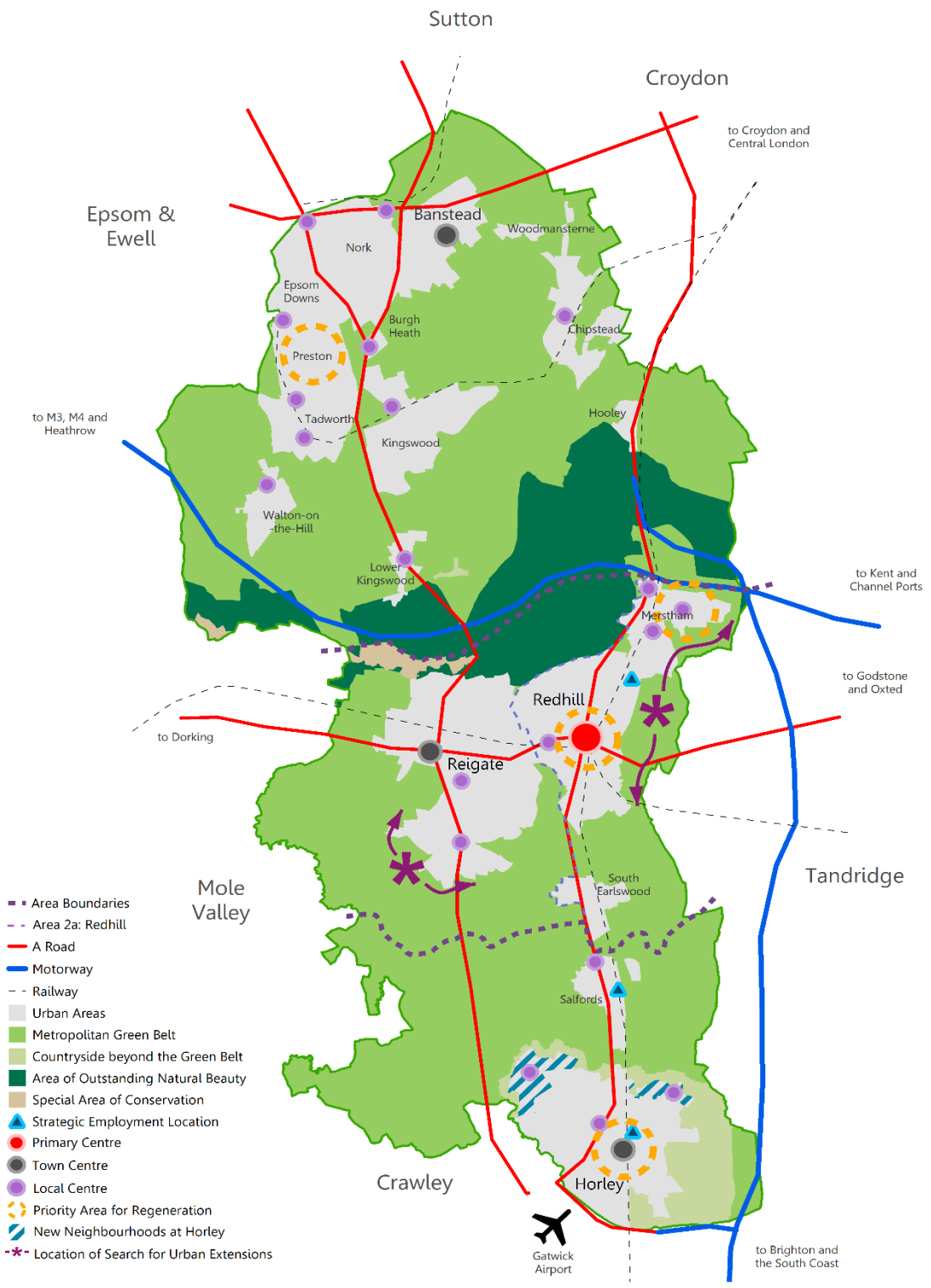




Commercial, Leisure and Community Commitments Monitor

Position at 31 March 2023



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Figure 1 Reigate and Banstead Core Strategy borough map

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Please Note:

This monitor provides an update of the current amount, type and location of commercial commitments in Reigate and Banstead. While every care has been taken to ensure that the information in this monitor is accurate, the borough Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they may be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

1. Introduction

The commercial property market is currently operating within the context of large economic uncertainty, largely due to the rapid rise in the cost of debt, high inflation, corporate demand uncertainty, and the ongoing long-term structural shifts in demand which has been exacerbated by the Coronavirus (Covid-19) pandemic (Carter Jonas, 2023). During Q1 2023, the UK GDP grew by around 0.1%. According to the Office of National Statistics (ONS), the level of quarterly GDP in Q1 2023 was approximately 0.5% below the pre-pandemic level in Q4 2019. In Q1 2023, the employment rate was estimated at 76.0%, which was 0.1% higher than the previous month, but still 0.6% lower than the pre-pandemic level. The unemployment rate was estimated at 3.8%, 0.1% higher than the previous quarter, but 0.2% below pre-pandemic levels. However, throughout 2023, unemployment is expected to rise, whilst job vacancies will decrease. Prospects of any continued economic recovery will have to be monitored carefully considering the risks and volatilities in the current commercial property market.

Rising inflation and interest rates in the second half of 2022 and the start of 2023 will have a large influence on the direction of the commercial property market in the short- and long-term future. [CBRE](#) expects inflation to peak at the start of 2023, and then slowly reduce, with interest rates following a similar trend. Inflation has been largely driven through a post-Covid surge in demand, with Russia's invasion of Ukraine exacerbating supply shortages and energy prices. Interest rates will likely peak to around 4.5% in 2023. For the commercial property market, this means that many businesses and consumers are limiting their spending, and retail sales will continue to fall until inflation and interest rates stabilise and consumer confidence has been restored.

According to [Cushman & Wakefield](#), office take up across the Big Six and Central London totalled approximately 2.77million sqft in Q1 of 2023, which was down 11% on Q1 2022, and was 19% below the five-year quarterly average. However, when this is split between Grade A and Grade B offices, it was shown that Grade A offices were only 5% under the five-year average, whilst Grade B offices were 31% below the five-year average. These figures show that most employers prefer to occupy Grade A offices to help attract employees back into office, and therefore have a stronger chance of retaining them. Vacancy rates however were still relatively high, with a reported 33.99million sqft of available office space across the Big Six and Central London, which was a 4% increase on Q4 2022, and was 34% above the five-

year quarterly average. Overall, the combined office vacancy rate was 9% in Q1 of 2023. Office investment totalled around £2.24 billion across the Big Six and Central London, and although this was a 24% increase on Q4 2022, this was 39% down on the five-year quarterly average.

