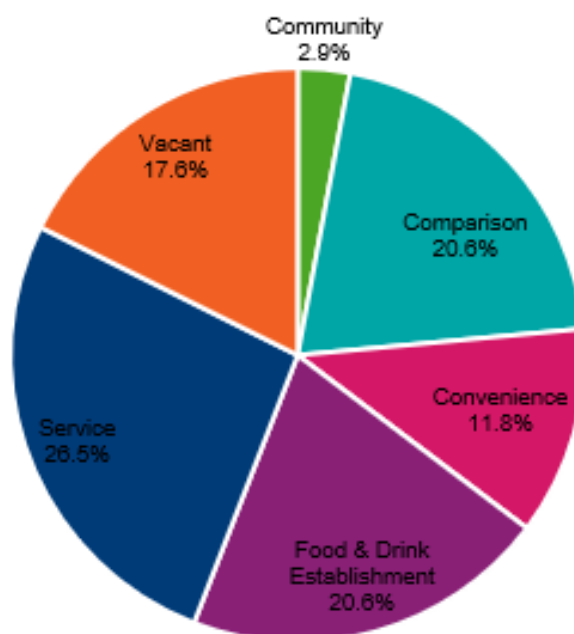
The Brighton Road Local Centre is a newly designated local centre in the DMP, much of it comprises areas that were previously defined as Area of Small Business in the former Borough Local Plan (2005).

In terms of mix, the Brighton Road Local Centre is comprised of a number of neighbourhood scale uses (including for example a number of take-aways, pharmacy, laundrette, convenience stores and estate agents). Reflecting its former Area of Small Business designation there are also a number of more specialised uses including for example a car showroom, offices and flooring store. Whilst these are not of a typical local centre use, they do provide facilities for the wider community and they are dispersed between the more neighbourhood scale facilities.

The pie-chart below shows that there is a good mix of uses within the local centre – services account for 26.5% of the units, food and drink uses 20.6%, comparison retail 20.6%, convenience retail 11.8% and community uses 2.9%.

In comparison to other local centres in the borough, comparison retail is limited to more specialist uses including flooring, tyre, DIY, mobile phone, car audio, car dealership and plumbing merchants. For the size of the local centre, convenience retail is limited, comprised of only a pharmacy, small convenience store, newsagent and wine merchants. This is likely to be due to the proximity of the local centre to the town centre and its location on one of the primary routes into/out of Redhill town centre.

Figure 72 Composition of Brighton Road, Redhill Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the course of the past twelve months, three occupiers have left the local centre and no new occupiers have moved into the local centre.

There are currently six vacant units within Brighton Road, Redhill Local Centre.

### Planning Permissions

Over the past twelve months no planning permissions have been completed.

The following planning permissions/ prior approvals are under construction:

- Prior approval 18/01969/P for change of use from offices to 71 residential flats at Furness House.



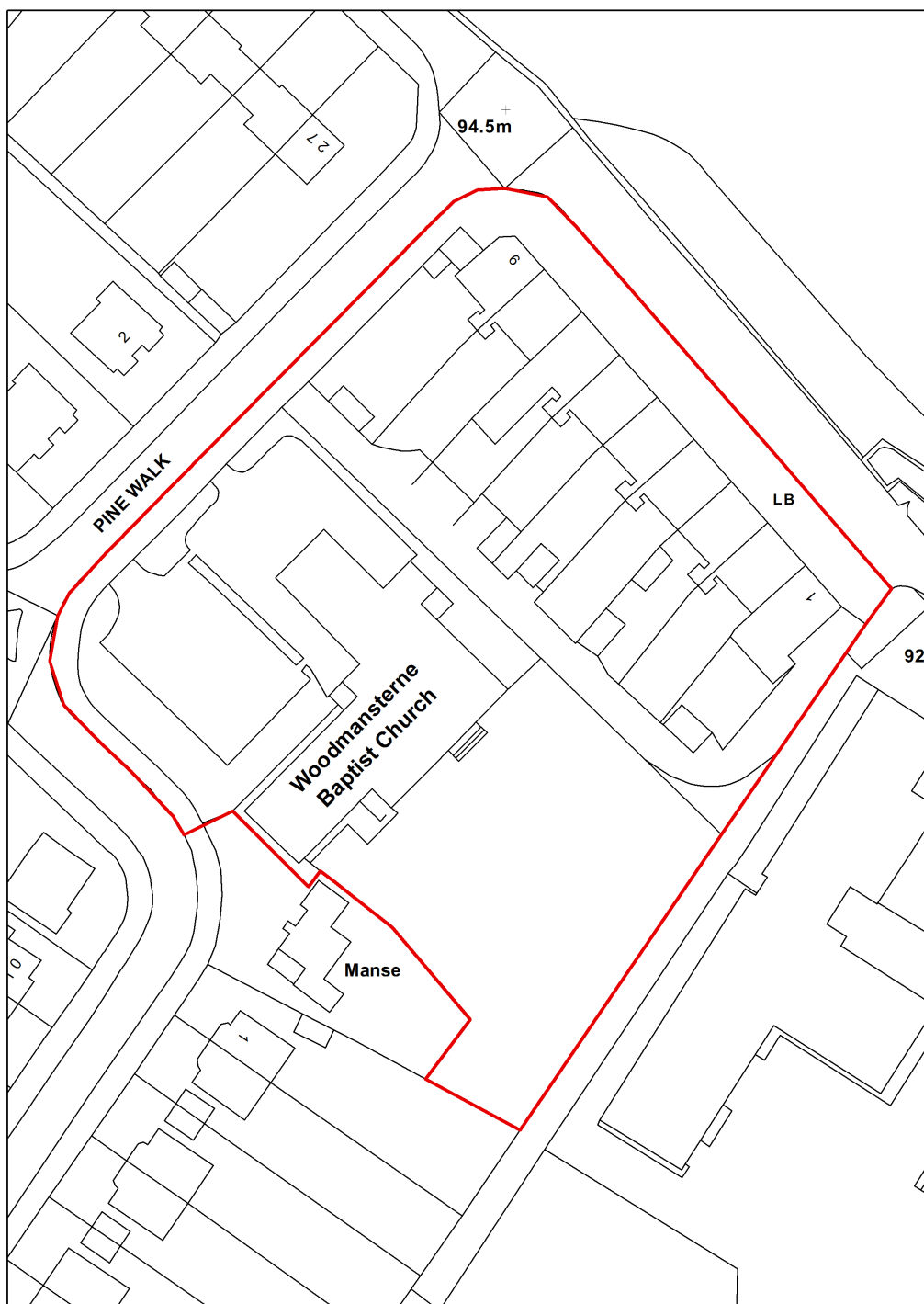
- Planning permission 18/02212/CU for change of use from A1 to D1 at 141-143 Brighton Road.

