



Commercial, Leisure and Community Commitments Monitor

Position at 31 March 2025

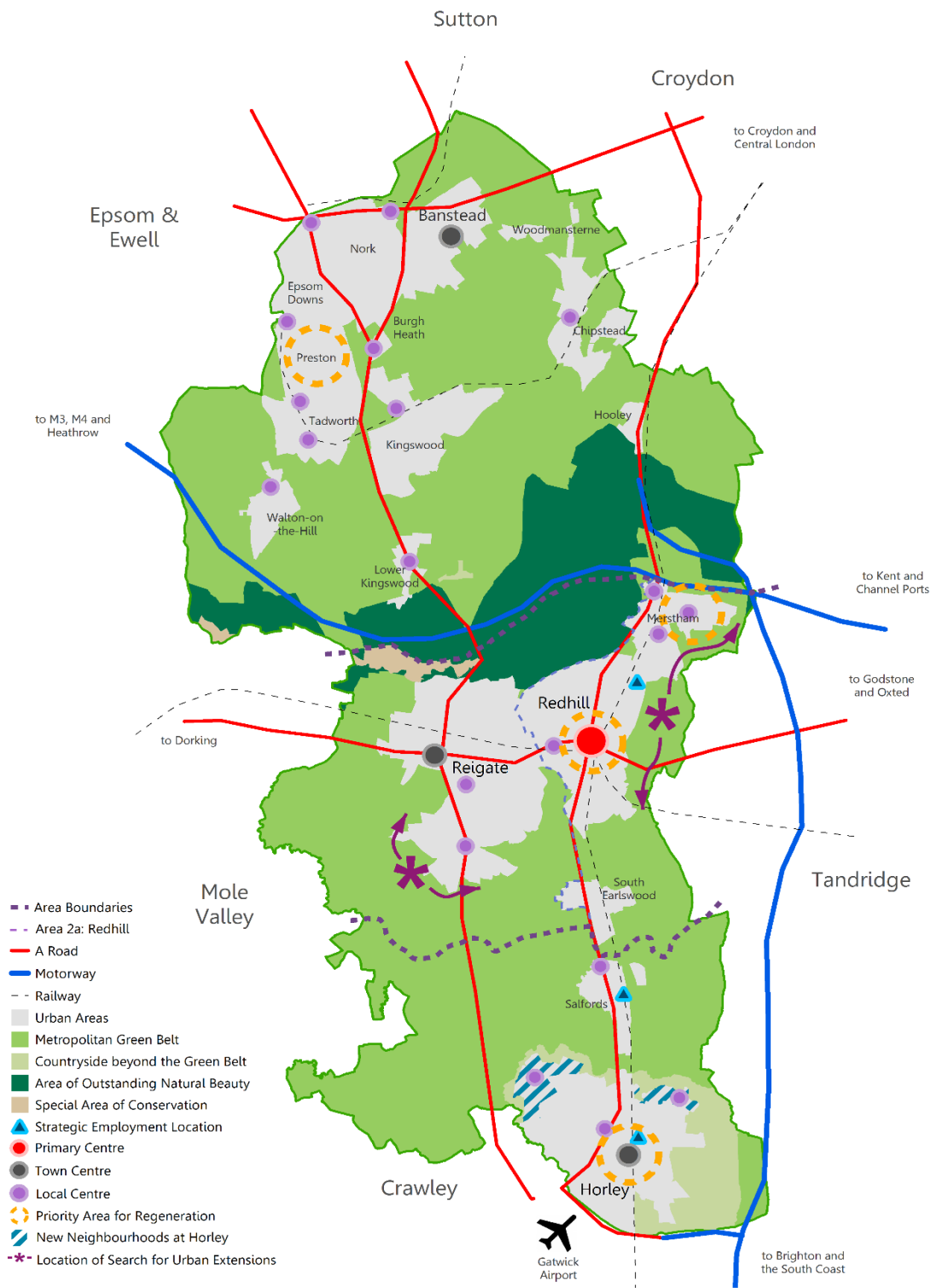


Figure 1 Reigate and Banstead Core Strategy borough map

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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

Going into 2025, the UK commercial property market is expected to stabilise. However, there are various factors that has the potential to influence the commercial property market, with these primarily being trade tensions, recession risks and interest rate volatility.

According to the [Office of National Statistics](#) (ONS), during Q1 2025, the UK GDP grew by around 0.7%, and overall in 2024, GDP increased by 0.8% in 2024 compared to 2023. In Q1 2025, the employment rate was estimated at 75.0%, which was a 0.1% decrease from the previous quarter, but still remains 2.1% lower than the pre-pandemic level. The unemployment rate was estimated at 4.5% in Q1 2025, 0.2% higher than the previous quarter, and the economic inactivity rate decreased to 21.4%, 0.2% lower than the previous quarter ([ONS](#)). Throughout 2025, unemployment is expected to rise along with an increase in redundancies, despite there being a decrease in the number of vacancies in lower-paying industries and continued wage growth. However, this rise in unemployment is expected to be mild and short-lived. Prospects of any continued economic recovery will have to be monitored carefully considering the risks and volatilities in the current commercial property market.

During March 2025, inflation was recorded at 2.6%, which was a month-on-month decrease from the inflation rate recorded in January 2025 ([ONS](#)). This was in accordance with the interest rate, which was adjusted to 4.5% in February 2025 ([Bank of England](#)). This was a 0.5% decrease from the 5% interest rate in August 2024. [CBRE](#) expects economic recovery in the UK to continue throughout 2025, with price stability, rising real incomes and falling debts expected within 2025. Whilst consumer confidence weakened at the end of 2024, retail sales and consumer spending were still ahead of levels recorded in the second half of 2023. There remain however many uncertainties that can have a significant impact on inflation, including the ongoing conflicts in the Ukraine and the Middle East and trade tensions, which particularly makes energy and goods prices volatile.