The retail commercial property market has generally suffered within the previous twelve-month period. [Avison Young](#) found that as of December 2022, retail rental growths for retail parks and shopping centres grew slightly, but not by more than 1.0%, whilst the rest of the UK shops saw a rental growth decline by 1.7%. Vacancy rates have also varied for different types of retail units, with Avison Young reporting that vacant retail units in shopping centres were at 18.2%, whilst for high streets this was at 13.8%, and for retail parks, this was 4.4%. Retail investment totalled around £6.2 billion in 2022, which was 19% lower than the 2021 total, but was almost level with the five-year quarterly average.

The industrial commercial market has generally seen a resurgence since the Covid-19 pandemic. [JLL](#) found that of the Grade A buildings of 100,000sqft and above, take up was at 4.9million sqft in Q1 2023, whilst supply increased to 29.8million sqft when including available space and space under construction. The vacancy rates for these units were at 7.7%, with this being just 3.6% where buildings being refurbished or under construction are not included. For industrial and warehouse units that are 5,000sqft to 99,999sqft, take up was at 7.3million sqft in 2022, with another 1.1million sqft transacted in Q1 2023. The MSCI Monthly Index also stated a 1.8% rental growth in all UK industries in Q1 2023, and a 8.6% increase in the year up to March 2023.

This monitor provides information on the amount, type and location of commercial commitments and available commercial floorspace in the borough. Its purpose is to:

- Monitor the amount of employment and retail development coming forward in Reigate and Banstead against established targets
- Analyse the characteristics of development against the relevant policies and indicators
- Monitor the amount of employment and retail floorspace available to let across the borough as a barometer of local economic health.

For more detailed analysis of the situation in the borough's main employment and shopping areas, please refer to one of the specific monitors listed at the end of this document.

1.1. Policy Context

The Council has an up-to-date Local Plan:

The Core Strategy was formally adopted in July 2014 and was reviewed in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in July 2019. The Core Strategy details how much growth will take place across the borough between 2012 and 2027 and sets out the overarching strategic approach for delivering new development in the borough.

The Development Management Plan (DMP) was formally adopted in September 2019. It contains detailed policies relating to the management of employment and retail development and allocates sites for development across the borough.

1.2. Use Class Changes

On 1st September 2020, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced a number of fundamental changes to the Use Classes Order. As a result, this monitor is not able to provide accurate comparison to monitoring periods from 2020 and before. It is no longer possible to fully distinguish between retail (former A1 – A5 use classes) and employment (former B1 – B8 use classes). For the purposes of this monitor, we will therefore assess the location of Industrial, storage and distribution development (B2 and B8 use classes) and Commercial, business and service development (E use class).

Further information is provided in Appendix 1.

1.3. Spatial Commentary

For the purposes of the monitor, the borough is divided into the four Core Strategy areas. The diagram below illustrates how the borough is split.

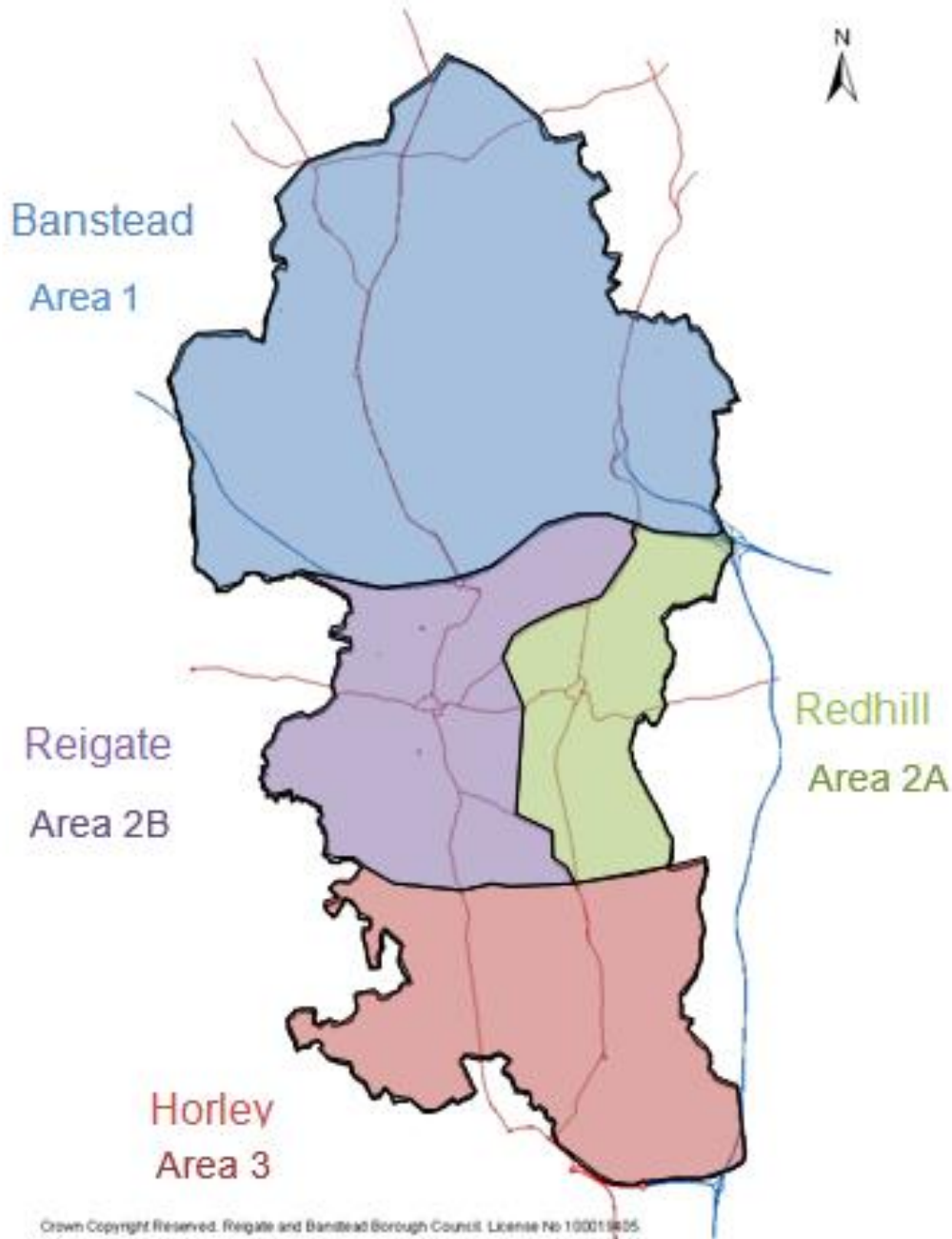


Figure 2 Reigate and Banstead four Core Strategy areas

2. Employment, Retail and Community Development Summary

2.1. Completions

Over the last twelve months 2,139sqm (gross) of new retail, employment and community floorspace has been completed in the borough. Once losses (from changes of use or redevelopment away from employment, retail and community uses) are taken into account, there was overall a net loss of 17,944sqm of retail, employment and community floorspace during 2022 to 2023. Please note that the new floorspace has been permitted under a mix of new and old use classes. For the ease of reporting, all completions have been converted to the existing Use Class Order as amended on 01 September 2020.

