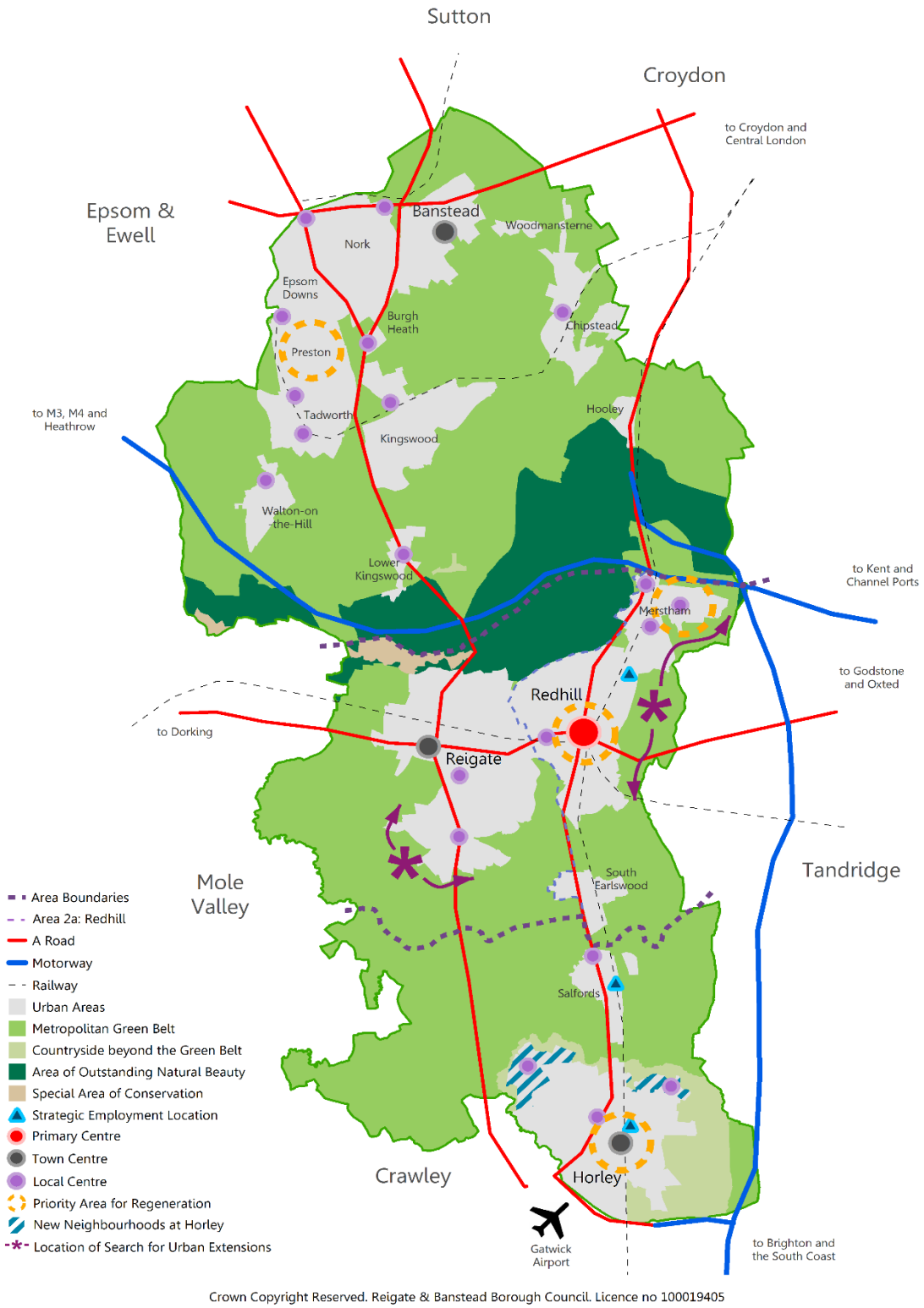
Commercial, Leisure and Community Commitments Monitor

Position at 31 March 2026

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



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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

Going into 2026, the UK commercial property market is expected to stabilise. However, there are various factors that has the potential to influence the global economy market, with the largest factor being the prolonged conflict in the Middle East.

According to the Office of National Statistics (ONS), during Q1 2026, the UK GDP grew by around 0.6%, and overall in the financial year 2025-26, GDP increased by 1.2% by March 2026, compared to March 2025. In Q1 2026, the employment rate was estimated at 75.0%, which was the same as the previous quarter, but still remains 2.2% lower than the pre-pandemic level. The unemployment rate was estimated at 5.0% in Q1 2026, 0.2% lower than the previous quarter, but 0.5% higher compared to the same period in Q1 2025, whilst the economic inactivity rate increased to 20.9%, 0.1% higher than the previous quarter, but 0.5% lower than during the same quarter in 2025 (ONS). Throughout 2026, unemployment is expected to rise with a continued decrease in vacancies, with a large area of concern being in youth unemployment, where labour costs and the growing usage of AI continue to reduce the number of entry level jobs. Youth unemployment is expected to reach 16.9% in 2026, rising to 17.8% in 2027 (British Chambers of Commerce).

By March 2026, inflation was recorded at 3.3%, which was an increase from the inflation rate recorded in March 2025 of 2.6% (ONS). This was in accordance with the interest rate of 3.75% in March 2026 (Bank of England). CBRE expects there to be a modest growth in the UK economy throughout 2026, with lower interest rates and falling inflation expected to support real wages and household consumption. Further support for this will also come with increases to the minimum wage. There remains however many uncertainties that can have a significant impact on the economy and inflation, with these primarily being the ongoing conflicts in the Ukraine and the Middle East, as well as 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 approximately 130,064sqm in Q1 2026, which represented a 13% decrease on the previous quarter and 16% below the five-year quarterly average. Grade A space accounted for 76% of the total space leased, although this had fallen by 15% from the previous quarter and is 8% below the five-year quarterly average. For central London specifically, take-up totalled approximately 178,374sqm in Q1 2026, with Grade A space also taking up the

majority of the leasing at 152,361sqm (Cushman & Wakefield). Vacancy rates however were still relatively high, with a reported approximate of 2,554,834sqm of available office space across the Big Five and the south east, which saw a 2% decrease on Q4 2025. This equates to a 10.6% vacancy rate within these regions. For Central London, there was a reported approximate 2,437,776sqm of available office floorspace, which was down by 0.2% from the previous quarter, with an overall vacancy rate of 8.74%. For the Big Five and the south east, approximately 315,870sqm of office space is currently under construction, whilst for central London, there was a total of approximately 1,119,482sqm under construction, with 28% of this already pre-let.