According to [Cushman & Wakefield](#), office take up across the Big Five and the south east totalled 1.9 million sqft in Q1 2025, which was the highest Q1 total recorded since 2019. Grade A space accounted for 71% of this take up at 1.4 million sqft, although this was still 3% lower than in Q4 2024. For Central London specifically, take-up totalled 2.13 million sqft in Q1 2025, with Grade A space also taking up the majority of the leasing at 1.46 million sqft ([Cushman & Wakefield](#)). Vacancy rates however were still relatively high, with a reported

28.8 million sqft of available office space across the Big Five and the south east, which saw a 2% decrease on Q4 2024. This equates to a 11.1% vacancy rate within these regions. For Central London, there was a reported 28.35 million sqft of available office floorspace, which was up by 3% from the previous quarter, with an overall vacancy rate of 9.64%. For the Big Five and the south east, approximately 3.4 million sqft currently under construction, whereas for central London, there was a total of 15.93 million sqft under construction, with 42% of this already pre-let.

The retail commercial property market has generally improved from the previous twelve-month period. [Knight Frank](#) found that as of Q1 2025, consumer spending power generally strengthened as inflation eased, with retail sales increasing each month of the quarter. This was largely aided by more households having more disposable income, with Asda's Income Tracker stating that consumers had an average disposable income of £257 per week. Retail rental growths for retail warehouses and shopping centres standard retail grew slightly by Q1 2025 to 2.5% and 1.6%, whilst for standard retail, a slight increase was still recorded at -0.7%. Vacancy rates for retail units have seen a slight improvement however, with the overall vacancy rate at 15.1% in Q1 2025, a slight improvement from the previous monitoring period (15.3% in Q1 2024). Retail investment totalled around £1.3 billion in Q1 2025, which was below the five-quarter average of £1.8 billion. The most investment occurred within retail warehousing units (68%), followed by food stores (19%) and high streets (11%) ([Knight Frank](#)).

The industrial commercial market has generally seen a resurgence since the Covid-19 pandemic. [Lambert Smith Hampton](#) found that there was a take up of 20 million sqft of X-Large industrial space, 10.6 million sqft of Large industrial space, and 8.6 million sqft of Mid Box industrial space. For the X-Large industrial space, the take up was still above the five-year annual average, however for the large and mid-box industrial spaces, they were below. Grade A space continues to dominate the take up of industrial space too, with 73% of the overall proportion being grade A space. The vacancy rates for X-Large, large and mid-box units were 5.1%, 8.5% and 8.3% respectively ([Lambert Smith Hampton](#)). As expected, Grade A space occupies most of the supply (63%). However, second-hand and refurbished supply have increased drastically in 2024, with second-hand space increasing year-on-year by 27% to 30.9 million sqft and refurbished space increasing year-on-year by 9% to 53.3 million sqft.

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 and March 2024 (and found not needing updating). 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 and reviewed with most policies found not to require updating in September 2024. 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.