Table 1 below summarises the gains and losses on developments completed over the past year.

Table 1 Employment, retail and community completions (sqm)

Use Class	Gain	Loss	Net
E	382	10,393	-10,011
B2	0	3,993	-3,993
F.1	547	4,793	-4,246
F.2	128	0	128
Sui Generis	994	904	90
E/Sui Generis	88	0	88
Total	2,139	20,083	-17,944

The majority of the gross new retail, employment and community floorspace completed in this monitoring period comes from Sui Generis uses (994sqm), followed by community F.1 uses (547sqm) and E commercial, business and service uses (382sqm). Notable schemes include:

- Change of use to an independent special school for children with autism and related special educational needs and disabilities, which will provide 547sqm of F.1 floorspace (19/02269/F)
- Development of a hub facility as part of the development at the RNIB Soundscape, Philanthropic Road, which will provide 500sqm of Sui Generis floorspace (14/02562/F)

The biggest losses of retail, employment and community floorspace during this monitoring period came from E commercial, business and service uses (10,393sqm). The largest of these was through the change of use from offices to a residential development at Reigate Hill House, which accounted for 4,278sqm of the E use class loss, followed by the change of use to residential dwellings at the development at Aquila House, resulting in the loss of 2,459sqm of E use class. Other notable losses came from the loss of 3,993sqm of B2 use class floorspace following the completion of the residential development at the Quarryside Business Park scheme under the permission 18/02477/F, as well as the loss of 2,242sqm of F.1 use class and the development of 44 residential dwellings under the permission 19/00472/F.

Previously Developed Land

97.7% of the gross retail, employment and community floorspace completed within the past year was on previously developed land. This is above the Core Strategy Monitoring Target of 90%.

2.2. Extant Developments (Pipeline)

Table 2 summarises the use class breakdown of developments in the pipeline (those with extant planning permission or currently under construction). Combined, pipeline developments could deliver up to 40,634sqm (gross) of new or expanded retail, employment and community floorspace. However, once losses are factored in, the extant and under construction developments could lead to a substantial loss of retail, employment and community floorspace (49,519sqm net loss). Significant amount of all recorded losses can be attributed to E commercial, business and service uses floorspace (61,907sqm; 68.7%), out of which 28.4% (17,572 sqm) comes from office or retail to residential permitted development rights.

Over half of all E use class losses (35,517sqm) comes as a result of the redevelopment of the Legal and General offices into retirement housing. Other significant losses of E use class floorspace, other than office or retail permitted development, can be attributed to the demolition of four industrial units at Kingsfield Business Centre (1,338sqm); and the redevelopment of an existing surgery at 34 Brighton Road, Banstead, into residential housing (920sqm).

Pipeline developments for industrial and storage and distribution uses also have a potential to lead to a relatively small loss of B2 floorspace (net loss of 1,016sqm), whilst there is a slight increase of B8 floorspace (net gain of 1,407sqm). The losses can mainly be attributed to the residential re-development of Nutley Dean Business Park in Horley (2,804sqm) and the development at 52 Albert Road North in Reigate (1,654sqm). The gains can mainly be attributed to the development at Titan House, Salfords (6,912sqm).

Table 2 Extant retail, employment and community developments (sqm)

Use Class	Gain	Loss	Net
E	17,677	61,907	-44,230
E/Sui Generis	162	0	162
E/B8	127	10,041	-9,914
E/B2/B8	310	0	310
B2	650	1,666	-1,016
B2/Sui Generis	80	0	80
B8	7,752	6,345	1,407
F.1	5,827	1,281	4,546
F.2	1,327	1,863	-536
Sui Generis	6,722	7,050	-328
Total	40,634	90,153	-49,519

The figures for individual use classes in Table 2 should be seen as indicative rather than definitive as in some cases developers seek 'open' permissions to allow developments to be occupied for a range of different uses (particularly for some retail and industrial developments).

It should also be noted that the DMP includes a number of site allocations for new retail and employment accommodation.

Location of Extant Development

Figure 3 shows that if all the extant and under construction permissions are completed then the majority of new gross retail, employment and community floorspace would be in Horley (Area 3), mostly due to the planned developments at Titan House, Salfords (7,804sqm) and Horley Gas Holder Station (4,850sqm). Banstead (Area 1) will potentially see the biggest losses of retail, employment and community floorspace, largely due to the redevelopment of the Legal and General offices to retirement housing.

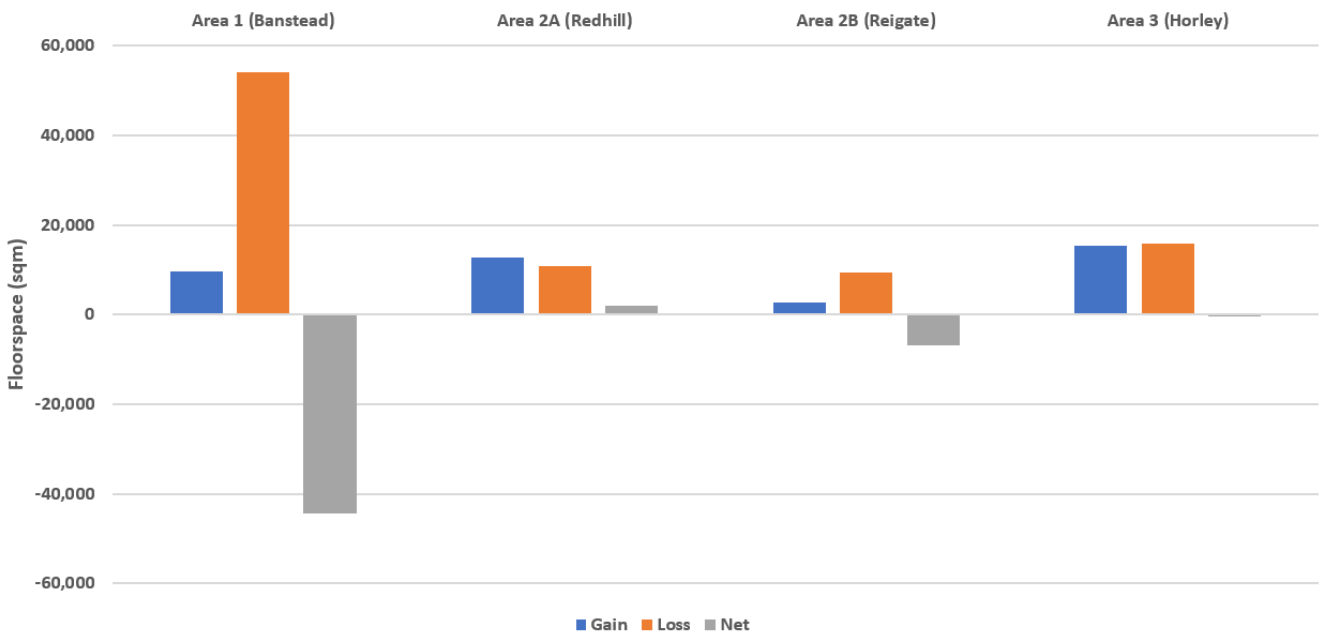


Figure 3 Gain and loss of floorspace in extant retail, employment and community developments by borough area

3. Development Characteristics

3.1. Employment Development

Core Strategy Policy CS8 identified the need to provide approx. 46,000sqm of employment floorspace within the borough, subject to regular monitoring of demand). To inform the DMP an updated [Local Economic Needs Assessment](#) was undertaken which identified a need of between 42,921sqm and 83,582sqm. It recommended that as a minimum, 46,000sqm of employment floorspace should be provided over the plan period.