The retail commercial property market has generally showed improvement from the previous twelve-month period, however this quarter doesn't reflect the full impacts of the conflict in the Middle East. Knight Frank found that as of Q1 2026, consumer spending power generally decreased. However, many consumers were more confident in their own personal finances. Retail rental growths for retail warehouses and shopping centres standard retail grew slightly by Q1 2026 to 2.6% and 2.0%, 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 14.4% in Q1 2026, the lowest level recorded since Q3 2020. Retail investment totalled around £865.4 million in Q1 2026, which was a 37% decline from Q1 2025. Retail warehousing and food stores volumes showed significant year-on-year declines in investments, whilst shopping centre volumes had increased from the previous quarter (Knight Frank).

The industrial commercial market has generally seen a resurgence since the Covid-19 pandemic. Lambert Smith Hampton found that, in 2025, there was a take up of approximately 1,802,319sqm of X-Large industrial space, 1,189,159sqm of Large industrial space, and 733,934sqm of Mid Box industrial space. For all three industrial spaces though, the take up was lower than the ten-year annual average, by 11%, 23% and 32% respectively. Grade A space continues to dominate the take up of industrial space too, with 75% of the overall take up proportion being grade A space. The vacancy rates for X-Large, large and mid-box units were 5.9%, 9.0% and 9.8% respectively, with an overall availability rate of 7.9%, up from 7.0% the previous year (Lambert Smith Hampton). As expected, Grade A space occupies most of the supply (63%). The supply of second-hand and refurbished supply continued to

increase throughout 2025, with all three size segments recording an increase in supply from the same quarter the previous year.

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 in September 2024, when most policies were found not to require updating. 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.

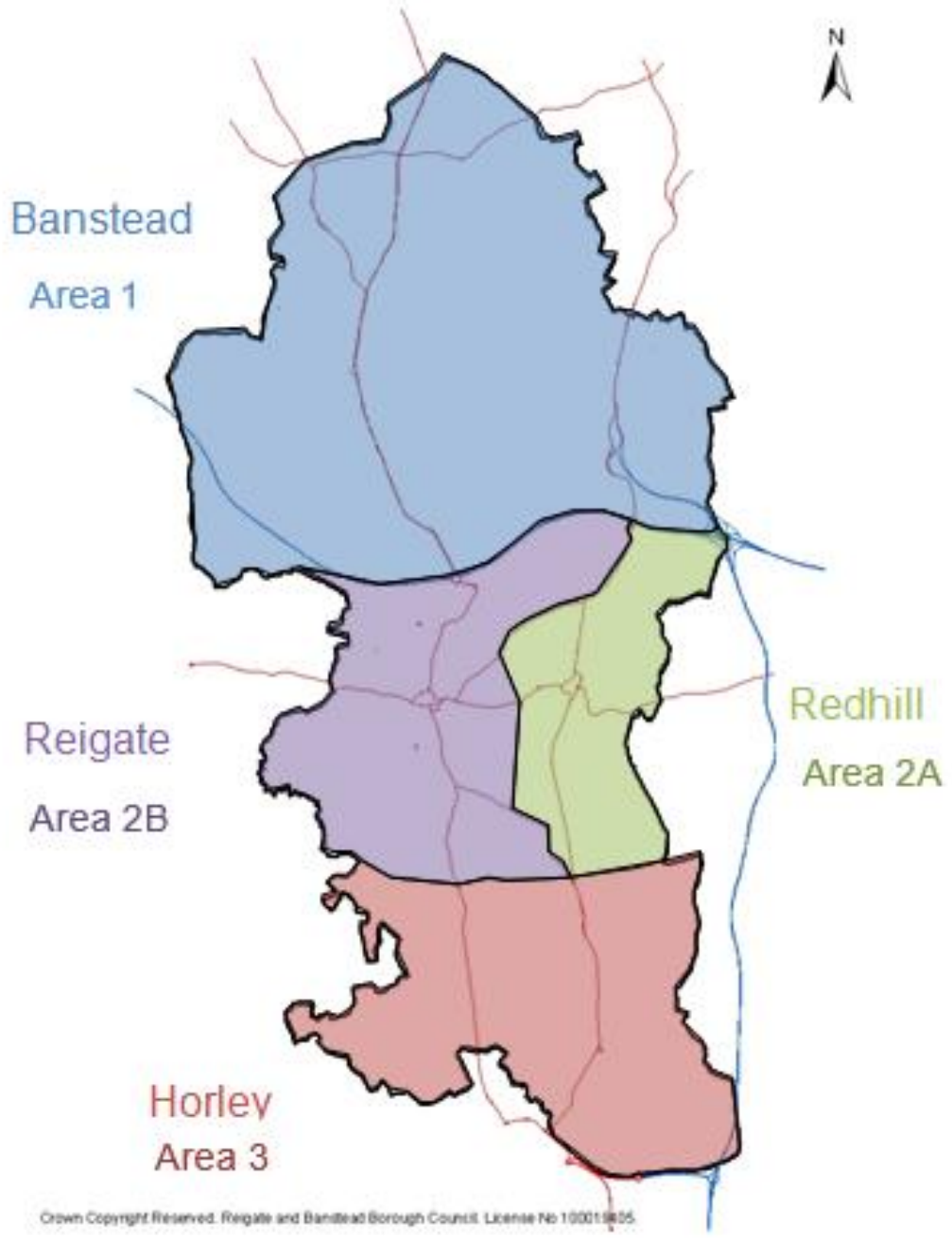


Figure 2 Reigate and Banstead four Core Strategy areas

2. Employment, Retail and Community Development Summary

2.1. Completions

Over the last twelve months 3,462sqm (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 9,574sqm of retail, employment and community floorspace during 2025 to 2026.

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
B8	30	2,448	-2,418
E	2,609	5,095	-2,486
F1	504	1,558	-1,054
Sui Generis	319	3,935	-3,616
Total	**3,462**	**13,086**	**-9,574**

The majority of the gross new retail, employment and community floorspace completed in this monitoring period comes from E commercial, business and service uses (2,609sqm), F1 uses (504sqm), and Sui Generis uses (319sqm). Notable schemes include:

- Demolition of existing building at The Air Balloon and redevelopment of the site to provide 1,879sqm of new E floorspace (22/01400/F)
- Conversion of existing wheel repair site at 60 Holmethorpe Avenue to an indoor cricket facility, which will provide 535sqm of E floorspace (24/02188/CU)

The biggest losses of retail, employment and community floorspace during this monitoring period came from E commercial, business and service uses (5,095sqm). The largest of these came from the change of use at the Job Centre Plus, Queensway House, Redhill, from E use

class office floorspace (1,452sqm) to C3 residential dwellings. Other notable losses came from the loss of B8 use class floorspace (1,916sqm) and sui generis floorspace (1,884sqm) to C3 residential dwellings at the development at Alvis House, Park Road, Banstead, under the 21/03311/F permission, and the loss of B1(a) floorspace (712sqm), D1 floorspace (626sqm), and B8 floorspace (532sqm) to C3 residential dwellings at the Kingsfield Business Centre, Redhill, under the 19/01605/F permission.