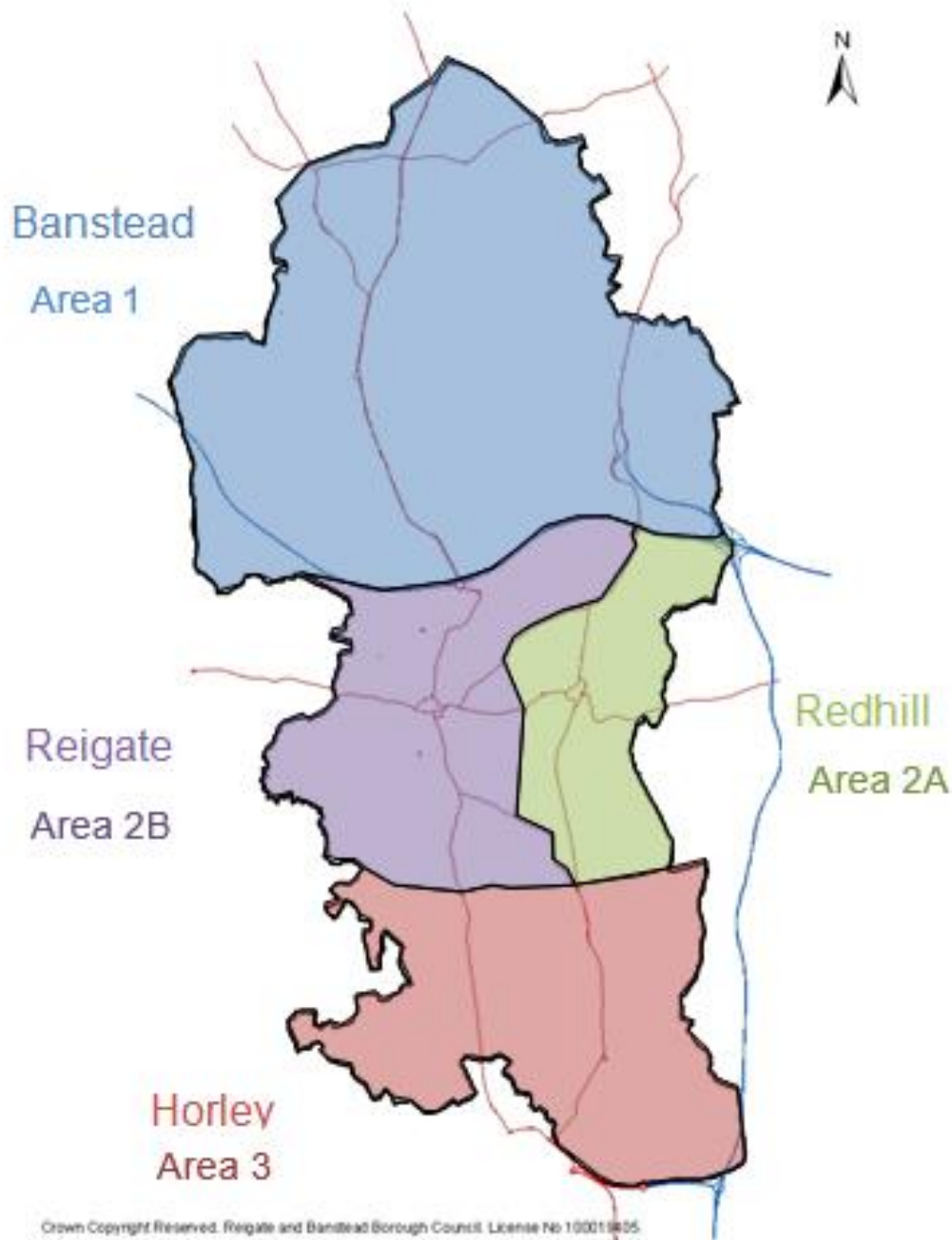


Figure 2 Reigate and Banstead four Core Strategy areas

2. Employment, Retail and Community Development Summary

2.1. Completions

Over the last twelve months 5,227sqm (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 an overall net loss of 3,098sqm of retail, employment and community floorspace during 2024 to 2025. 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	1,440	5,760	-4,320
E/Sui Generis	72	0	72
F1	3,238	74	3,164
F2	128	1229	-1,101
Sui Generis	349	1,262	-913
Total	5,227	8,325	-3,098

The majority of the gross new retail, employment and community floorspace completed in this monitoring period comes from F1 uses (3,238sqm), E commercial, business and service uses (1,440sqm), and Sui Generis uses (349sqm). Notable schemes include:

- Demolition of existing school buildings at Merstham Park School and erection of new part two, part three storey secondary school, car parking, play space, landscaping and ancillary works, which will provide 856sqm of new F1 floorspace (20/01591/F)

- Prior approval for the proposed change of use of an agricultural building to an E use class building, which will provide 500sqm of new E floorspace (22/01368/PAP3R)

The biggest losses of retail, employment and community floorspace during this monitoring period came from E commercial, business and service uses (5,760sqm). The largest of these came from the change of use at Roebuck House, Reigate, from E use class office floorspace (1,396sqm) to C3 residential dwellings. Other notable losses came from the loss of E use class floorspace to C3 residential dwellings at Arctic House, Banstead (1,234sqm), under the 22/01066/PAP3MA prior approval, and the loss of F2 use class floorspace to C3 residential dwellings at the Orchard Cottage Riding Stables, Lower Kingswood (1,229sqm), under the 20/00356/F permission.

Previously Developed Land

92.3% 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 39,458sqm (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 (53,349sqm net loss). Significant amount of all recorded losses can be attributed to E commercial, business and service uses floorspace (55,758sqm gross; 60.1%), out of which 28.2% (15,721sqm) comes from office or retail to residential permitted development rights.

Over half of all E use class losses (32,616sqm) 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 Redhill Ambulance Station, Redhill, into residential housing (932sqm).

Pipeline developments for industrial and storage and distribution uses also have the potential to contribute to a loss of B2 floorspace (net loss of 767sqm), whilst there is an increase of B8 floorspace (net gain of 3,212sqm). The losses for B2 floorspace can mainly be attributed to the development at the Mitchells of Horley, Horley, site (1,965sqm), whilst the gains for B8 floorspace 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	15,989	55,758	-39,769
E/Sui Generis	600	0	600
E/B8	0	11,171	-11,171
E/B2/B8	2,502	1,440	1,062
B2	2,326	2,783	-457
B2/B8	568	0	568
B2/Sui Generis	80	0	80
B8	7,163	3,951	3,212
F.1	4,645	3,422	1,223
F.2	2,444	666	1,778
Sui Generis	3,141	13,616	-10,475
Total	39,458	92,807	-53,349

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 the former Horley Gas Holder Station (4,850sqm). Banstead (Area 1) could 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 (sqm) 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. Mixes of other employment use classes, such as B2/B8 uses, are also included. However, mixes of employment use classes with other categories, for example E/B8, or B2/Sui Generis, are not included.

As of 31st March 2024, the net completions of employment floorspace since the beginning of plan period stood at an overall loss of 34,928sqm (B1-B8 until 31st March 2020, and B2, B8, and mixes of employment uses from 1st April 2020 onwards). During this monitoring period, there was no gain or loss of B2 or B8 employment floorspace. Table 3 below shows that the total net cumulative completions since the beginning of plan period result in a total net loss of 34,928sqm.

Table 3 Net completions and outstanding permission - employment floorspace

Position at 31 March 2025	Net sqm
Net Completions 2024/25	0sqm
Net Cumulative Completions since 2012/13*	-34,928sqm*
Net Outstanding Permissions	-2,242sqm

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

There have been no completions of B2 or B8 employment space during this monitoring period. 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, B8 and B2/B8) have the potential to increase the amount of net employment floorspace by 3,013sqm. The largest employment gains would come from the gross gain of 6,912sqm of B8 employment land from the redevelopment of Titan House in Salfords, whilst the largest employment loss would come from the gross loss of 1,965sqm of B2 employment land at the Mitchells of Horley, Horley, site.

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. Much of this is allocated to the Horley Strategic Business Park site (DMP Policy HOR9) but delivery of this will be significantly delayed should the Gatwick Airport Northern Runway Development Consent Order application be progressed due to major road alterations along the A23/M23 spur associated with the Gatwick Airport expansion proposals.