As previously mentioned, due to the changes to the Use Class Order in September 2020, it is no longer possible to fully continue monitoring the additional employment floorspace (former B1 – B8 use classes), as offices and light industrial uses now fall under E use class, together with retail and leisure developments. For the purposes of this monitor, we will therefore concentrate on B2 and B8 industrial, storage and distribution uses only.

As of 31st March 2022, the net completions of employment floorspace since the beginning of plan period stood at an overall loss of 30,548sqm (B1-B8 until 31st March 2020, and only B2 and B8 from 1st April 2020 onwards). During this monitoring period, an additional net loss of 3,993sqm was recorded. Table 3 below shows that the total net cumulative completions since the beginning of plan period result in a total net loss of 34,451sqm.

Table 3 Net completions and outstanding permission - employment floorspace

Position at 31 March 2023	Net sqm
Net Completions 2022/23	-3,993sqm
Net Cumulative Completions since 2012/13*	-34,541sqm
Net Outstanding Permissions	391sqm

**Include completions of B1 – B8 floorspace up to 31 Mar 2020 and completions of B2 and B8 floorspace from 01 Apr 2020.*

There has been one completion of B2 or B8 employment space during this monitoring period, with this being the loss of B2 employment space as part of the Quarryside Business Park development. The overall plan period net loss is not considered to have significantly hampered economic prosperity and planning decisions more widely have protected other

employment areas where appropriate. This will however be carefully monitored going forward.

Extant industrial, storage and distribution permissions (B2 and B8) have the potential to increase the amount of net employment floorspace by 391sqm. The largest of these employment gains would come from the gain of 6,912sqm of employment land from the re-development of Titan House in Salfords.

The DMP seeks to support the employment role of Principal and Local Employment Areas (Policies EMP1 and EMP2), support employment development outside of existing employment areas subject to a number of requirements (Policy EMP3) and safeguard viable employment floorspace and land where there is a reasonable prospect of continued employment use (EMP4). The DMP also allocates a number of sites for employment development, these have the potential to contribute at least 241,526sqm of additional employment floorspace, therefore above the identified requirements for the borough.

Areas Designated for Employment Use

With the adoption of the DMP, the areas designated as employment areas have been amended. Town centres and local centres are no longer designated employment areas. Instead, in line with the definition of main town centre uses, office accommodation is considered to be an appropriate use. Designated employment areas therefore only consist of principle and local employment areas as designated by the DMP policies EMP1 and EMP2.

Table 4 below shows that within this monitoring period, as there were no completions of any gross additional industrial, storage and distribution floorspace, none have been delivered in areas designated as employment areas. However, 90.0% of the outstanding permitted industrial, storage and distribution floorspace is located within areas designated as employment areas.

Table 4 Additional employment (B2 and B8) floorspace located in employment areas

Position at 31 March 2023	%
Completions	0.0%
Outstanding Permissions	90.0%

Table 5 shows that over this monitoring period, there has been no loss of industrial, storage and distribution floorspace (B2 and B8) to non-employment uses within areas designated for employment. Extant permissions have the potential to deliver a loss of 848sqm of industrial, storage and distribution floorspace to non-employment uses within areas designated for employment.

Table 5 Gross Loss of employment (B2 and B8) floorspace to non-employment uses in designated employment areas

Position at 31 March 2023	Gross sqm
Completions	0sqm
Outstanding Permissions	-848sqm

3.2. Retail Development

Following the changes to Use Class Order in September 2020, it is no longer possible to fully assess retail developments as defined in the Core Strategy Monitoring Framework (i.e. former A1 – A5 use classes). The majority of the retail uses now fall under E use class for commercial, business and service uses, whilst some, such as public houses and takeaways now fall under Sui generis. E use class now also includes other uses, such as offices and light industrial uses as well as community and leisure uses, such as gyms, doctors and day nurseries.

For the purposes of this monitor, retail developments will constitute all commercial, business and service uses under the E use class.

Table 6 shows that across the borough, within this monitoring period, there has been a total net loss of 10,011sqm of commercial, business and service floorspace. Extant permissions have the potential to deliver a further loss of 44,230sqm of E use class floorspace. These significant losses can be mainly attributed to the former B1 uses, accounting for a 91.7% of all gross losses delivered and 90.8% of potential gross losses coming from outstanding permissions within the E use class.

Table 6 Net completions and outstanding permissions - commercial, business and service floorspace

Position at 31 March 2023	Net sqm
Net Completions	-10,011sqm
Net Outstanding Permissions	-44,230sqm

Development within Priority Location

Across the borough, within this monitoring period, there has been a total gross gain of 382sqm additional commercial, business and service floorspace (E use class) and the extant permissions have the potential to deliver a further 17,666sqm of gross additional floorspace.

Core Strategy Policy CS7 requires most of the borough’s new retail, social, community and leisure uses to be accommodated within its town centres and local centres. Figures 4 and 5 show that 82.5% of completions and 33.8% of outstanding permissions for E use class floorspace are located within the borough’s town centres and local centres.

The inclusion of office and light industrial uses within the E use class however also indicates Industrial Estates to be an appropriate location for new E use class developments. Taking that into account, 82.5% of completions and 73.6% of outstanding permissions for new commercial, business and service floorspace have been accommodated within appropriate locations.