Previously Developed Land

100.0% 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 52,008sqm (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 (31,872sqm net loss). Significant amount of all recorded losses can be attributed to pure E commercial, business and service uses floorspace (45,872sqm gross; 54.9%), out of which 19.8% (9,066sqm) comes from office or retail to residential permitted development rights.

Over 70% 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 existing buildings (746sqm) with replacement commercial space and 9 C3 units at 11 – 12 Waterhouse Lane, Kingswood; and the change of use of an E use class building (730sqm) to a specialised school for students with special education needs at Dovenby Hall, Horley.

Pipeline developments for industrial and storage and distribution uses also have the potential to contribute to a loss of B2 floorspace (net loss of 434sqm), whilst there is an increase of pure B8 floorspace (net gain of 4,272sqm). The losses for pure B2 floorspace can mainly be

attributed to the development at the Mitchells of Horley, Horley, site (1,965sqm), whilst the gains for pure 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	13,796	45,872	-32,076
E/Sui Generis	600	0	600
E/B8	0	11,171	-11,171
E/B2/B8	2,502	1,440	1,062
B2	2,753	3,187	-434
B2/B8	568	0	568
B2/Sui Generis	80	0	80
B8	7,623	3,351	4,272
F.1	16,232	4,375	11,857
F.2	2,905	666	1,778
Sui Generis	4,949	13,818	-8,869
Total	**52,008**	**83,880**	**-31,872**

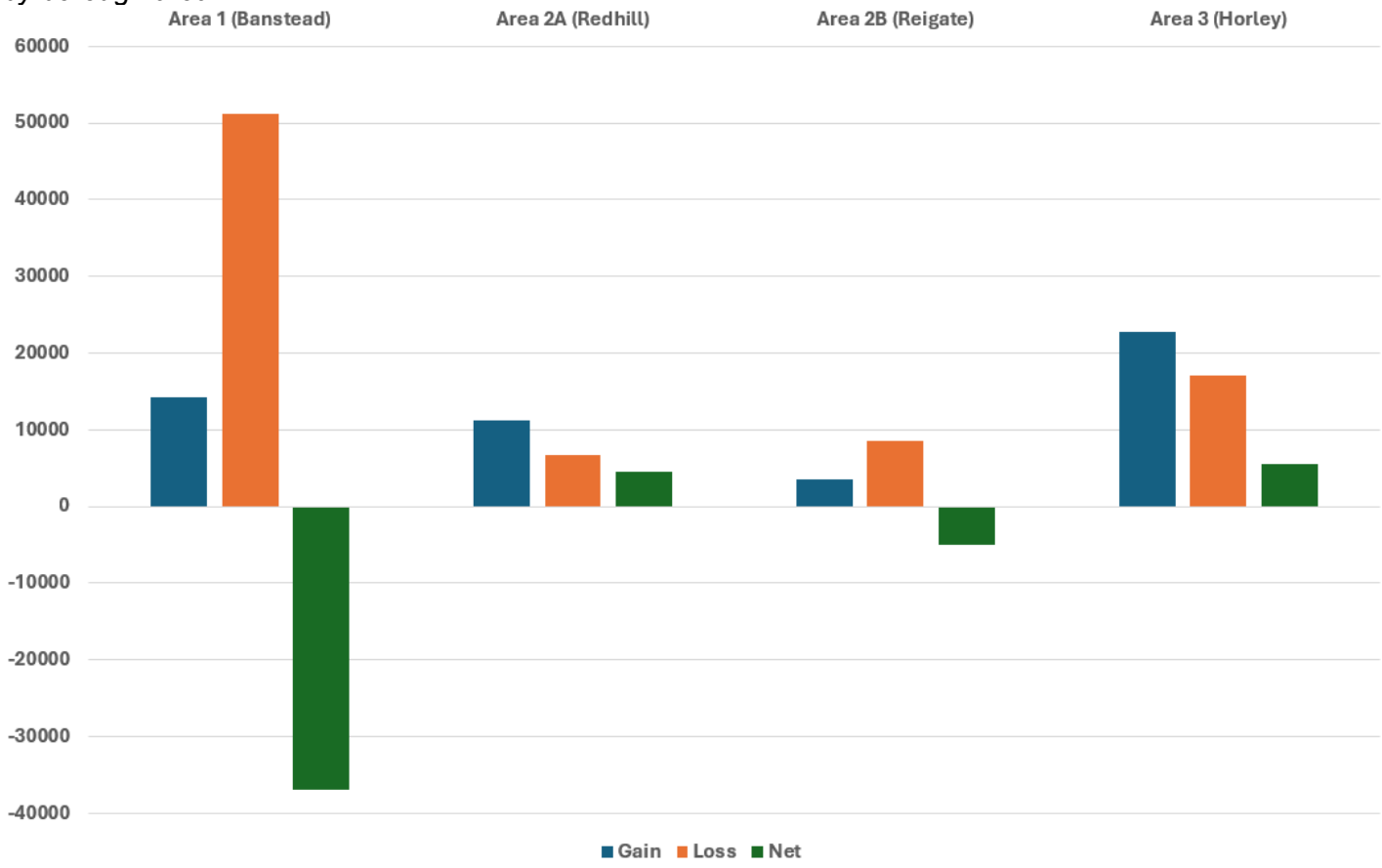
The figures for individual use classes in Table 2 should be seen as indicative rather than definitive as in some cases developers seek ‘open’ permissions to allow developments to be occupied for a range of different uses (particularly for some retail and industrial developments).

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 approximately 46,000sqm of employment floorspace within the borough, subject to regular monitoring of demand. To inform the DMP an updated Local Economic Needs Assessment (2016) 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 2025, 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 a net loss of 2,418sqm 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 37,346sqm.