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, no completions of any gross additional industrial, storage and distribution floorspace, have been delivered in areas designated as employment areas. However, 86.9% 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 2025	%
Completions	0.0%
Outstanding Permissions	86.9%

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 gross loss of 2,497qm 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 2025	Gross sqm
Completions	0sqm
Outstanding Permissions	-2,497sqm

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 4,320sqm of commercial, business and service floorspace. Extant permissions have the potential to deliver a further net loss of 39,769sqm of E use class floorspace. Most of these significant losses can be attributed to the former B1 uses, accounting for 18.2% of all gross losses delivered and 63.1% 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 2025	Net sqm
Net Completions	-4,320sqm
Net Outstanding Permissions	-39,769sqm

Development within Priority Location

Across the borough, within this monitoring period, there has been a total gross gain of 1,440sqm of additional commercial, business and service floorspace (E use class) and the extant permissions have the potential to deliver a further 15,989sqm 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 0.8% of completions and 7.0% 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 that Industrial Estates are an appropriate location for new E use class developments. Taking that into account, 0.8% of completions and 58.3% of outstanding permissions for new commercial, business and service floorspace have been accommodated within appropriate

locations, as also indicated in Figures 4 and 5.

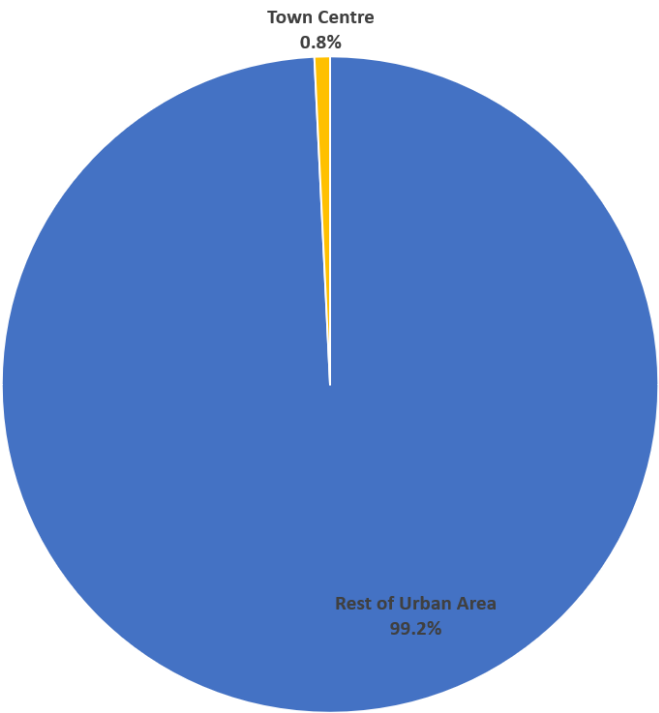


Figure 4 Location of gross additional commercial, business and service floorspace (E) – completions

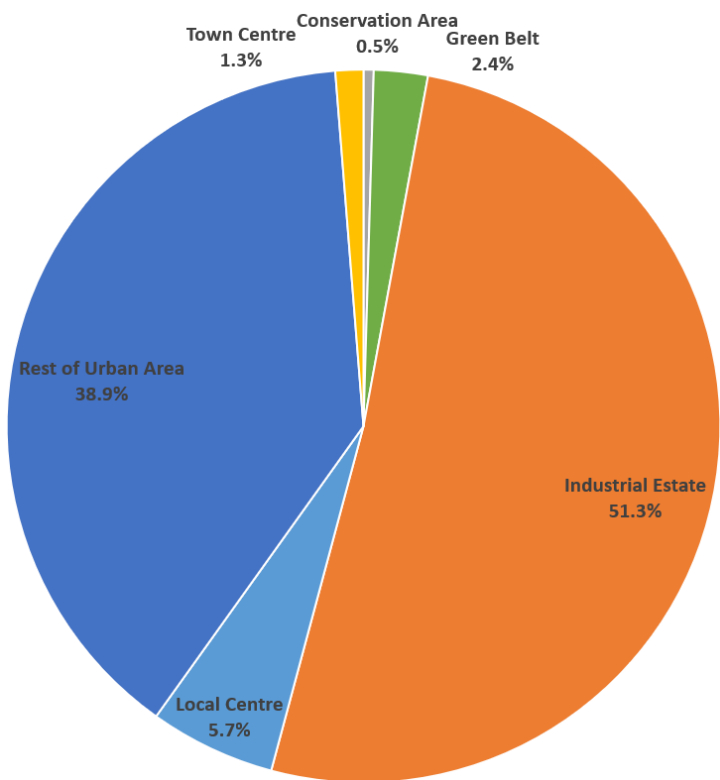


Figure 5 Location of gross additional commercial, business and service floorspace (E) – outstanding permissions

Looking specifically at the outstanding permissions, all 8,151sqm of potential new gross E use class floorspace coming from industrial estates developments consists of office, light industrial and retail uses. The most notable is the redevelopment of the former Horley Gas Holder Station at Balcombe Road Industrial Estate, which will provide 4,850sqm of new office space.

Extant developments in town centres currently include health services and a brewery. Potential gross new floorspace in local centres is for shops, offices and further commercial space. The potential gross new commercial floorspace is fairly lower in the town centres compared to the local centres during this monitoring period.