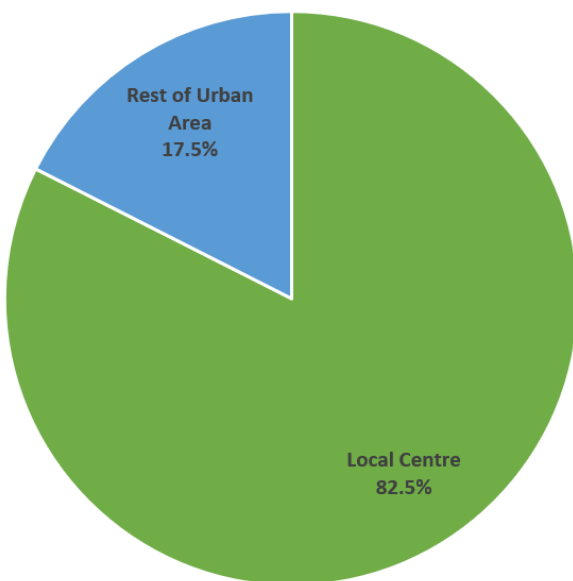


Figure 4 Location of gross additional commercial, business and service floorspace (E) – completions

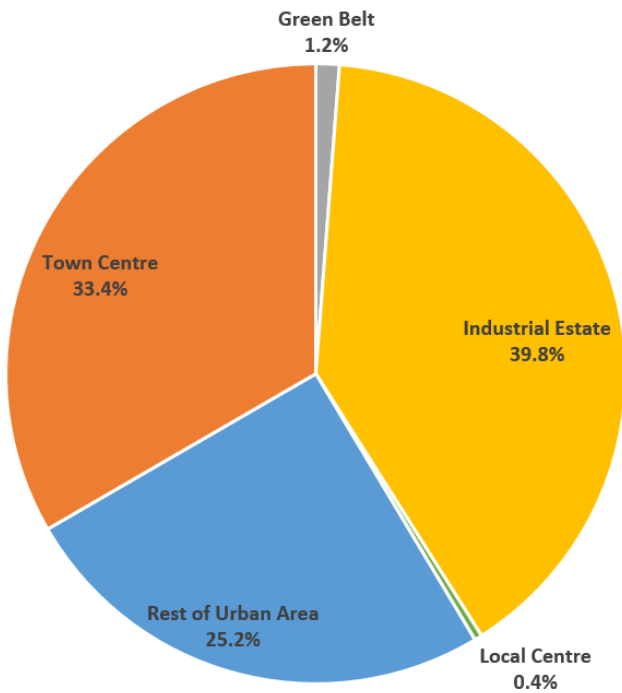


Figure 5 Location of gross additional commercial, business and service floorspace (E) – outstanding permissions

Looking specifically at the outstanding permissions, all 7,030sqm of potential new gross E use class floorspace coming from industrial estates developments consists of office and light industrial uses, most notably the redevelopment of the Horley Gas Holder Station at Balcombe Road Industrial Estate, providing 4,850sqm of new office space.

Extant developments in town centres include shops, coffee shops, restaurant uses and a cinema. Similarly, potential gross new floorspace in local centres is for shops. The majority of the potential new floorspace in town and local centres comes from the redevelopment of Marketfield Public Car Park to provide a mixed use scheme of retail, cinema and residential development.

When taking losses of commercial, business and service floorspace into account, Table 7 shows that within this monitoring period, there has been a net loss of 4,358sqm of E use class floorspace within the town and local centres. The outstanding permissions have the potential to deliver additional net loss of 6,184sqm of E use class floorspace within the town and local centres. The majority of these losses can be attributed to office to residential permitted development.

Table 7 Net additional commercial, business and service floorspace (E use class) located within Town and Local Centres

Position at 31 March 2023	Net sqm
Completions	-4,358sqm
Outstanding Permissions	-6,184sqm

In relation to specifically comparison and convenience floorspace:

Both the Core Strategy and DMP require additional comparison and convenience floorspace, subject to regular monitoring of levels, to be delivered to enable growth across the plan period. The borough's town and local centres are suitable locations to accommodate this growth.

The Council's most recent [2016 Retail Needs Assessment](#) identifies the need (subject to regular monitoring of demand) of approx. 12,900sqm comparison floorspace and no significant need for convenience retail over the plan period.

As of 31 March 2020, the residual requirement for the rest of the plan period stood at 7,556sqm of comparison and convenience floorspace to be delivered within town and local centres. Due to the changes in the Use Class Order in September 2020, this indicator is no longer possible to monitor. Convenience and comparison retail fall under E use class, together with a number of other uses including office, restaurants, gyms and health centres. These different uses can be interchanged without a need for planning approval. Any attempts to continue monitoring additional convenience and comparison retail floorspace are therefore not practical.

Town Centres

Within town centres specifically, over the course of this monitoring period there has been a net loss of commercial, business and service (E) floorspace. Extant permissions have the potential to lead to a further net loss (see table 8).

Table 8 Net additional commercial, business and service floorspace (E use class) located within Town Centres

Position at 31 March 2023	Net sqm
Completions	-4,082sqm
Outstanding Permissions	-5,077sqm

Redhill Town Centre is designated in the borough’s hierarchy of town centres (Core Strategy Policy CS7) as the primary town centre in the borough and the prime focus for large-sale leisure, office, cultural and retail uses and developments.

For the purposes of this monitor, retail, leisure and community developments have been split by use class as E (includes shops, cafes, restaurants, gyms, clinics, health centres and day nurseries, as well as office and light industrial developments), F.1 (includes schools, training centres, museums, libraries and places of worship), F.2 (includes community halls, swimming pools, skating rings and outdoor recreation, as well as small community shops) and Sui Generis (includes pubs, take-aways, cinemas, dance halls, theatres, night clubs, casinos and concert halls as well as other uses such as fuel stations, betting shops, taxi business and car showrooms).

Table 9 shows that there was no additional gross floorspace of E, F.1, F.2 or Sui Generis use class completed within this monitoring period in Redhill town centre. However, 31.4% of extant permissions for E use class floorspace and 24.2% of extant permissions for Sui Generis floorspace are located within Redhill town centre.

Table 9 Additional gross retail, leisure and community developments in Redhill Town Centre

Position at 31 March 2023	E	F.1	F.2	SG
Completions	0.0%	0.0%	0.0%	0.0%
Outstanding Permissions	31.4%	0.0%	0.0%	24.2%

Local Centres

Core Strategy Policy CS7 aims to maintain levels of accessible local services within the borough’s local centres. The Core Strategy Monitoring Framework defines ‘services’ as

former A1 – A5 and D1 – D2 use classes. Following the changes to the Use Class Order, this monitor will count E, F.1, F.2 and Sui Generis use classes as ‘services’.

Table 10 below shows that that there has been a net loss of services within local centres during this monitoring period. Outstanding permissions have the potential to lead to a further loss of services within the local centres.

Table 10 Net loss of E, F.1, F.2 and Sui Generis floorspace within local centres

Position at 31 March 2023	Net sqm
Completions	-328sqm
Outstanding Permissions	-1,107sqm

3.3. Leisure and Community Development

Community and Leisure Facilities

The Core Strategy Monitoring Framework indicator states that there should not be any loss of community and leisure facilities. Within this monitoring period, six permissions for community and leisure facilities have been completed. Four of these resulted in a loss of a community and leisure facility. More information is provided within Annex 2.

Hotel and Guest Accommodations

Within this monitoring period, five schemes have been completed, resulting in a loss of 12 hotel or guest house bedrooms. The Council does not have an adopted hotel policy requirement.

School Provision

There have been two developments completed within the borough's schools this monitoring period. The change of use to an independent special school for children with autism at Rowans Hill, Chipstead, with 50 school spaces has been completed. Another development that has been completed this monitoring period was the demolition of the former Priory School, Banstead, for the redevelopment to provide 44 retirement living apartments. During this monitoring period however, no permissions have been permitted within the borough's schools.