No planning permissions are extant.

## 2.24. Rectory Lane

Rectory Lane Local Centre consists of a small parade of shops along the western side of Rectory Lane to the north of the borough. The local centre also includes the Woodmansterne Baptist Church and Church Hall to the rear of the parade on Pine Walk.

Figure 73: Rectory Lane Local Centre

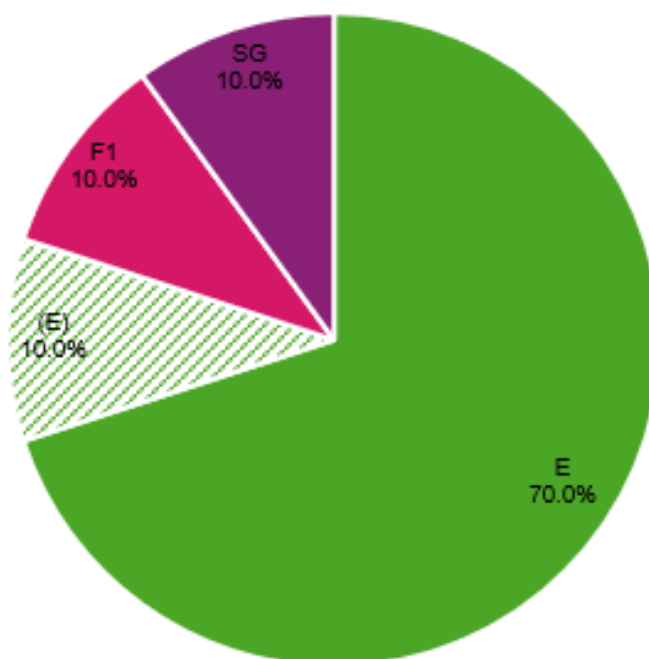


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## Mix and Vitality

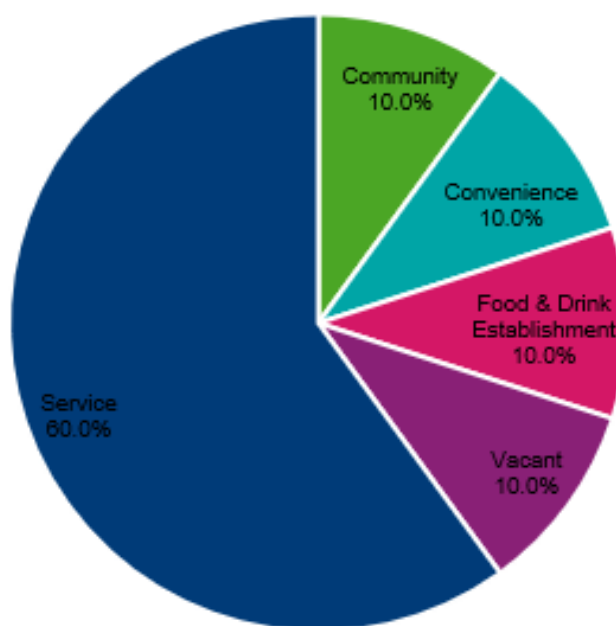
Rectory Lane Local Centre is a small local centre. The pie-chart below shows that 80.0% of the units within Rectory Lane Local Centre are E Use Class and 10.0% are F1 Use Class. The remaining 10.0% are uses (one unit) are Sui Generis uses. This is a typical local centre use, a take-away.

Figure 74 Use Class Rectory Lane Local Centre (Percentage of Units)



In terms of the mix of uses within Rectory Lane Local Centre, the pie-chart below shows that the majority of units are occupied by services (60.0%). Some of the services are of a neighbourhood scale (such as a pet day care and grooming service and a hairdressers) and some are not (such as a security company). These however are small businesses which serve the wider local community. The local centre boundary also includes Woodmansterne Baptist Church and Church Hall which run toddler groups, youth clubs and have a hall which can be hired for local community events.

Figure 75 Composition of Rectory Lane Local Centre (Percentage of Units)



### **Vacancies and New Occupiers**

There is currently one vacant unit within the local centre.

Over the past twelve months there have been a number of occupier changes – London and Surrey Finance Ltd. which occupied two units has left the local centre. Blitz Security have relocated from their existing unit into these two units. The unit which was formerly occupied by Blitz Security is now vacant.

### **Planning Permissions**

No planning permissions have been completed over the past twelve months and no planning permissions are under construction.

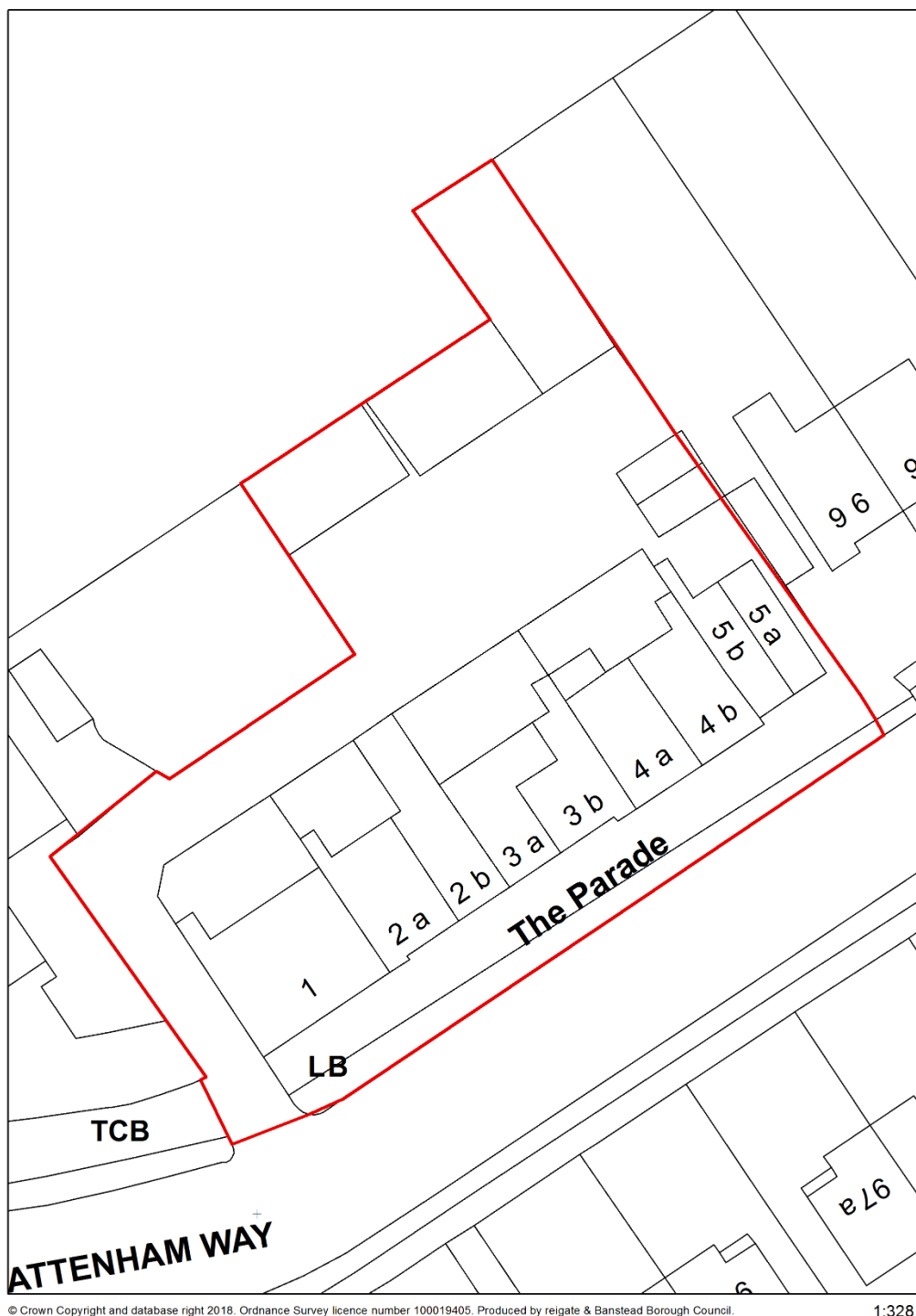
The following planning permission is extant:

- Planning permission 18/01547/F for the extension of an existing office premises to add conference room, manager office, kitchen, staff office and staff toilets at 5 Rectory Lane.

## 2.25. Tattenham Way

Tattenham Way Local Centre is a small local centre in the north of the borough. The local centre is located within a predominantly residential area and consists of a single parade to the north of Tattenham Way and a newly constructed office block to the rear of the parade.

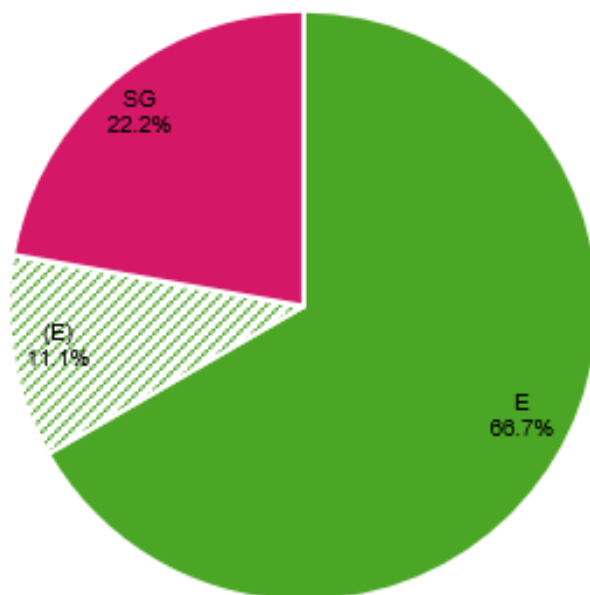
Figure 76: Tattenham Way Local Centre



## Mix and Vitality

The pie-chart below shows that over three-quarters of the units within the Tattenham Way Local Centre are of E Use Class (77.6%). The remaining units are Sui Generis uses. These include a beauty salon and a betting shop.

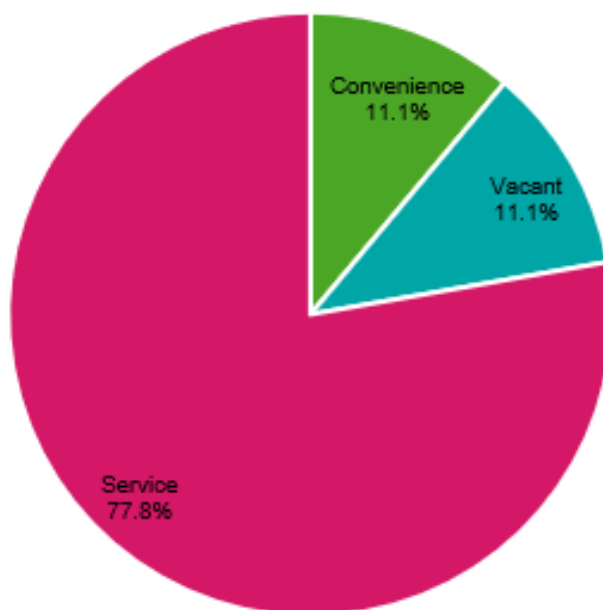
Figure 77 Use Class Tattenham Way Local Centre (Percentage of Units)



Tattenham Way Local Centre provides a limited offer to local residents. There is limited convenience retail within the local centre (only one unit occupied by a newsagents) and no comparison retail or food and drink establishments following the closure of Comfort Kitchen Café in this monitoring period.

Services occupy the majority of the units within the local centre (77.8%) and these are a mix of specialist and non-specialist uses, including beauticians, bookmakers, home improvements, glass cutters, event coordinators and iPhone and iPad repairs.

Figure 78 Composition of Tattenham Way Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there have been a number of occupier changes – two occupiers have moved into the local centre and two occupiers have left the local centre.

There is currently one vacant unit.

### Planning Permissions

Planning permission 19/02173/CU at 1a The Parade, Tattenham Way was granted and implemented for the temporary change of use from A1 to B1(a) for a further period of six months. The original planning permission (15/00158/CU) was granted for the temporary use of the unit whilst a new office building was being constructed by CJ Nimmo to the rear of the parade. This planning permission was granted as a covering letter was provided which explained that CJ Nimmo are unable to occupy their new office due to a neighbour dispute over the connection of a water main and sewer.