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 963sqm of E use class floorspace within the town and local centres. The outstanding permissions have the potential to deliver an additional net loss of 15,429sqm of E use class floorspace within the town and local centres. The majority of these losses (14,712sqm gross) can be attributed to office or retail 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 2025	Net sqm
Completions	-963sqm
Outstanding Permissions	-15,429qm

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 [2016 Retail Needs Assessment](#) (which informed the DMP) identified the need (subject to regular monitoring of demand) of approximately 12,900sqm comparison floorspace and no significant need for convenience retail over the plan period. A more recent

[Retail and Leisure Needs Study \(2024\)](#) produced by Lichfields found an overall need of approximately 4,710sqm of convenience retail and approximately 1,960sqm of comparison retail up to 2043.

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 offices, 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 the 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 2025	Net sqm
Completions	-436sqm
Outstanding Permissions	-13,475sqm

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-scale 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 businesses and car showrooms).

Table 9 shows that there was no additional gross commercial, business and service (E), Sui Generis, F.1 or F.2 floorspace located within Redhill town centre within this monitoring period. There is also currently no gross additional floorspace for E, F.1, F.2 or Sui Generis use classes planned within Redhill town centre from extant permissions.

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

Position at 31 March 2025	E	F.1	F.2	SG
Completions	0.0%	0.0%	0.0%	0.0%
Outstanding Permissions	0.0%	0.0%	0.0%	0.0%

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'. This will also consider mixes of uses within these use classes, such as a mix of E and Sui Generis uses.

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 2025	Net sqm
Completions	-351sqm
Outstanding Permissions	-3,536sqm

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. Two 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, no schemes have been completed regarding hotel and guest accommodations. 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 demolition of the existing school buildings, including main school buildings, sports hall and ancillary buildings, and the erection of a new part two, part three storey secondary school to provide 900 new places for pupils at Merstham Park School has been completed during this monitoring period. Although not completed in this monitoring period, the development for the construction of a new two form entry primary school at Westvale Park to provide 420 new places for pupils has been completed. This was previously completed in 2020, but not been recorded within the completed permissions previously until now. During this monitoring period, three permissions have been permitted within the borough's schools. One permission is at Micklefield School, which seeks for the change of use of an outbuilding from a timber store to teaching accommodation. Another permission is at Reigate Grammar School for the demolition of the existing music drum room and four multi-use games areas and the construction of a new sports centre and four new multi-use games areas. The third permission is at Dovenby Hall for the change of use to a specialised school for students with special educational needs, which would provide space for an additional 50 school spaces.

One other permission has been granted for additional school places, which includes 18 spaces at the Land and City Families Trust, Old Pheasantry, for the change of use of part of the building to a 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 approximate amount of commercial floorspace within the borough available on the market has decreased from 94,543sqm to 52,691sqm. It is worth noting that the research done for the available commercial floorspace was conducted when the monitor was published in November 2025. The biggest decrease in the available floorspace from the previous monitoring period can be seen in the Rest of Redhill, particularly in office and industrial and warehouse floorspace. The largest available site in terms of floorspace is the Unit 5, North Gatwick Gateway Site, Crossoak Lane, in Salfords Industrial Estate.

Table 11 Summary of approximate available floorspace (sqm)

Area	Retail	Office	Industrial/ Warehouse	Total
Banstead Town Centre	0	505	0	505
Rest of Banstead	279	1,675	2,685	4,639
Reigate Town Centre	205	7,207	0	7,412
Rest of Reigate	81	916	90	1,087
Redhill Town Centre	73	14,607	0	14,680
Rest of Redhill	117	5,296	12,553	17,966
Horley Town Centre	0	53	0	53
Rest of Horley	0	100	6,249	6,349
Total	755	30,359	21,577	52,691

Offices remain the dominant source of available floorspace, which has been the case over the past twelve years. This year however, the overall share for office space decreased from

64.3% to 57.6%. The largest site in terms of office floorspace was the site at Kingswood Fields, Lower Kingswood.

The amount of available retail floorspace has decreased within the last twelve months from 1,425sqm to 755sqm. All areas saw a decrease in available retail floorspace from the previous monitoring period, apart from Horley which stayed the same, but continued to have no available retail floorspace.

The amount of available industrial and warehouse floorspace has also decreased during the last twelve months, from 32,336sqm to 21,577sqm in this monitoring period. However, the overall percentage of available floorspace it accounted for did increase, from 34.2% to 40.7%. In addition to the unit available at Unit 5, North Gatwick Gateway Site, Crossoak Lane, several other large industrial and warehouse units have become available within the borough's industrial estates, including at Millennia House, Tadworth, and at the Former Mitchells of Horley site in the Balcombe Road Industrial Estate. Horley saw the largest increase in industrial and warehouse floorspace availability, up from 5,585sqm in the previous monitoring period to 6,249sqm within this monitoring period.

There can be many reasons for this decrease in available floorspace, including commercial floorspace being lost to permitted development, more businesses occupying commercial floorspace in the past year, and less new development being built. Planning applications may have also been permitted on particular commercial uses, such as office blocks, meaning owners may not be putting those properties they own on the market. Similarly, some owners may be decanting buildings with a view to sell to housing developers.

Figure 6 below shows the available floorspace trend 2012-2025. The past twelve months have seen a decrease of available commercial floorspace within the borough. There has been a decrease in the total amount of floorspace for all commercial floorspaces from the previous monitoring period.