A number of permissions have been granted for additional school places, including 900 spaces following the demolition of the main school buildings and sports hall and the development of a new two and three storey secondary school building at Merstham Park School. 10 additional spaces following an extension to Brooklands School in Reigate are now under construction. Other improvement works include a new science teaching facility, temporary school office building and first floor classroom above previous single storey extension at Reigate School, extension to the refectory building at Reigate College, and a new classroom at Dovers Green School. Full details on school developments can be found in the Appendix 3.

4. Commercial Property Market

4.1. Overview

Table 11 summarises the amount of available commercial floorspace. Within the last twelve months, the amount of commercial floorspace within the borough available on the market has increased from 53,297sqm to 61,695sqm. The biggest increase in the available floorspace can be seen in the Rest of Redhill, primarily through the availability of the two industrial and warehouse units at the Unity Logistics Hub, Cross Oak Lane, in Redhill.

Table 11 Summary of available floorspace (sqm)

Area	Retail	Office	Industrial/ Warehouse	Total
Banstead Town Centre	292	294	0	586
Rest of Banstead	0	6,284	379	6,663
Reigate Town Centre	604	10,718	0	11,322
Rest of Reigate	234	3,129	2,010	5,373
Redhill Town Centre	282	10,084	0	10,366
Rest of Redhill	195	3,879	12,586	16,660
Horley Town Centre	67	133	0	200
Rest of Horley	600	1,016	8,909	10,525
Total	2,274	35,537	23,884	61,695

Offices remain the dominant source of available floorspace which has been the case over the past ten years. This year, the overall share for office space slightly increased from 55.8% of the total available floorspace to 57.6%, largely due to the availability of the office units at the Walton Oaks office complex in Banstead and at Castlefield House in Reigate.

The amount of available retail floorspace has increased within the last twelve months from 1,355sqm to 2,274sqm. Horley had the largest increase in retail floorspace from 225sqm to 667sqm, whilst Redhill and Reigate also had increases in floorspace, from 184sqm to 477sqm and 618sqm to 838sqm respectively. Banstead was the only area to see a decrease in retail floorspace availability within the last twelve months, from 328sqm to 292sqm.

The amount of available industrial and warehouse floorspace has risen during the last twelve months, from 22,193sqm to 23,884sqm in this monitoring period, accounting for 38.7% of all available commercial floorspace in the borough. In addition to the units available at the North Gatwick Gateway, several other large industrial and warehouse units have become available within the borough’s industrial estates, including units at Balcombe, Salfords and Holmethorpe industrial estates. Redhill has seen the largest increase in industrial and warehouse floorspace availability, up from 7,684sqm to 12,586sqm.

Figure 6 below shows the available floorspace trend 2012-2023. The past twelve months have seen an increase of available commercial floorspace within the borough. There has been an increase in the total amount of floorspace for all commercial floorspaces from the previous monitoring period.

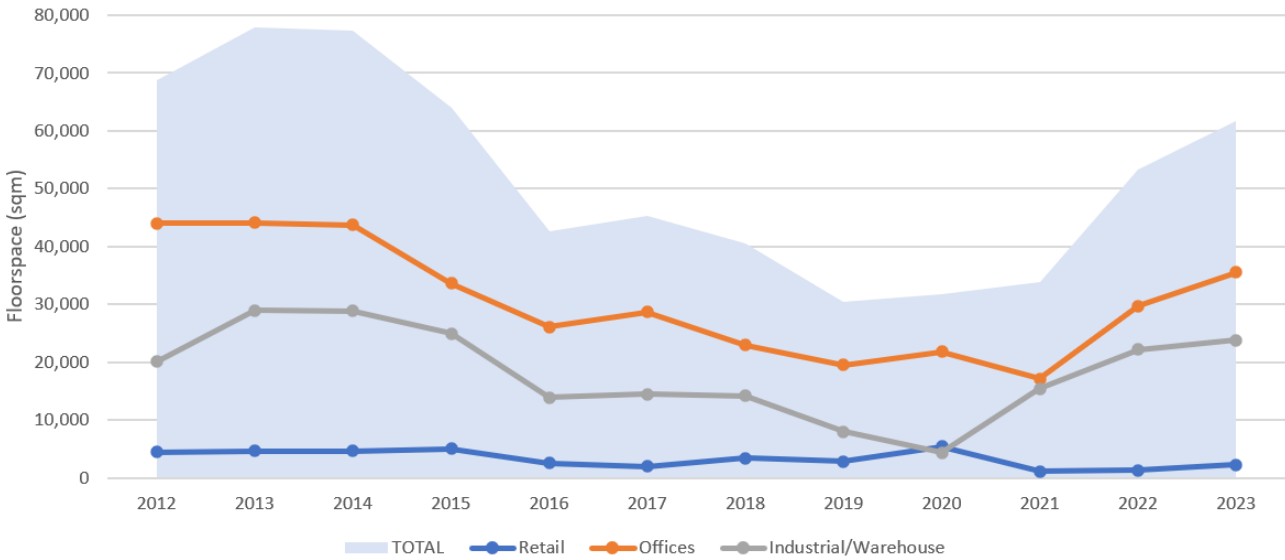


Figure 6 Available floorspace trend (2012 to 2023)

4.2. Office

Within the last twelve months, the amount of available office floorspace has increased from 29,747sqm to 35,537sqm.

Figure 7 shows that most of the available office floorspace is within Reigate town centre (30.2%), Redhill town centre (28.4%) and the rest of Banstead (17.7%). Redhill and Reigate town centres have a large composition of available floorspace due to the purpose-built large office accommodation available, such as Grosvenor in Redhill and London Court in Reigate. The rest of Banstead has a large volume of available office floorspace due to the Walton Oaks office complex.