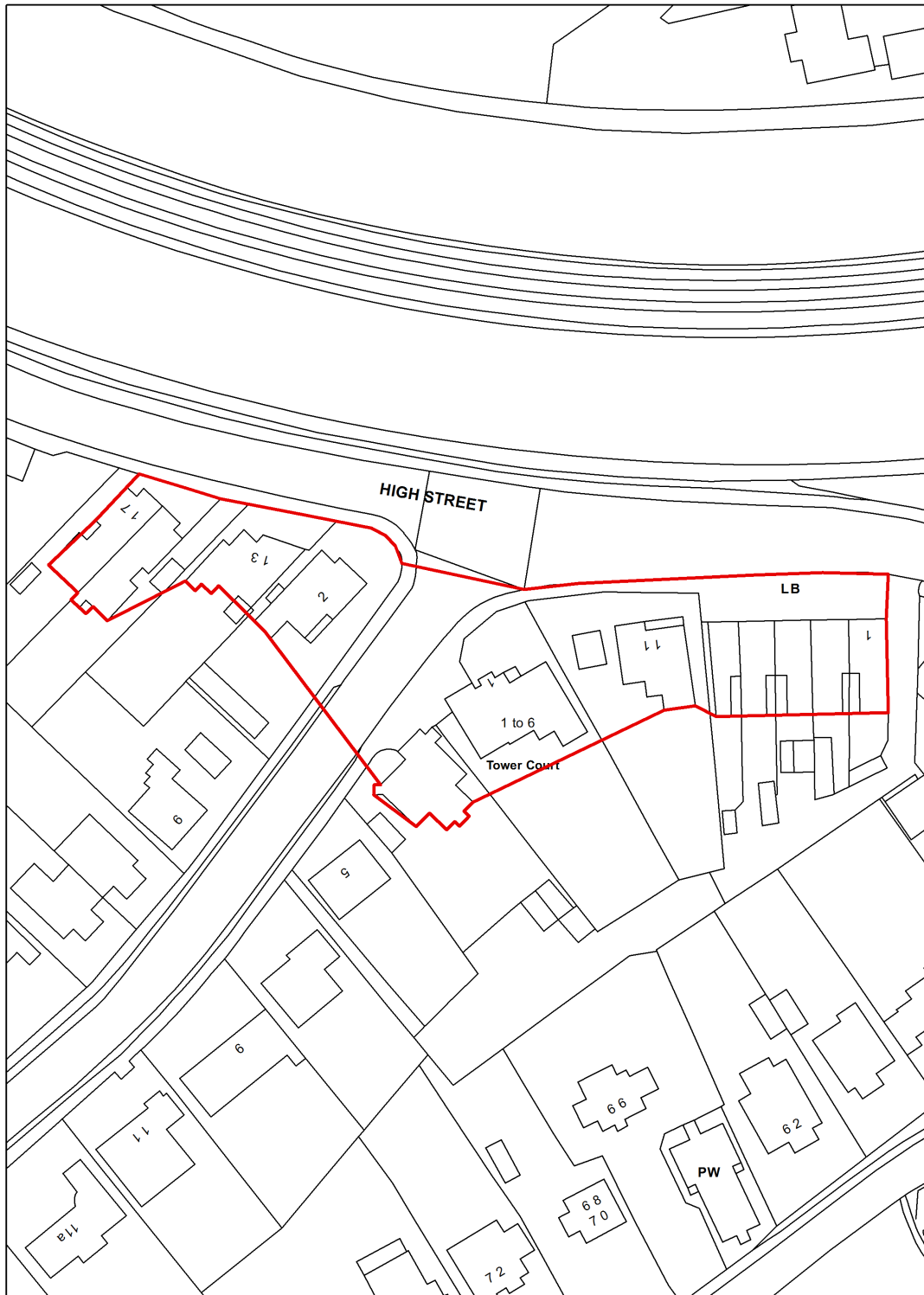
No other planning permissions have either been completed over the past twelve months.

No planning permissions are under construction or extant.

## 2.26. High Street, Tadworth

High Street, Tadworth Local Centre is a small local centre which consists of a parade of shops along High Street and on each side of its intersection with Tower Road.

Figure 79: High Street, Tadworth Local Centre



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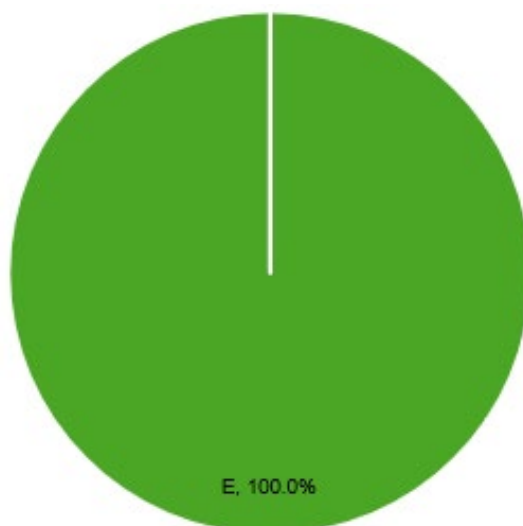
1:701



## Mix and Vitality

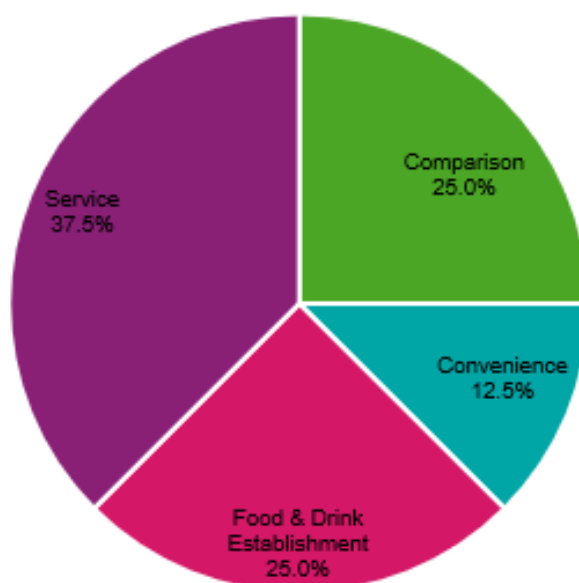
All of the units within High Street, Tadworth Local Centre are E Use Class.

Figure 80 Use Class High Street, Tadworth Local Centre (Percentage of Units)



High Street, Tadworth Local Centre is one of three local centres within Tadworth. It is a small local centre providing an important function, serving the needs of the local community. The pie-chart below shows that High Street, Tadworth Local Centre has a good mix of services (37.5%), comparison retail (25.0%), food and drink establishments (25.0%) and convenience retail (12.5%). The local centre includes a bakery, vets, gift shop, fishmongers and restaurant and more specialist uses including a printers and pool supplier.

Figure 81 Composition of High Street, Tadworth Local Centre (Percentage of Units)



## **Vacancies and New Occupiers**

Over the past twelve months there have been no occupier changes within High Street, Tadworth Local Centre.