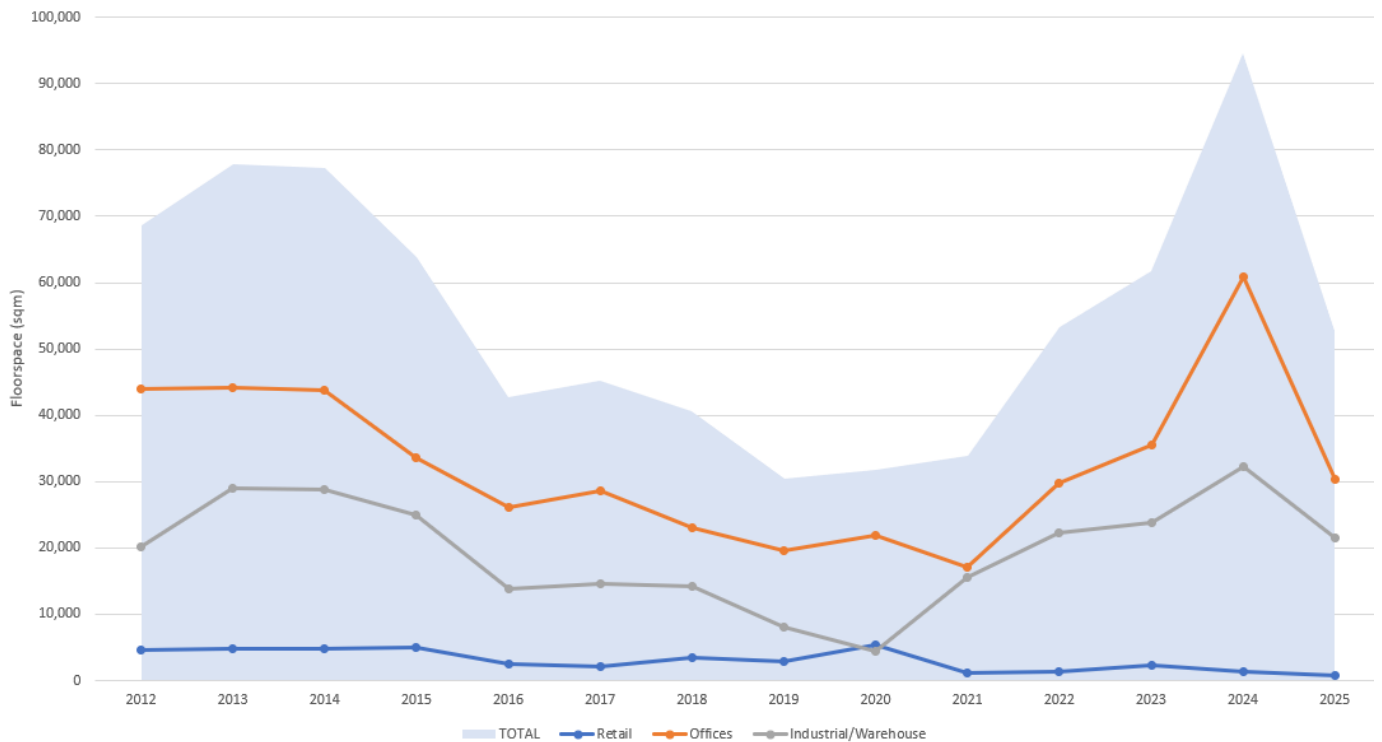


Figure 6 Available floorspace trend (2012 to 2025)

4.2. Office

Within the last twelve months, the amount of available office floorspace has decreased from 60,783sqm to 30,359sqm.

Figure 7 shows that most of the available office floorspace in the borough is within Redhill town centre (48.1%), Reigate town centre (23.7%), Rest of Redhill (17.4%), and the Rest of Banstead (5.5%). Redhill town centre and the Rest of Redhill have large compositions of available floorspace due to the purpose-built large office accommodation available, such as Red Central, Redhill, Bridge Gate House, Redhill, and Unit 14 at Perrywood Business Park, Horley. Reigate town centre also has a large volume of available office floorspace, most notably due to the available office space at 45 London Road, Reigate, and at Fonteyn House, 47-49 London Road, Reigate.

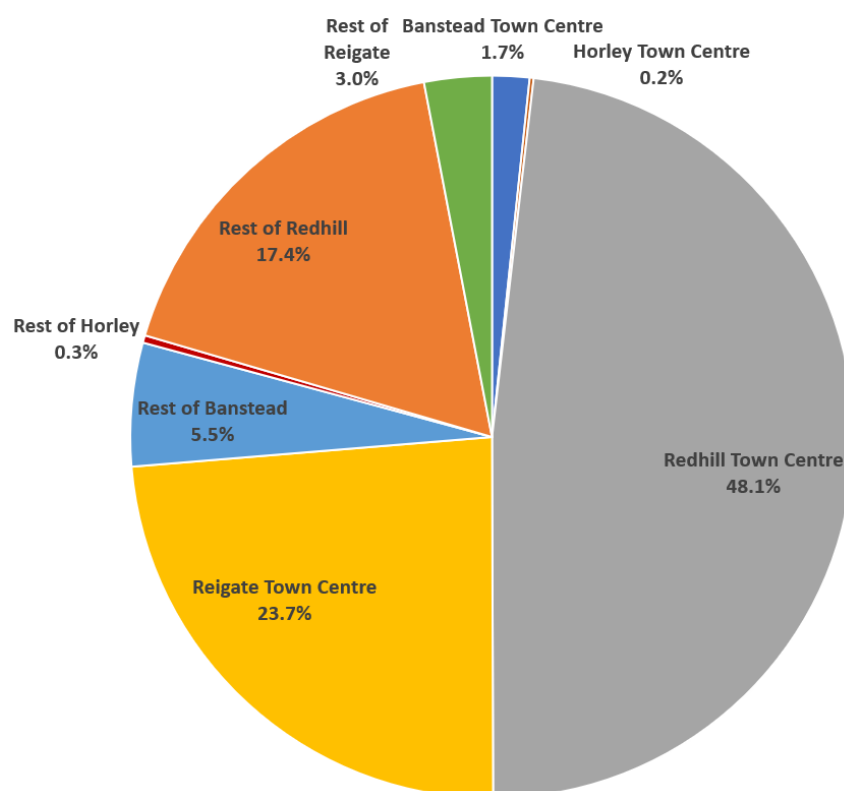


Figure 7 Geographical breakdown of available office accommodation

Redhill has the most available office floorspace during this monitoring period at 65.5%, followed by Reigate (26.7%), Banstead (7.2%) and Horley (0.5%). All town centres have seen decreases in available office floorspace from the previous monitoring period. Most of the office floorspace available is located in the town centres (22,373sqm), followed by rest of urban areas (4,359sqm), industrial estates (2,596sqm), and local centres (1,032sqm). Notable office units available include Red Central, Redhill (4,180sqm), Bridge Gate House, Redhill (3,622sqm), Unit 14 at Perrywood Business Park, Salfords (2,596sqm), and Kingswood Fields, Tadworth (1,587sqm).