Table 3 Net completions and outstanding permission - employment floorspace

Position at 31 March 2026	Net sqm
Net Completions 2025/26	-2,418sqm
Net Cumulative Completions since 2012/13*	-37,346sqm*
Net Outstanding Permissions	4,406sqm

**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 development of a small B8 storage space at 1 Trowers Way, Redhill. 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 4,406sqm. 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 when work begins on the Gatwick Airport Northern Runway Development Consent Order application 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, 100.0% of completions of any gross additional industrial, storage and distribution floorspace, have been delivered in areas

designated as employment areas. 79.6% 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 2026	%
Completions	100.0%
Outstanding Permissions	79.6%

Table 5 shows that over this monitoring period, there has been a gross loss of 532sqm 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 1,965qm 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 2026	Gross sqm
Completions	-532sqm
Outstanding Permissions	-1,965sqm

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 2,486sqm of commercial, business and service floorspace. Extant permissions have the potential to deliver a further net loss of 32,076sqm of E use class floorspace. Most of these significant losses can be attributed to the former B1 uses, accounting for 18.7% of all gross losses delivered and 72.4% 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 2026	Net sqm
Net Completions	-2,486sqm
Net Outstanding Permissions	-32,076sqm

Development within Priority Location

Across the borough, within this monitoring period, there has been a total gross gain of 2,609sqm of additional commercial, business and service floorspace (E use class) and the extant permissions have the potential to deliver a further 13,796sqm 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 7.5% 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, 28.0% of completions and 62.2% of outstanding permissions for new commercial, business and service floorspace have been accommodated within appropriate

locations, as also indicated in Figures 4 and 5.

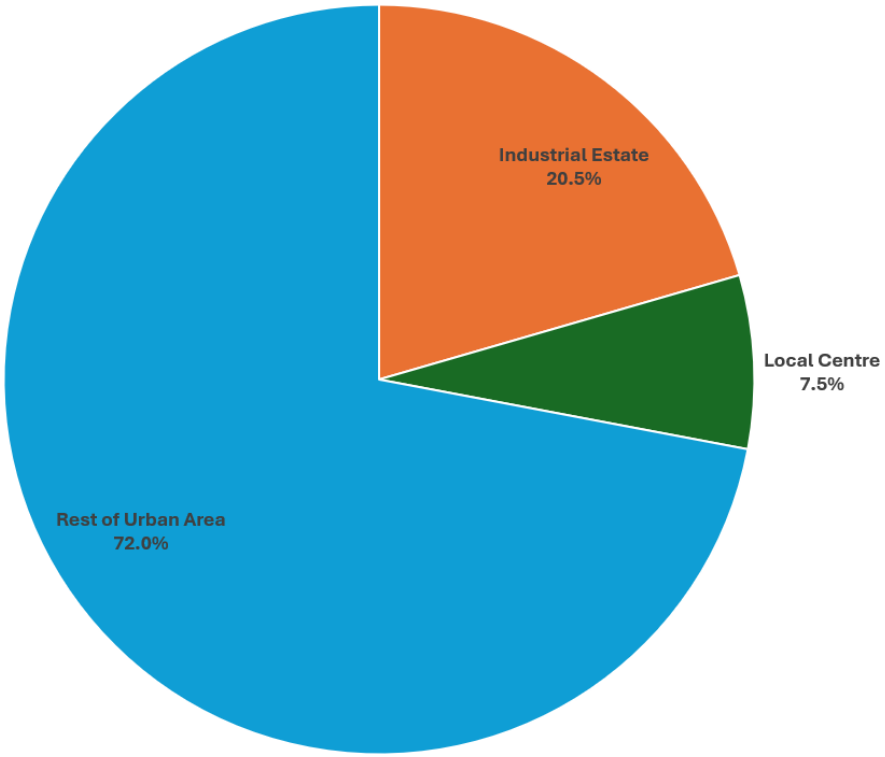


Figure 4 Location of gross additional commercial, business and service floorspace (E) – completions

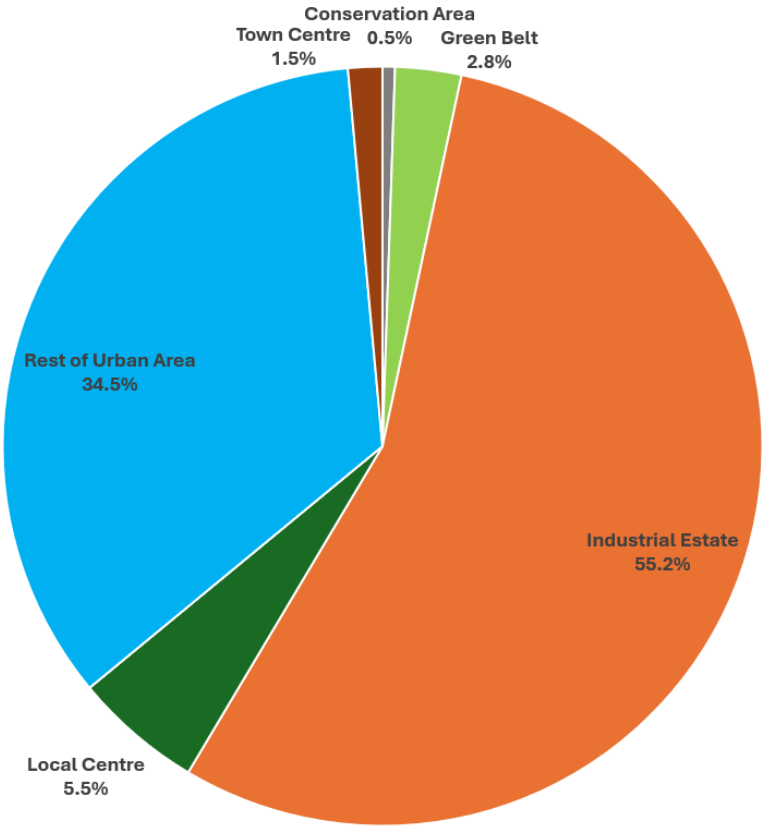


Figure 5 Location of gross additional commercial, business and service floorspace (E) – outstanding permissions

Looking specifically at the outstanding permissions, all 7,616sqm 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 for gross E use class floorspace in town centres is currently limited to just health services. Potential gross new E use class floorspace in local centres is for shops, offices and further commercial space. The potential gross new commercial floorspace is lower in town centres compared to 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 2,295sqm of E use class floorspace within the town and local centres. The outstanding permissions have the potential to deliver an additional net loss of 9,479sqm of E use class floorspace within the town and local centres. The majority of these losses (8,123sqm 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 2026	Net sqm
Completions	-2,295sqm
Outstanding Permissions	-9,479qm