There are no vacant units within the local centre.

## **Planning Permissions**

No planning permissions have been completed over the past twelve months.

No permissions are extant or under construction.

## 2.27. Woodmansterne

Woodmansterne Local Centre is located in the north of the borough. It is comprised of two parades of shops located on Woodmansterne Street at the intersection with Chipstead Way. It also includes a pub and a car park, as well as a church located on Rectory Lane. The local centre adjoins the Woodmansterne Recreation Ground.

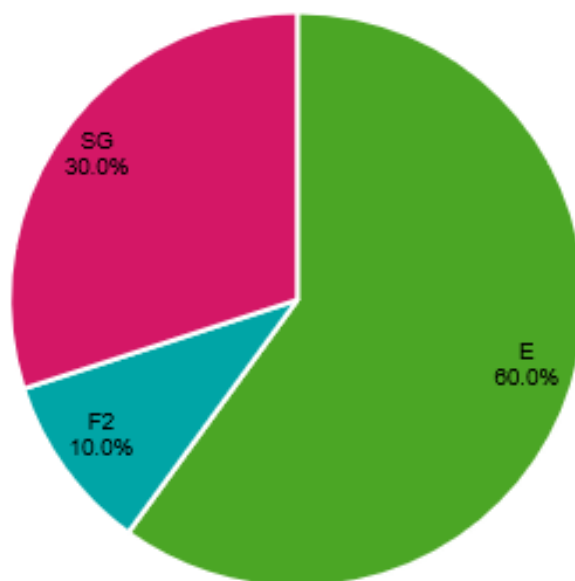
Figure 82: Woodmansterne Local Centre



## Mix and Vitality

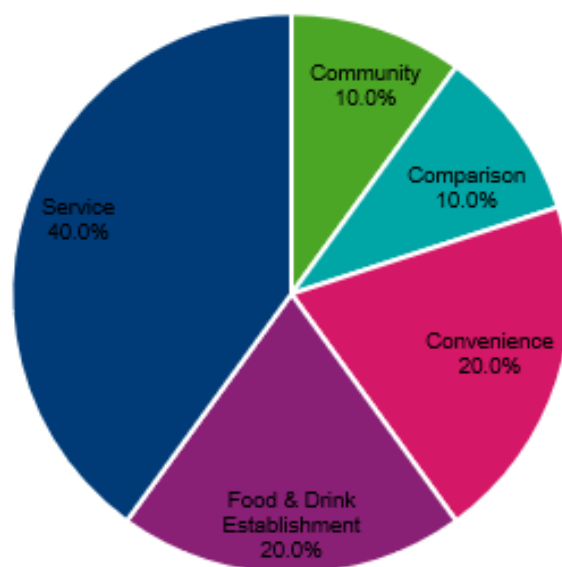
The pie-chart below shows that 60.0% of the units within Woodmansterne Local Centre are E Use Class and 10.0% F2 Use Class. The remaining 30.0% are Sui Generis uses. These are typical local centre units (a take-away, a public house and a beauticians).

Figure 83 Use Class Woodmansterne Local Centre (Percentage of Units)



All of the uses provide shops, services and facilities that are easily accessible and serve the needs of the local community. The pie-chart below shows that there is a good mix of uses within the local centre. 40.0% of the units are services, 20.0% food and drink establishments, 20.0% convenience, 10.0% comparison and 10.0% community uses. Uses include hairdressers, beauticians, convenience store, post office, newsagent, public house, take-away and hall and more specialist uses including a stonemasons and golf retailer.

Figure 84 Composition of Woodmansterne Local Centre (Percentage of Units)



### Vacancies and New Occupiers

Over the past twelve months there has been one occupier change – one occupier has moved into a formerly vacant unit.

There are currently no vacant units within the local centre.

### Planning Permissions

Over the past twelve months, the following planning permissions were completed:

- Planning permission 16/00967/F for a single storey extension providing an additional 14sqm of A5 floorspace at 9 Woodmansterne Street.
- Planning permission 19/01978/CU for return of usage to A1 from D1 with ancillary office accommodation at 19 Woodmansterne Street.

There are no planning permissions currently under construction.

The following planning permissions are extant:

- Planning permission 18/00635/F for single storey rear extension at 11 Woodmansterne Street.
- Planning permission 19/02478/F for proposed erection of kitchen and toilet extension to rear and side of existing public house at The Woodman Public House.

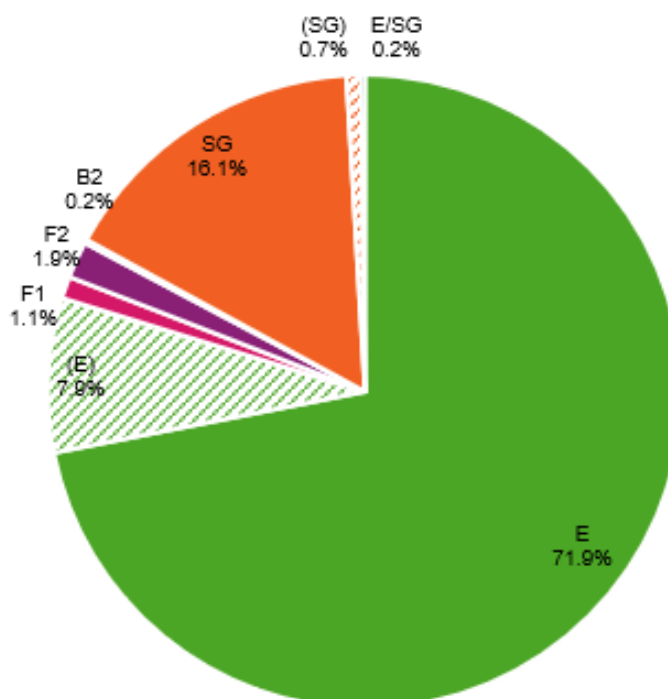
### 3. Local Centres Overview

#### 3.1. Use Classes

Over two-thirds of all of the units within all of the borough’s 27 local centres (79.8%) are E Use Class. Of the remaining units, the majority are Sui Generis uses.

The majority of these Sui Generis units provide typical local centre uses such as take-aways, beauticians, laundrettes and bookmakers. There are also a number of petrol stations, car/van dealerships and vehicle repair garages within the local centres which provide additional useful facilities for local residents.