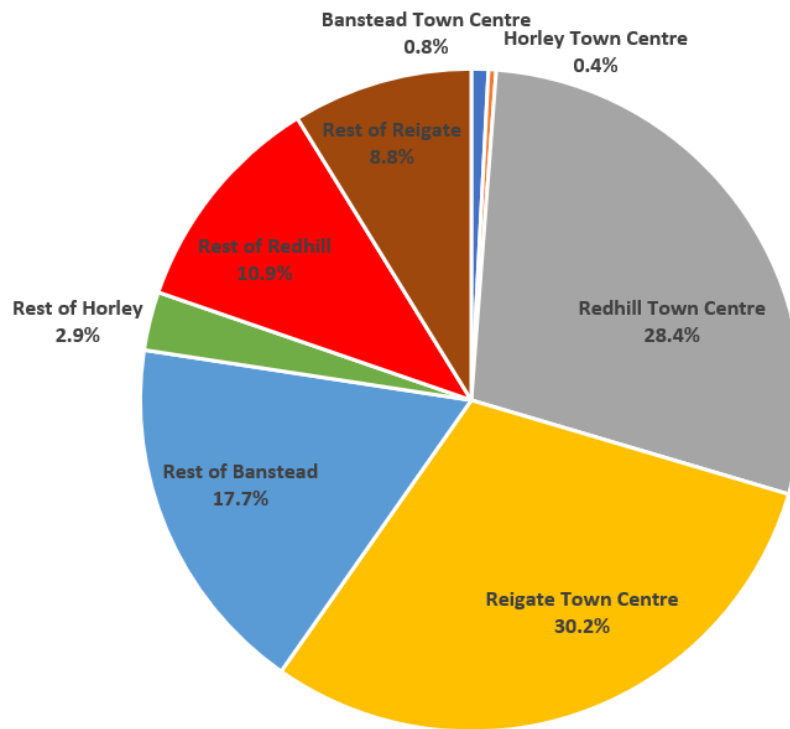


Figure 7 Geographical breakdown of available office accommodation

Redhill has the most available office floorspace during this monitoring period at 39.3%, followed by Reigate (39.0%) and Banstead (18.5%). Horley has the least available office floorspace at only 3.3%. Reigate, Redhill and Horley have all seen increases in available office floorspace from the previous monitoring period (from 12,191sqm to 13,847sqm, 8,587sqm to 13,963sqm and 939sqm to 1,149sqm respectively), whilst only Banstead has seen decreases in available office floorspace (from 8,032sqm to 6,578sqm. Most of the office floorspace available is located in town centres (21,230sqm), followed by rest of urban areas (13,507sqm) and local centres (800sqm). Notable office units available include Walton Oaks in Banstead (7,485sqm), Castlefield House, Castlefield Road, in Reigate (3,138sqm), and Consort House, Queensway, in Redhill (2,480sqm).

4.3. Industrial and Distribution

Within the last twelve months the amount of available industrial and distribution floorspace has increased slightly from 22,193sqm to 23,884sqm.

Figure 8 shows that more than half of the available industrial and distribution floorspace is within Redhill (52.7%), and more than a third is located in Horley (37.3%). Reigate takes up 8.4% of the available industrial and distribution floorspace, with Banstead making up the remaining amount (1.6%).

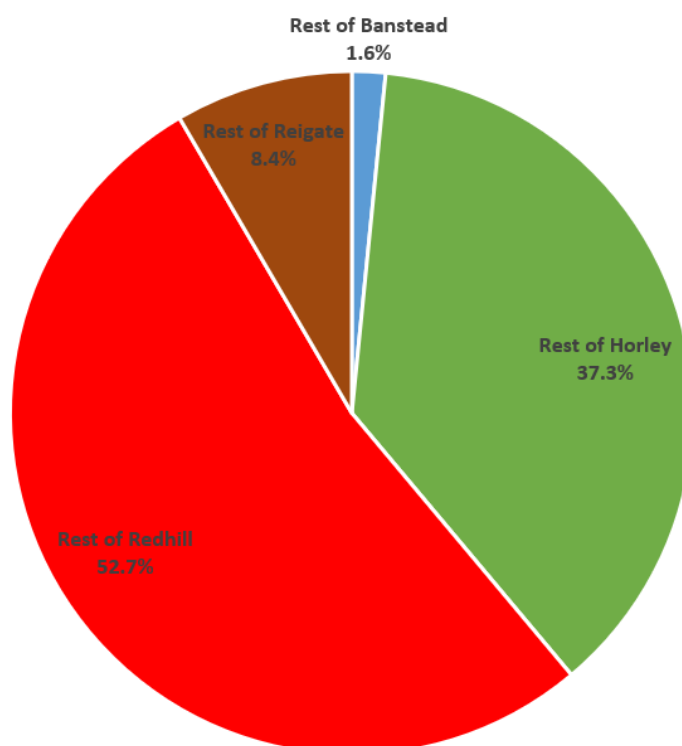


Figure 8 Geographical breakdown of available industrial and distribution accommodation

Available industrial and warehouse floorspace is without surprise mostly located in the borough's industrial estates with a total of 21,759sqm available, whilst the remaining 2,124sqm is located in the rest of the urban areas. Notable available floorspace includes units at the Unity Logistics Hub (7,803sqm), North Gatwick Gateway (3,858sqm), Saltwhistle Business Park (2,257sqm).

4.4. Retail

During the past twelve months, available retail floorspace has increased from 1,354sqm to 2,274sqm.

As can be seen from Figure 9, Reigate has the most available retail floorspace at 36.9%, followed by Horley at 29.3%, Redhill at 21.0% and Banstead at 12.8%.

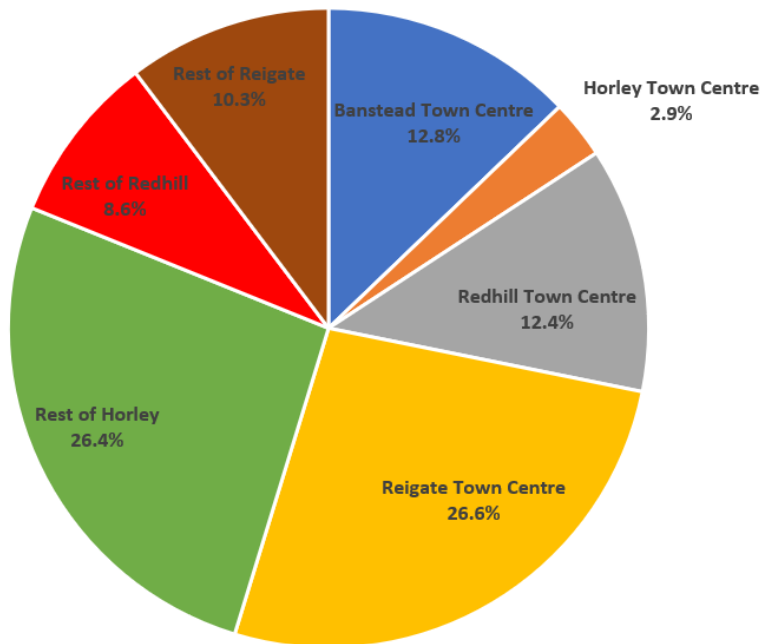


Figure 9 Geographical breakdown of available retail accommodation

All available retail floorspace is located either at the borough's designated town centres (1,244sqm) or the rest of the urban areas (1,029sqm), featuring typical high street stores of around 100 – 200sqm each, apart from a public house/restaurant site at Westvale Park, Horley.