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 2026	Net sqm
Completions	-1,735sqm
Outstanding Permissions	-7,935sqm

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 were 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. From the extant permissions in Redhill town centre, 100.0% of additional gross floorspace is granted within sui generis uses, with no gross additional floorspace for E, F.1 or F.2 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 2026	E	F.1	F.2	SG
Completions	0.0%	0.0%	0.0%	0.0%
Outstanding Permissions	0.0%	0.0%	0.0%	100.0%

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 uses 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 2026	Net sqm
Completions	-764sqm
Outstanding Permissions	-2,983sqm

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, four 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 has been one development completed within the borough's schools this monitoring period. The construction of a first-floor extension over the existing ground floor extension to provide for additional teaching space at Reigate School has been completed during this monitoring period. During this monitoring period, four permissions have been permitted within the borough's schools. Two permissions were at Chinthurst School. One of these was for the demolition of two small sheds and the erection of a maintenance workshop, the other is for the demolition of existing teaching units for replacement modular arts and drama teaching spaces. Another permission is at Merstham Park School, which seeks the creation of a 3G artificial grass pitch. The final permission is at The Beacons School, which is for the provision of a new Multi Use Games Area over an existing tarmac games court and car park. 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 slightly from 52,691sqm to 50,930sqm. It is worth noting that the research done for the available commercial floorspace was conducted and is up to date when the monitor was published. The biggest decrease in the available floorspace from the previous monitoring period can be seen in the Rest of Redhill, particularly in office floorspace, whilst the biggest increase in available floorspace can be seen in the Rest of Banstead, particularly in office floorspace. The largest available site in terms of floorspace is the Kingspoint, Crossoak Lane, site in the Salfords Industrial Estate.

Table 11 Summary of approximate available floorspace (sqm)

Area	Retail	Office	Industrial/ Warehouse	Total
Banstead Town Centre	581	275	0	**856**
Rest of Banstead	154	5,944	2,442	**8,540**
Reigate Town Centre	1,039	5,874	0	**6,914**
Rest of Reigate	81	1,228	1,118	**2,427**
Redhill Town Centre	181	13,031	0	**13,212**
Rest of Redhill	129	572	12,311	**13,012**
Horley Town Centre	0	55	0	**55**
Rest of Horley	0	100	5,815	**5,915**
Total	**2,165**	**27,079**	**21,686**	**50,930**

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

57.6% to 53.2%. The largest site in terms of office floorspace was the site at Walton Oaks, Tadworth.

The amount of available retail floorspace has increased within the last twelve months from 755sqm to 2,165sqm. All areas saw an increase in available retail floorspace from the previous monitoring period, apart from Horley, which stayed the same from the previous monitoring period.

The amount of available industrial and warehouse floorspace has also increased, but only slightly, during the last twelve months, from 21,577sqm to 21,686sqm in this monitoring period. The overall percentage of available floorspace it accounted for also increased, from 40.7% to 42.6%. In addition to the unit available at Kingspoint, Crossoak Lane, Salfords, several other large industrial and warehouse units are currently available within the borough, including at Unit 5, North Gatwick Gateway, Crossoak Lane, Salfords, and Millennia House, Tadworth. Reigate saw the largest increase in industrial and warehouse floorspace availability, up from 90sqm in the previous monitoring period to 1,118sqm within this monitoring period.

There can be many reasons for this slight 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 considering selling their premises to housing developers.

Figure 6 below shows the available floorspace trend 2012-2026. 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 available floorspace for office and industrial/warehouse floorspaces from the previous monitoring period, whilst there has been an increase in the available retail floorspace from the previous monitoring period.

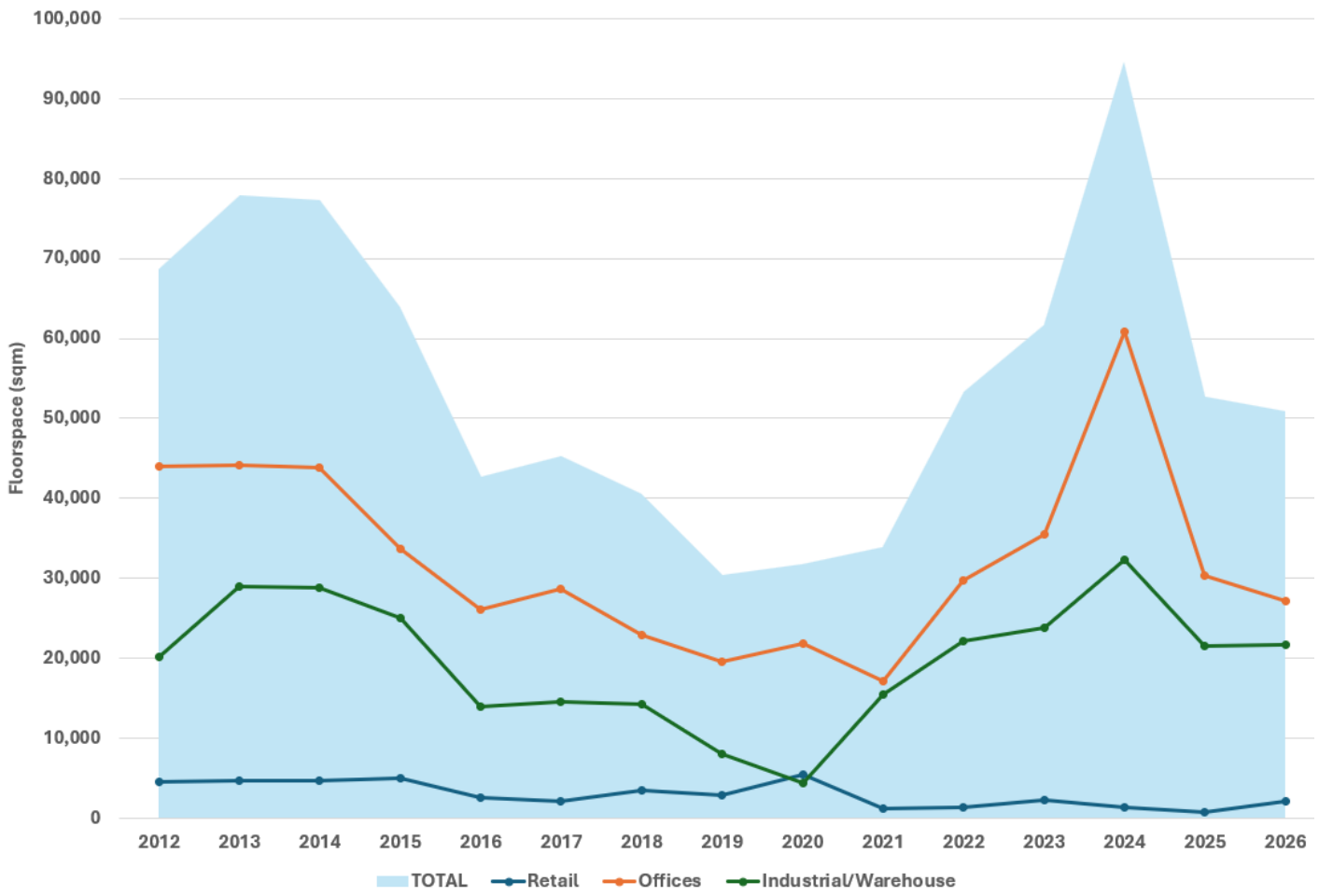


Figure 6 Available floorspace trend (2012 to 2026)