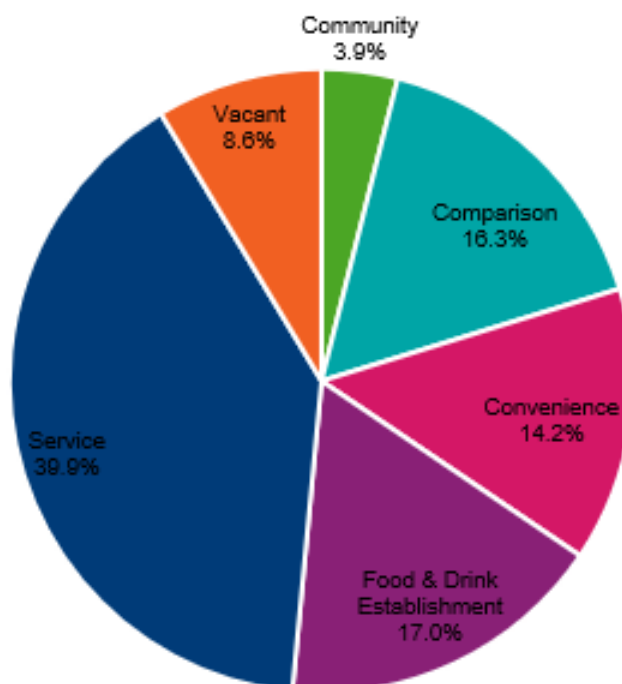
Figure 85 Use Class All Local Centres (Percentage of Units)



#### 3.2. Offer

The pie-chart below shows that there is a good mix of uses across the borough’s local centres. 39.9% of the units within all of the borough’s local centres provide services, 17.0% are food and drink establishments, 16.3% comparison retail, 14.2% convenience retail and 3.9% community uses.

Figure 86 Composition of All Local Centres (Percentage of Units)



The graph below shows that the offer varies across the local centres:

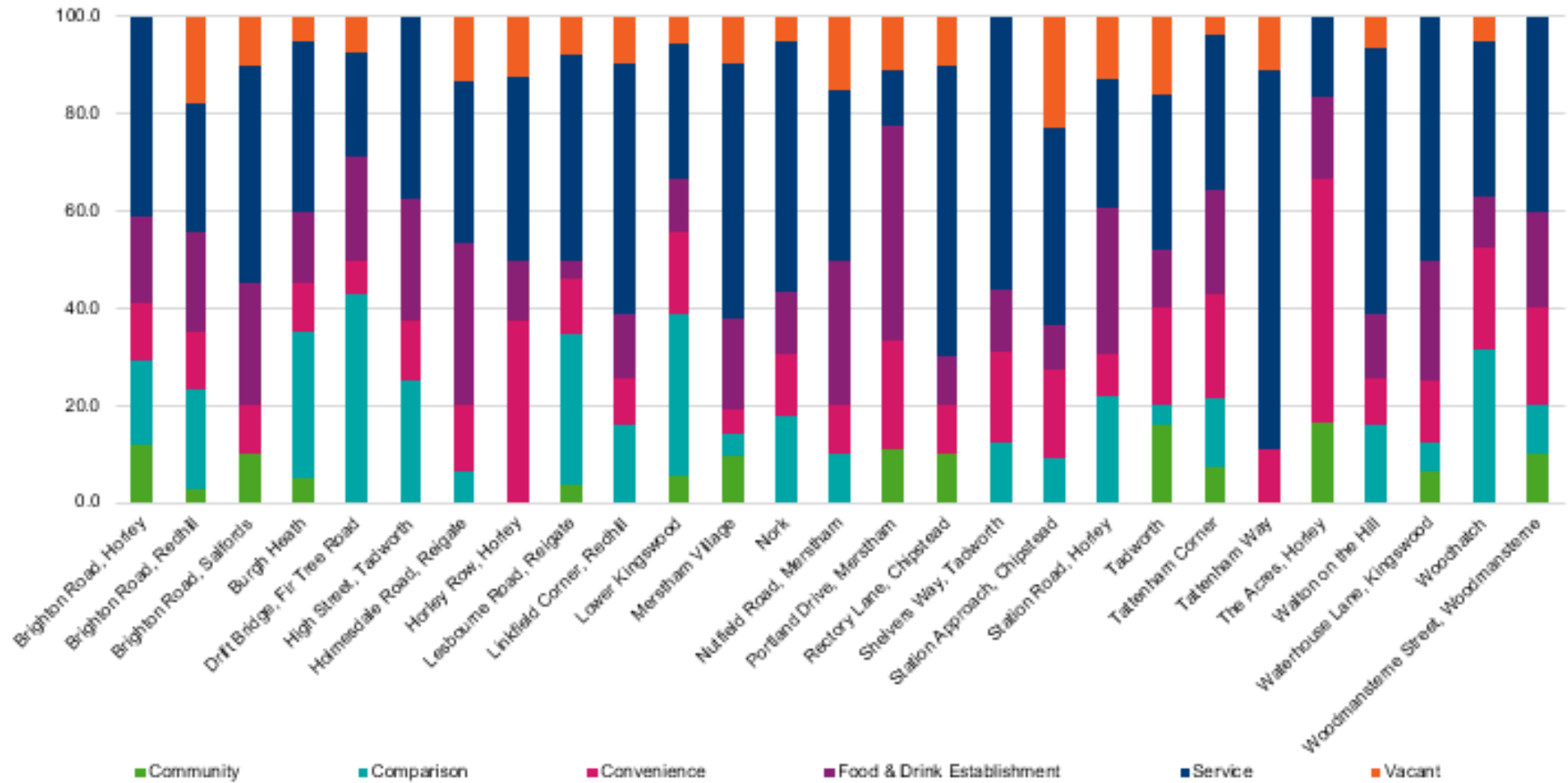
- Community uses:** Of all of the local centres in the borough, The Acres Local Centre in the newly developed North West sector of Horley has the greatest proportion of units in community uses (16.7%). 13 local centres in the borough have no community provision, these include Drift Bridge, Fir Tree Road; Station Road, Horley; Woodhatch; Holmesdale Road, Reigate; Nutfield Road, Merstham; High Street, Tadworth; Horley Row, Horley; Station Approach, Chipstead; Nork; Linkfield Corner, Redhill; Walton on the Hill; Shelveys Way, Tadworth; and Tattenham Way.
- Comparison retail:** Fir Tree Road Local Centre has the greatest proportion of units providing comparison retail (42.9%). A number of local centres in the borough have no comparison retail; these include Horley Row, Horley; Tattenham Way; Brighton Road, Salfords; Rectory Lane, Chipstead; Portland Drive, Merstham; and The Acres. Drift Bridge,
- Convenience retail:** Of all of the local centres in the borough, The Acres Local Centre has the greatest proportion of units providing convenience retail (50.0%). Merstham Village Local Centre conversely has the lowest proportion of units providing convenience retail (4.8%).
- Food and drink establishments:** Tattenham Way Local Centre is the only local centre in the borough to have no food and drink establishments. The new Portland

Drive Local Centre in Merstham has the greatest proportion of units providing food and drink establishments (44.4%).