4.3. Industrial and Distribution

Within the last twelve months the amount of available industrial and distribution floorspace has decreased from 32,226sqm to 21,577sqm.

Figure 8 shows that over half of the available industrial and distribution floorspace is within Redhill (58.2%), with the second most being located in Horley (29.0%). Banstead takes up 12.4% of the available industrial and distribution floorspace, with Reigate making up the remaining amount (0.4%).

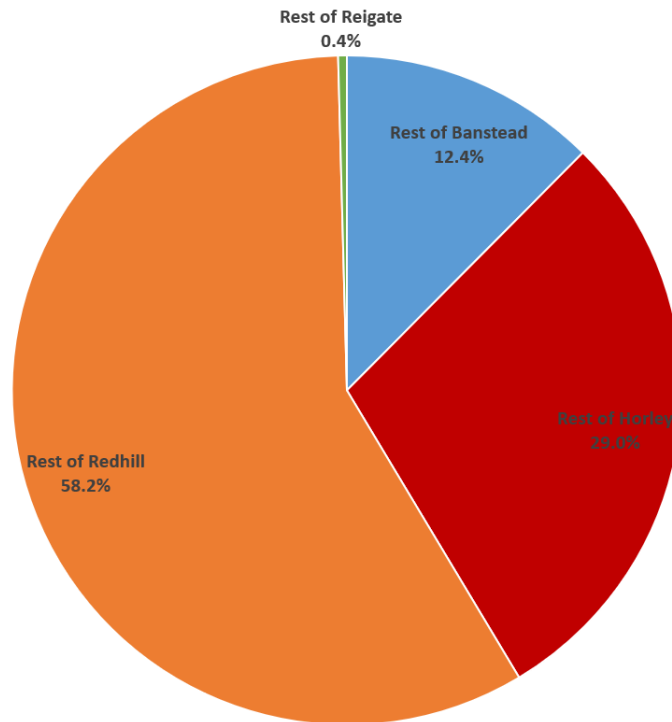


Figure 8 Geographical breakdown of available industrial and distribution accommodation

Available industrial and warehouse floorspace is without surprise mostly located in the borough's industrial estates with a total of 18,802sqm available, whilst the remaining 2,775sqm is located in the rest of the urban areas. Notable available floorspace includes units at the Unity Logistics Hub, Redhill (8,152sqm), Unit 5 at North Gatwick Gateway, Horley (3,858sqm), and Millenia House, Tadworth (2,592sqm), and at Station Road, Horley (1,968sqm).

4.4. Retail

During the past twelve months, available retail floorspace has decreased from 1,034sqm to 755sqm.

As can be seen from Figure 9, Reigate has the most available retail floorspace at 38.0%, followed by Banstead at 36.9% and Redhill at 25.1%. Horley did not have any available retail floorspace.

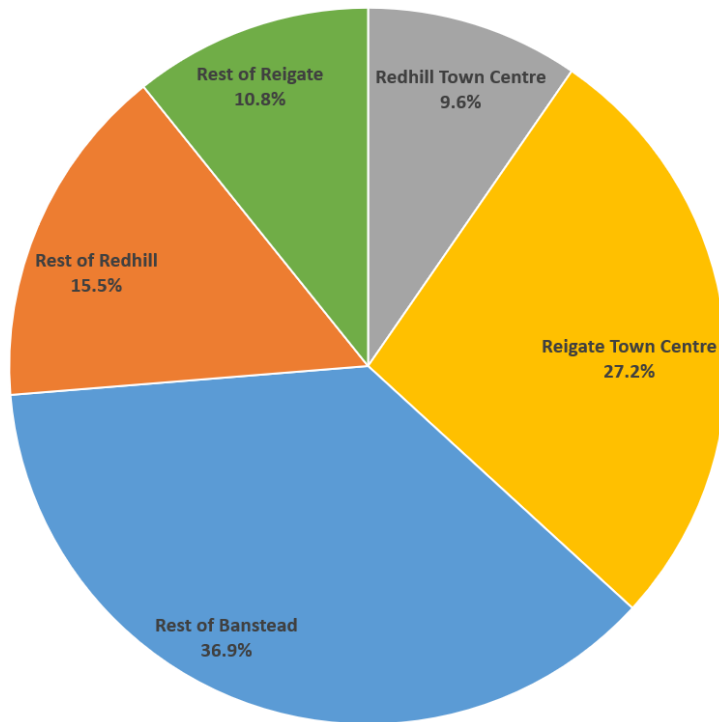


Figure 9 Geographical breakdown of available retail accommodation

All available retail floorspace is located either at the borough's designated local centres (477sqm) and town centres (278sqm), featuring typical high street stores of around 40 – 200sqm each.