4.2. Office

Within the last twelve months, the amount of available office floorspace has decreased from 30,359sqm to 27,029sqm.

Figure 7 shows that most of the available office floorspace in the borough is within Redhill town centre (48.1%), the Rest of Banstead (21.9%) and Reigate town centre (21.7%). Redhill town centre has large compositions of available floorspace due to the purpose-built large office accommodation available, such as Red Central, Redhill, Bridge Gate House, Redhill, and Somerset House, Redhill. Reigate town centre also has a large volume of available office floorspace, most notably due to the available office space at Beech House, 35 London Road, Reigate, Fonteyn House, 47-49 London Road, Reigate, and 45 London Road, Reigate.

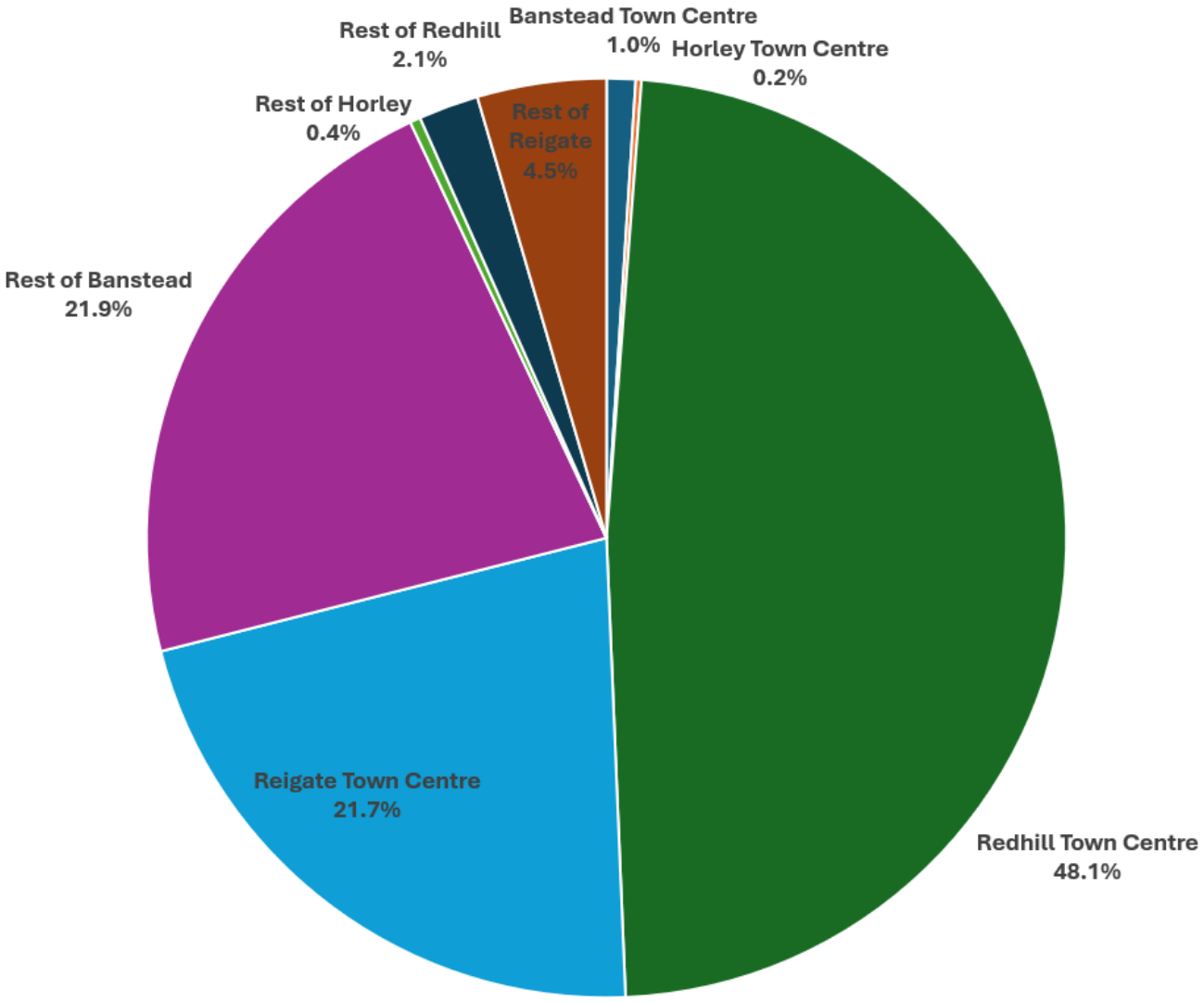


Figure 7 Geographical breakdown of available office accommodation

Redhill has the most available office floorspace during this monitoring period at 50.2%, followed by Reigate (26.2%), Banstead (23.0%) and Horley (0.6%). All town centres have seen decreases in available office floorspace from the previous monitoring period apart from Horley, which saw a very modest increase of 2sqm from the previous monitoring period. Most of the office floorspace available is located in the town centres (19,235sqm), followed by rest of urban areas (7,622sqm), industrial estates (157sqm), and local centres (64sqm). Notable office units available include Walton Oaks, Tadworth (4,199sqm), Red Central, Redhill (4,180sqm), Bridge Gate House, Redhill (3,648sqm), Kingswood Fields, Tadworth (1,587sqm) and Somerset House, Redhill (1,545sqm).

4.3. Industrial and Distribution

Within the last twelve months, the amount of available industrial and distribution floorspace increased slightly from 21,577sqm to 21,686sqm.

Figure 8 shows that over half of the available industrial and distribution floorspace is within Redhill (56.8%), with the second most being located in Horley (26.8%). Banstead takes up 11.3% of the available industrial and distribution floorspace, with Reigate making up the remaining amount (5.2%).