5. Summary of Key Findings

- **Retail, Employment and Community Completions** – Over the last twelve months, 2,139sqm (gross) of new retail, employment and community floorspace has been completed in the borough. Once losses (from changes of use or redevelopment away from employment/retail/community use) are taken into account, there was overall a net loss of 17,944sqm of retail, employment and community floorspace during 2022/23.
- **Extant Retail, Employment and Community Permissions (Pipeline)** – Extant and under construction schemes could create over 40,634sqm (gross) of new or expanded retail, employment and community accommodation. Once losses are factored in however, the pipeline could result in a net loss of 49,519sqm of employment space, the majority of which would be E commercial, business and service uses (68.7%).
- **Development Characteristics and Location** – No additional industrial, storage and distribution floorspace (B2 and B8) has been delivered within the borough's designated employment areas and 82.5% of all new commercial, business and service floorspace (E use class) has been delivered within the borough's designated town centres and local centres.
- **Borough Commercial Property Market** – The amount of available commercial floorspace has increased within the last twelve months from 53,297sqm to 61,695sqm. Overall, Redhill and Reigate have both seen increases in available floorspace within the past twelve months (16,455sqm to 27,025sqm and 14,832sqm to 16,695sqm respectively). Banstead and Horley however have seen decreases in available floorspace (9,606sqm to 7,249sqm and 12,404sqm to 10,725sqm respectively). The increases in available floorspace in both Redhill and Reigate can largely be attributed to the Unity Logistics Hub, Cross Oak Lane, Redhill, and Castlefield House, Castlefield Road, Reigate, respectively.

Appendix 1: 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
B2	Industrial	Remains B2
B8	Storage and distribution	Remains B8

Appendix 2: Leisure and Community Developments

Address	Planning Reference	Description of Works	Status at 31 st March 2023
The Oakley Outdoor Centre, Merstham	18/00312/F	Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses.	Completed during this monitoring period
Lilliput Children's Centre, Lilliput Nursery, West Avenue, Salfords	18/01971/F	Development for a 76 bedroom specialist dementia nursing care home.	Completed during this monitoring period
The Epiphany House, Mansfield Drive, Merstham, Redhill, Surrey, RH1 3JP	19/02559/F	Demolition of existing properties and erection of 10 houses	Completed during this monitoring period
The Courtyard Theatre, Longshaw Stables, Hazelwood Lane, Chipstead	18/00649/F	Extension to workshop facilities of existing theatre	Completed during this monitoring period
Codes House, Yorke Road, Reigate, Surrey, RH2 9HG	20/01462/F	Demolition of a building that used to form a part of doctor's surgery and redevelopment of the site for residential.	Completed during this monitoring period

Address	Planning Reference	Description of Works	Status at 31 st March 2023
Geoffrey Knight Playing Fields, Park Lane, Reigate	18/00956/F	Extension to a rugby club to provide storage and storm porch	Completed during this monitoring period
The Barley Mow Public House, Reigate	20/00351/F	Change of use from public house to physio clinic and hydrotherapy centre	Under construction
Marketfield Public Car Park, Marketfield Road, Redhill	16/01066/F	Demolition of existing buildings and redevelopment to provide new multi-screen cinema and flexible retail, restaurant and café units.	Under construction
Kingsfield Business Centre, Philanthropic Road, Redhill, Surrey, RH1 4DP	19/01605/F	Demolition of buildings a, b, c and j (offices, storage, consultation rooms and day centre for the elderly) and redevelopment for residential).	Under construction
1 Church Street, Reigate, Surrey, RH2 0AA	20/00572/F	Conversion of existing office and yoga studio to residential.	Not started
Redhill And Old Coulsdon Cricket Club, The Ring Pavilion, Horley Road, Redhill, Surrey, RH1 5AL	20/00728/F	Extension to cricket pavilion to replace existing storage container.	Not started

Address	Planning Reference	Description of Works	Status at 31 st March 2023
Kingswood Fields, Millfield Lane, Lower Kingswood, Surrey, KT20 6RP	19/01184/F	Demolition of existing pavilion and ground maintenance building and erection of replacement pavilion and ground maintenance building.	Not started
Ground Floor, 1A Charman Road, Redhill, Surrey, RH1 6AG	20/00298/CU	Change of use from storage to exercise studio.	Not started
Chipstead Golf Club, How Lane, Chipstead, Surrey, CR5 3LN	21/00801/F	Proposed construction of covered driving range station	Not started
Battlebridge Hall, 181 Frenches Road, Redhill, Surrey, RH1 2HZ	21/01643/F	Loft conversion with roof lights to be used as prayer hall	Not started
Salfords Cricket Club, The Pavilion, Petridgewood Common, Woodhatch Road, Redhill, Surrey, RH1 5JH	21/00110/F	Demolition of existing single storey timber cricket pavilion and construction of new single storey timber cricket pavilion	Not started
Banstead Physio and Therapies, 133A High Street,	21/01507/F	Change of use of upper floors from d1 to residential use (c3)	Not started

Address	Planning Reference	Description of Works	Status at 31 st March 2023
Banstead, Surrey, SM7 2NS			
The Children's Trust, Tadworth Court, 2 Tadworth Street, Tadworth, Surrey, KT20 5RU	21/02090/F	Demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical leads (f1)	Not started

Appendix 3: School Provision

Address	Planning Reference	Description of Works	Status at 31 March 2023	Additional School Places
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	20/01088/F	Proposed new single storey science teaching facility	Not started	0
Reigate College, Castlefield Road, Reigate, Surrey, RH2 0SD	20/01409/F	Extension to the refectory building.	Under construction	0
Rowans Hill, Coulsdon Lane, Chipstead, Coulsdon, Surrey, CR5 3QG	19/02269/F	Change of use to an independent special school for children with autism and related special educational needs.	Completed	50
Brooklands School, Alexander Road, Reigate, Surrey, RH2 8ED	21/00189/CON	Extension to the main school building and construction of single storey teaching block.	Under construction	10

Address	Planning Reference	Description of Works	Status at 31 March 2023	Additional School Places
<p>Priory School, Bolters Lane, Banstead, Surrey, SM7 2AJ</p>	<p>19/00472/F</p>	<p>Demolition of existing buildings and redevelopment to provide retirement apartments. Site is a former private school, which has been vacant following amalgamation of several schools in the area.</p>	<p>Completed</p>	<p>0</p>
<p>Merstham Park School, Taynton Drive, Merstham, Surrey</p>	<p>20/01591/F</p>	<p>Demolition of existing school buildings, including main school buildings, sports hall and ancillary building and erection of new part two, part three storey secondary school, car parking and play space</p>	<p>Not started</p>	<p>900</p>
<p>Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT</p>	<p>21/02179/F</p>	<p>Temporary school office building</p>	<p>Not started</p>	<p>0</p>

Address	Planning Reference	Description of Works	Status at 31 March 2023	Additional School Places
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	21/02180/F	1 st floor classroom above previous single storey extension	Not started	0
Dovers Green School, Rushetts Road, Reigate, Surrey, RH2 7RF	21/02181/F	New outbuilding/classroom	Not started	0

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 5 years land supply position

Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace

Industrial Estates

Contains an analysis of occupational trends in the borough's seven main Industrial Estates

Local Centres

Provides information on retail provision in the borough's 27 local shopping 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 and 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:

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