5. Summary of Key Findings

- **Retail, Employment and Community Completions** – Over the last twelve months, 5,227sqm (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 3,098sqm of retail, employment and community floorspace during 2024/25.
- **Extant Retail, Employment and Community Permissions (Pipeline)** – Extant and under construction schemes could create around 39,458sqm (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 53,349sqm of employment space, the majority of which would be E commercial, business and service uses (60.1%).
- **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 0.8% 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 decreased within the last twelve months from 94,543sqm to 52,691sqm. Overall, all areas within the borough have seen decreases in available floorspace within the past twelve months (Redhill from 52,202sqm to 32,647sqm, Reigate from 13,484sqm to 8,500sqm, Horley from 12,522sqm to 6,402qm, and Banstead from 16,336sqm to 5,144sqm). The largest sites with available floorspace within this monitoring period are the industrial and warehouse spaces at the Unity Logistics Hub, Redhill, and Unit 5 North Gatwick Gateway, Horley, as well as the office spaces at Red Central, Redhill, and Bridge Gate House, Redhill.

Appendix 1: Use Classes

Use Class before 1 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 1 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 March 2025
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	Completed during this monitoring period
Banstead Physio and Therapies, 133A High Street, Banstead, Surrey, SM7 2NS	21/01507/F	Change of use of upper floors from d1 to residential use (C3)	Completed during this monitoring period
Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood, Surrey, KT20 6XA	20/00356/F	Demolition of redundant riding school and erection of four new dwellings	Completed during this monitoring period
43 Woodlands Road, Redhill, Surrey, RH1 6HB	24/00223/F	Change of use of the existing building from a place of worship (D1) to a detached residential dwelling (C3)	Completed during this monitoring period
5 th Horley Scout Group, Scout Hall, 34 Bay Close, Horley, Surrey, RH6 8LF	24/00276/CU	Permission to be used a pre-school during school term time only, alongside the building's existing use of scouting activities, meetings	Completed during this monitoring period

Address	Planning Reference	Description of Works	Status at 31 March 2025
		and hire to community based groups	
Horley North West Development, Meath Green Lane, Horley, Surrey	04/02120/OUT	Comprehensive mixed use development comprising approximately 1,510 dwellings, a neighbourhood centre, primary school, recreation and open space, plus associated infrastructure and access roads	Under construction
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.	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
White Timbers, Waterhouse Lane, Kingswood, Surrey, KT20 6DU	23/00263/CU	Change of use from a residential dwelling (C3) to a place of worship (F1)	Under construction
Masjid Al Yaqeen, 28 Warwick Road, Redhill, Surrey, RH1 1BU	23/01870/F	Extension of existing mosque building	Not started

Address	Planning Reference	Description of Works	Status at 31 March 2025
Woodlands Chapel, St Marys Road, Reigate, Surrey, RH2 7JQ	23/01979/F	Demolition of church hall and erection of 2 x 3 bedroom houses	Not started
Pavilion, Recreation Ground, Howard Close, Walton on the Hill, KT20 7QF	24/00196/F	Demolition and replacement of existing sports facility pavilion with new modular building	Not started
3 Whitepost Hill, Redhill, Surrey, RH1 6AN	24/00992/CU	Change of use from six flats and a church meeting room to a supported living for six adults with the provision of overnight care	Not started
Banstead Down Tennis Club, Basing Road, Banstead, Surrey, SM7 2AH	24/00326/F	Proposed court facilities including three padel tennis courts, court boundary treatment, lighting and associated works	Not started
The Manor Stables, Norwoodhill Road, Charlwood, Surrey, RH6 0ET	23/02468/F	Erection of equestrian facility block including feed and bedding room, secure track room and a wash/treatment solarium	Not started
Holy Trinity Church, Carlton Road, Redhill, Surrey, RH1 2BX	24/01453/F	Demolition of existing church centre and erection of a replacement centre	Not started

Address	Planning Reference	Description of Works	Status at 31 March 2025
Former Merstham Library, Weldon Way, Merstham, Surrey, RH1 3QB	22/02067/F	Demolition of existing building and redevelopment to provide 11 residential dwellings	Not started
Horley Town Council, The Albert Rooms, 92 Albert Road, Horley, Surrey, RH6 7HZ	24/01769/F	Single storey rear extension to the Horley Town Council office building to upgrade existing building and facilities	Not started

Appendix 3: School Provision

Address	Planning Reference	Description of Works	Status at 31 March 2025	Additional School Places
Merstham Park School, Taynton Drive, Merstham, Surrey	20/01591/F	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	Completed during this monitoring period	900
Proposed Westvale Park Primary School Site, Off Webber Street, Westvale Park Development, Horley Surrey	RE18/01912/CO N	Construction of a two storey, two form entry primary school comprising dining, kitchen, staffroom, library, nursery, classrooms, stores and plantroom with associated landscaping, parking, cycle stores and play spaces including multi-use games area	Completed in 2020 (recorded during this monitoring period)	420

Address	Planning Reference	Description of Works	Status at 31 March 2025	Additional School Places
Reigate Grammar School, Reigate Road, Reigate, Surrey	22/00271/F	Demolition of existing music drum room and four multi use games areas and the construction of a new sports centre, including ancillary facilities, and four new multi use games areas	Not started	0
Dovenby Hall, 271 Balcombe Road, Horley, Surrey, RH6 9UU	24/00620/CU	Changing of use from class E to class F1 to establish a specialised school for students with special educational needs	Not started	50
Micklefield School, 10-12 Somers Road, Reigate, Surrey, RH2 9DU	24/02126/F	Change of use of outbuilding from timber store to teaching accommodation	Not started	0

Address	Planning Reference	Description of Works	Status at 31 March 2025	Additional School Places
Land and City Families Trust, Old Pheasantry, Merrywood Grove, Lower Kingswood, Surrey, KT20 7HA	21/00429/CU	Change of use of part of the building to a school	Not started	18

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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