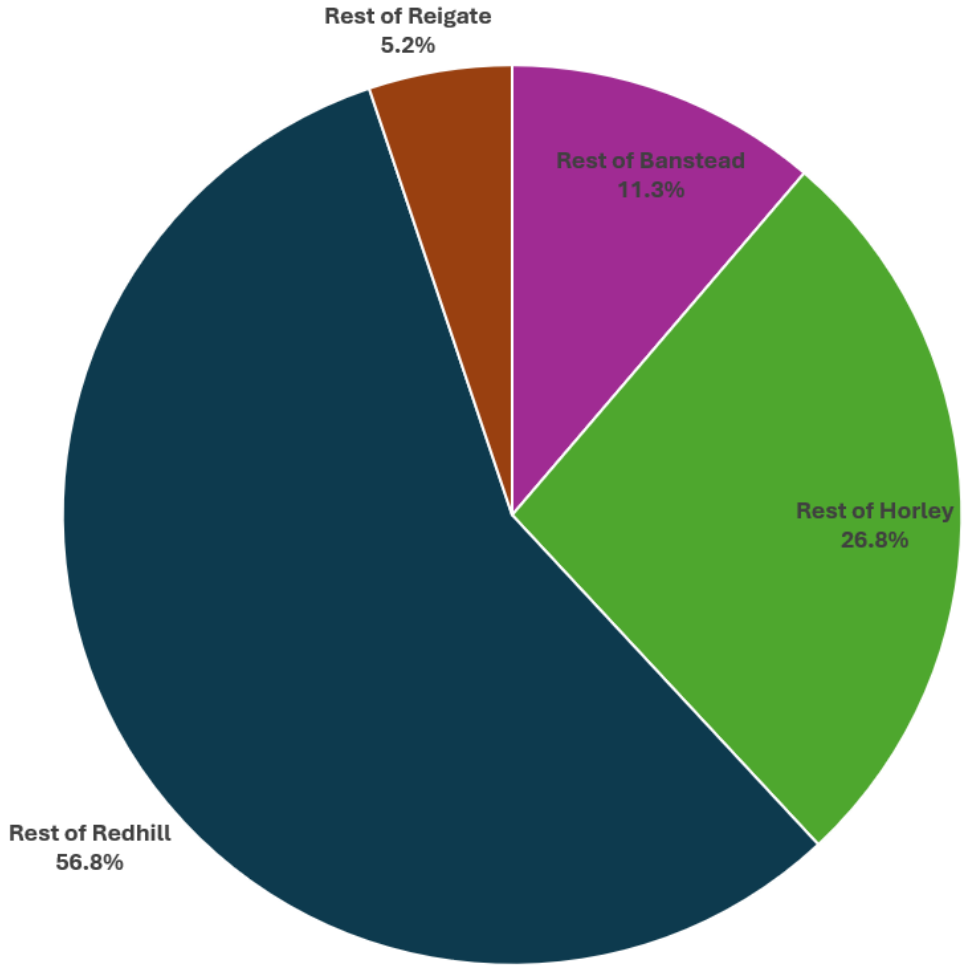


Figure 8 Geographical breakdown of available industrial and distribution accommodation

Available industrial and warehouse floorspace is without surprise mostly located in the borough's industrial estates, with a total of 17,977sqm available, whilst the remaining 3,709sqm is located in the rest of the urban areas. Notable available floorspace includes Kingspoint, Crossoak Lane, Salfords (8,152sqm), Unit 5 at North Gatwick Gateway, Horley (3,858sqm), and Millenia House, Tadworth (2,442sqm), and at Unit 1D, 61 Albert Road, Reigate (1,118sqm).

4.4. Retail

During the past twelve months, available retail floorspace has increased from 755sqm to 2,165sqm.

As can be seen from Figure 9, Reigate has the most available retail floorspace at 51.8%, followed by Banstead at 33.9% and Redhill at 14.3%. Horley did not have any available retail floorspace.