- **Services:** Over three-quarters of the units within Tattenham Way Local Centre (77/8%) provide services. In comparison only 11.1% of the units within Portland Drive, Merstham Local Centre provide services; this is the lowest in the borough. However, within close proximity there is a health centre and a number of other community uses.
- **Vacant units:** Six local centres in the borough have no vacant units; these include Shelveys Way, Tadworth; Waterhouse Lane, Kingswood; Brighton Road, Horley; Woodmansterne Street, Woodmansterne; High Street, Tadworth; and The Acres. Station Approach, Chipstead Local Centre has the greatest proportion of vacant units within a local centre (22.7%) - 80.0% of the vacant units are the long-term small vacant units in poor repair at the Station, the other vacant unit is due to an existing occupier moving out of the local centre. Excluding these long term vacant units Brighton Road, Redhill Local Centre has the greatest proportion of vacant units (17.6%).



Figure 87 Composition of All Local Centres (Percentage of Units)

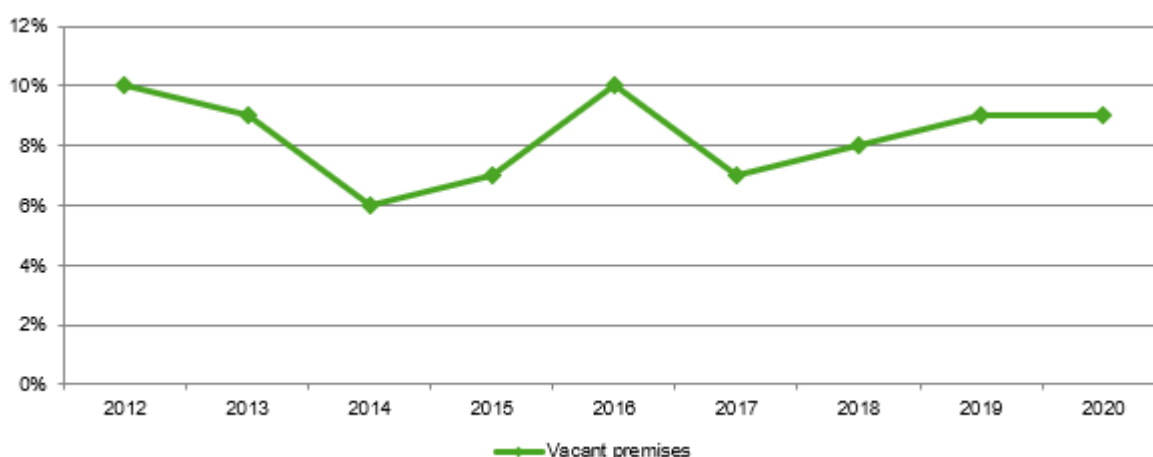


### 3.3. Vacancies

The diagram below shows the vacancy trends since the beginning of the Council's current Local Plan period (2012). Over the past twelve months the overall vacancy rate has reduced slightly from 8.7% to 8.6%.

Since 2019, the Local Centre Monitor has also included the nine newly designated local centres in the DMP 2019. The vacancy rate of the existing local centres has reduced over the past twelve months from 8.4% to 7.8%.

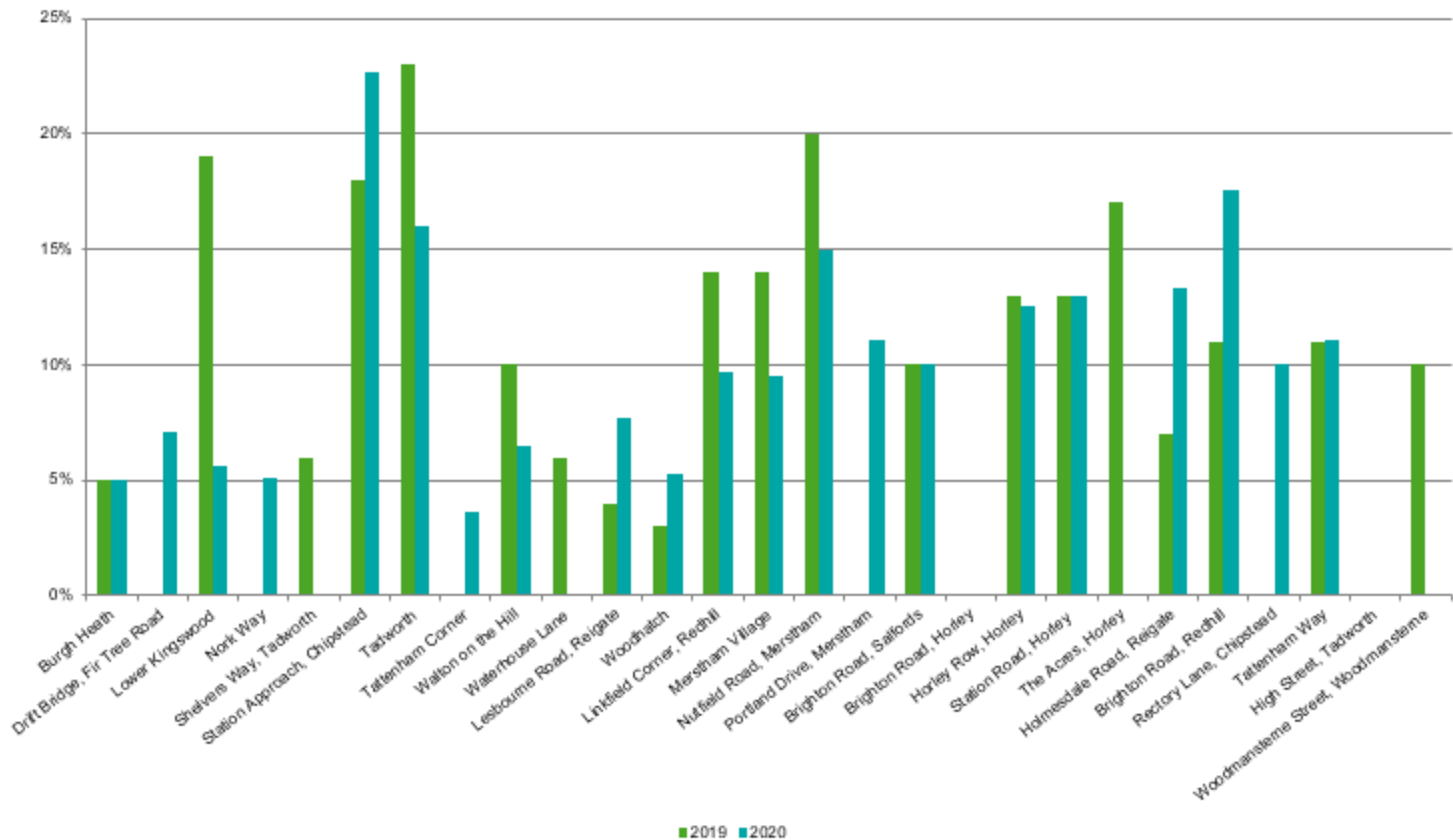
Figure 88 Vacancy Trend



The borough-wide statistic masks variation in performance across the individual centres:

- Lower Kingswood; Shelveys Way, Tadworth; Walton on the Hill; Waterhouse Lane; Linkfield Corner, Redhill; Merstham Village; Nutfield Road, Merstham; Horley Row; Station Road, Horley; and Woodmansterne Local Centres have all seen a decline in the proportion of vacant units within their centre over the past twelve months.
- Drift Bridge, Fir Tree Road; Nork; Station Approach, Chipstead; Tadworth; Tattenham Corner; Lesbourne Road, Reigate; Woodhatch; Portland Drive; Brighton Road, Redhill; and Rectory Lane Chipstead Local Centres have seen an increase in the proportion of vacant units within their local centres over the past twelve months.

Figure 89 Percentage of Vacant Units



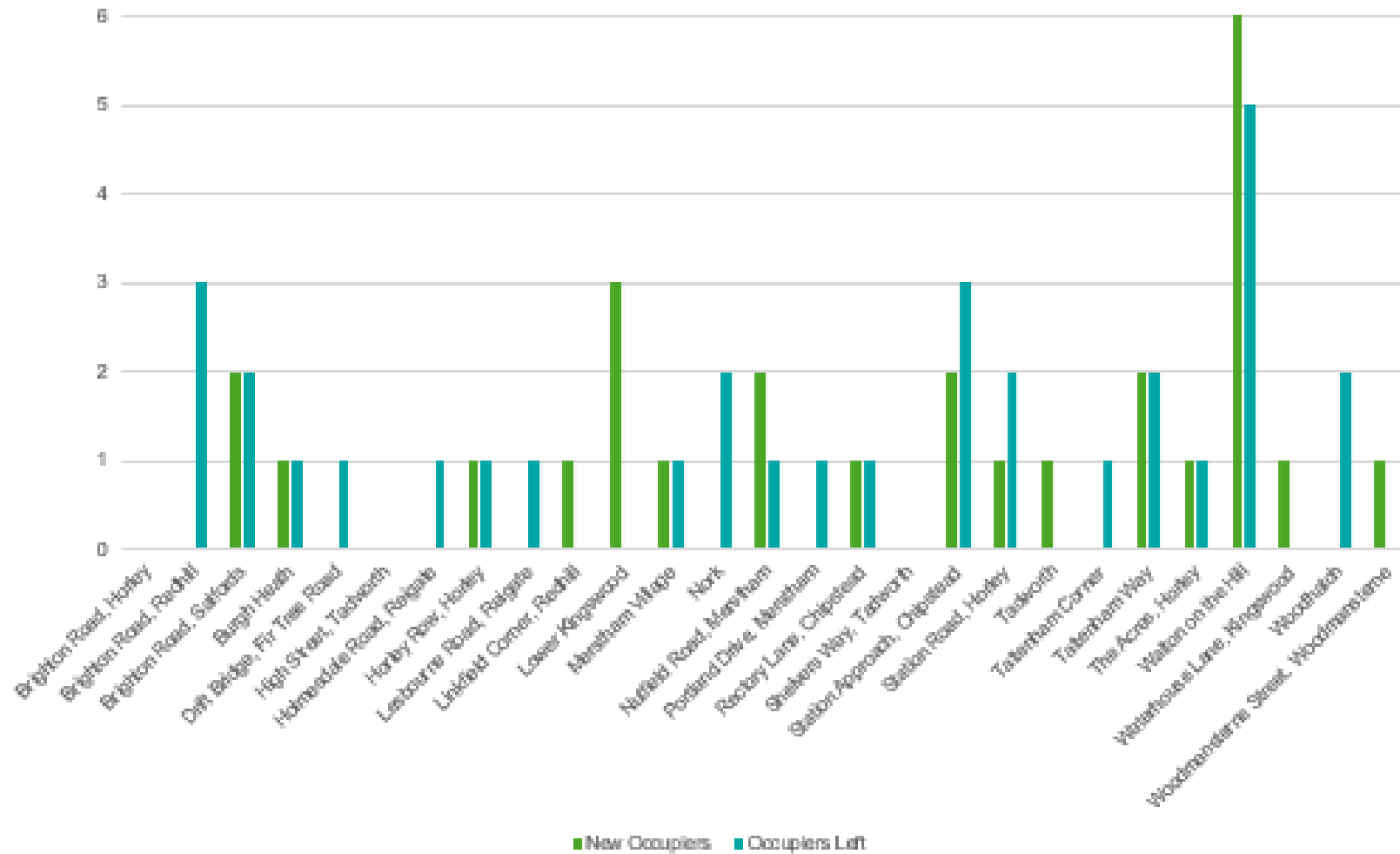
### **3.4. New Occupiers**

Over the past twelve months 27 new occupiers have moved into the borough local centres/ existing occupiers extended their premises and 32 occupiers left the local centres.

In terms of the individual local centres, the diagram below shows that the greatest number of occupiers both moved into and moved out of Walton on the Hill Local Centre (6 and 5 respectively).

Three local centres, Brighton Road, Horley Local Centre; High Street, Tadworth Local Centre; Shelveys Way and Tadworth Local Centre had no occupier changes over the past twelve months.

Figure 90 New Occupiers



## Monitoring Publications

### Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

### Housing Delivery

Provides information on housing completions and permissions and details the Council's five year land supply position

### Commercial Development

Contains the amounts, types and location of all commercial commitments within the borough

### Industrial Estates

Contains an analysis of occupational trends in the borough's industrial estates

### Local Centres

Provides information on retail provision in the borough's local centres

### Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town and village centres

### Environment & Sustainability

Provides information about performance against the environmental, sustainability and transport indicators; information on environmental quality, air quality and the condition of nature conservation sites; and details local transport improvement projects.

For further information on the content or other planning policy monitoring, please contact:

### Planning Policy Team

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