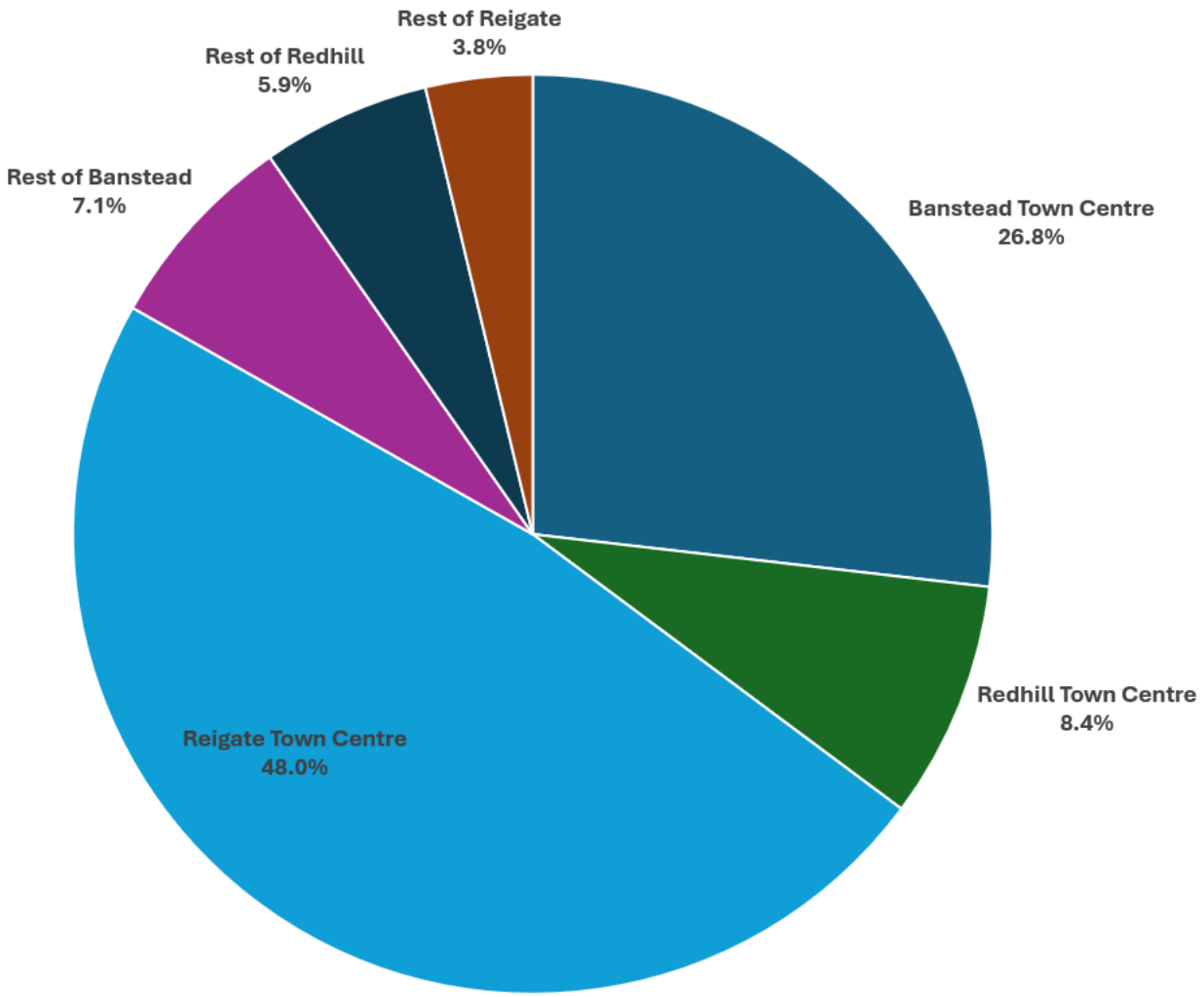


Figure 9 Geographical breakdown of available retail accommodation

All available retail floorspace is located either in the borough's designated local centres (1,801sqm) and town centres (364sqm), featuring typical high street stores of around 40 – 300sqm each.

5. Summary of Key Findings

- **Retail, Employment and Community Completions** – Over the last twelve months, 3,462sqm (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 9,574sqm of retail, employment and community floorspace during 2025/26.
- **Extant Retail, Employment and Community Permissions (Pipeline)** – Extant and under construction schemes could create around 52,008sqm (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 31,872sqm of employment space, the majority of which would be E commercial, business and service uses (54.9%).
- **Development Characteristics and Location** – 30sqm of additional industrial, storage and distribution floorspace (B2 and B8) has been delivered within the borough's designated employment areas and 7.5% 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 decreased within the last twelve months from 52,691sqm to 50,930sqm. Overall, Banstead and Reigate have seen increases in available floorspace within the past twelve months (Banstead from 5,144sqm to 9,396sqm and Reigate from 8,500sqm to 9,341sqm), whilst Redhill and Horley have seen decreases in available floorspace over the past twelve months (Redhill from 32,647sqm to 26,224sqm and Horley from 6,402sqm to 5,970sqm). The largest sites with available floorspace within this monitoring period are the industrial and warehouse spaces at Kingspoint, Crossoak Lane, Salfords, and Unit 5 North Gatwick Gateway, Salfords, as well as the office spaces at Walton Oaks, Tadworth, 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 2026
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)	Completed during this monitoring period
Redhill Ambulance Station, Pendleton Road, Redhill, Surrey, RH1 6JU	21/03215/F	Demolition of existing ambulance station Make Ready Centre, construction of 8 dwelling houses	Completed during this monitoring period
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)	Completed during this monitoring period
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

Address	Planning Reference	Description of Works	Status at 31 March 2026
Former Merstham Library, Weldon Way, Merstham, Surrey, RH1 3QB	22/02067/F	Demolition of existing building and redevelopment to provide 11 residential dwellings	Under construction
Christ Church United Reformed Church, Walton Street, Walton on the Hill, Surrey, KT20 7RR	24/01472/CU	Change of use to a single domestic unit.	Under construction
Banstead Cricket and Sports Club, Avenue Road, Banstead, Surrey, SM7 2PD	22/01928/F	Demolition of the existing clubhouse. Construction of a new double storey pavilion requiring the existing cricket nets to be repositioned.	Not started
Chipstead Tennis Club, High Road, Chipstead, Surrey, CR5 3QN	22/02466/F	Construction of a padel tennis court and surrounding fence.	Not started
Land at Sandcross Lane, Reigate Surrey	23/01122/OUT	Mixed-use residential-led new sustainable urban extension, comprising up to 300 residential dwellings, including 65 extra care units (C2 use class), 3 traveller pitches, a replacement scout hut, a retail/commercial use and a country park	Not started

Address	Planning Reference	Description of Works	Status at 31 March 2026
Masjid Al Yaqeen, 28 Warwick Road, Redhill, Surrey, RH1 1BU	23/01870/F	Extension of existing mosque building	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
Land at Headley Common Road,	24/01488/F	Replacement entry gates and provision of a sand school	Not started

Address	Planning Reference	Description of Works	Status at 31 March 2026
Headley, Epsom, Surrey			
Woodlands Chapel, St Marys Road, Reigate, Surrey, RH2 7JQ	24/01719/F	Demolition of church hall and erection of 3 x 2-bedroom houses	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
Land to the North of Frith Park Farm, Sturts Lane, Walton on the Hill, Surrey, KT20 7NF	25/00809/F	Retention of replacement stable building, demolition of original stable building at rear	Not started
Bethel Strict Baptist Chapel, Chapel Road, Tadworth, Surrey, KT20 5SE	25/01087/F	Change of use of former place of worship to a 3-bedroom dwelling	Not started
Neighbourhood Hall, Horley North West Development, Webber Street, Horley, Surrey, RH6 8SU	25/01338/F	Change of use of first floor of the neighbourhood hall (use class F2) to a medical treatment and consulting rooms	Not started

Appendix 3: School Provision

Address	Planning Reference	Description of Works	Status at 31 March 2026	Additional School Places
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	25/00482/F	Construction of a first floor extension over existing ground floor extension to provide additional teaching space	Completed during this monitoring period	0
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
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

Address	Planning Reference	Description of Works	Status at 31 March 2026	Additional School Places
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
Merstham Park School, Taynton Drive, Merstham, Surrey, RH1 3PU	24/00866/F	Creation of a 3G artificial pitch	Not started	0
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
The Beacon School, Picquets Way, Banstead, Surrey, SM7 1AG	25/00485/F	Provision of a new MUGA to existing games court and car park	Not started	0
Chinthurst School, 52 Tadworth Street, Tadworth, Surrey, KT20 5QZ	25/01211/F	Demolition of 2 small sheds and erection of a maintenance workshop	Not started	0

Address	Planning Reference	Description of Works	Status at 31 March 2026	Additional School Places
Chinthurst School, 52 Tadworth Street, Tadworth, Surrey, KT20 5QZ	26/00061/F	Demolition of existing pre-fabricated teaching units. Replacement single storey modular arts and drama teaching spaces	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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