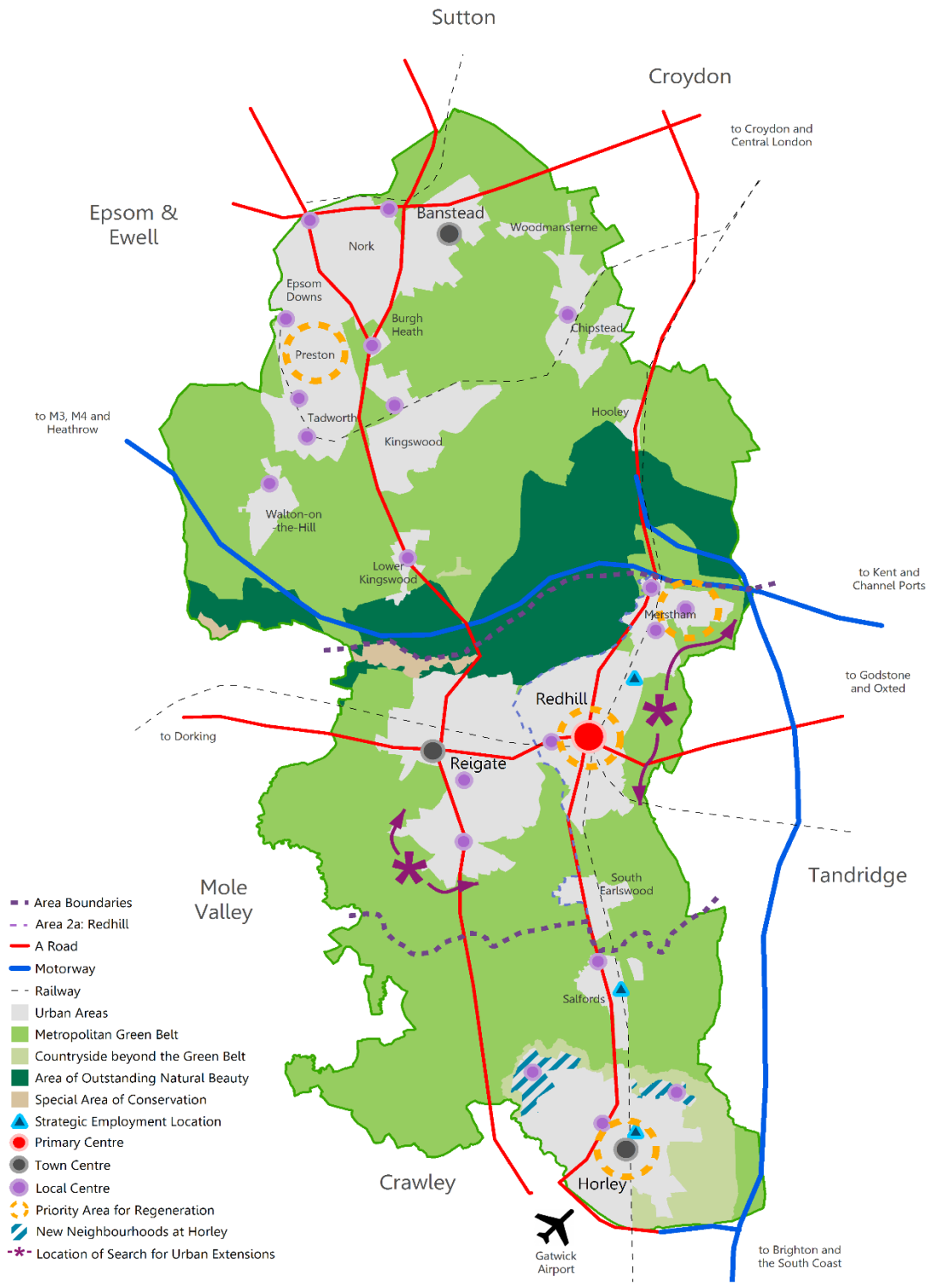




Commercial, Leisure and Community Commitments Monitor

Position at 31 March 2024



Crown Copyright Reserved. Reigate & Banstead Borough Council. Licence no 100019405

Figure 1 Reigate and Banstead Core Strategy borough map

Table of Contents

1.	Introduction	4
1.1.	Policy Context	6
1.2.	Use Class Changes.....	6
1.3.	Spatial Commentary.....	7
2.	Employment, Retail and Community Development Summary	8
2.1.	Completions	8
2.2.	Extant Developments (Pipeline).....	9
3.	Development Characteristics	12
3.1.	Employment Development	12
3.2.	Retail Development.....	14
3.3.	Leisure and Community Development	20
4.	Commercial Property Market	21
4.1.	Overview	21
4.2.	Office.....	23
4.3.	Industrial and Distribution.....	24
4.4.	Retail.....	25
5.	Summary of Key Findings.....	26
	Appendix 1: Use Classes	27
	Appendix 2: Leisure and Community Developments.....	29
	Appendix 3: School Provision.....	32
	Monitoring Publications	34

Please Note:

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

1. Introduction

The commercial property market has seen a marked increase and renewed optimism at the beginning of 2024. This is in contrast to recent years where there had been a rapid rise in the cost of debt, high inflation, corporate demand uncertainty, and the ongoing long-term structural shifts in demand which has been exacerbated by the Coronavirus (Covid-19) pandemic.

During Q1 2024, the UK GDP grew by around 0.6%. According to the [Office of National Statistics](#) (ONS), the level of quarterly GDP in Q1 2024 was approximately 1.7% above the pre-pandemic level in Q4 2019, and overall in 2023, GDP increased by around 0.1%. In Q1 2024, the employment rate was estimated at 74.5%, which remained the same from the previous month, but still remains 2.1% lower than the pre-pandemic level. The unemployment rate was estimated at 4.3% in Q1 2024, 0.1% higher than the previous quarter, and 0.3% higher than pre-pandemic levels ([ONS](#)). Throughout 2024, unemployment has the potential to rise, largely due to the cooling effects of higher interest rates leading to further redundancies and discouraging employers from hiring staff. Prospects of any continued economic recovery will have to be monitored carefully considering the risks and volatilities in the current commercial property market.

Throughout the rest of 2023 and into the first quarter of 2024, inflation failed to fall as quickly as expected, resulting in the Bank of England increasing interest rates to around 5.25%, the highest level in 15 years ([CBRE](#)). However, CBRE expects that inflationary pressures will begin to ease throughout 2024, partly due to the lower goods prices, and reach the Bank of England's target by early 2025 of 2.0%. For the commercial property market, this means that throughout 2023, consumer confidence remained low. However once interest rates cuts start to occur, a resurgence in activity from consumers is expected, along with a reduction in the debt burden on both businesses and households. There are still many uncertainties that can have a significant impact on this though, including ongoing conflicts in the Ukraine and the Middle East, which particularly makes energy prices volatile.

According to [Cushman & Wakefield](#), office take up across the Big Six and Central London totalled approximately 4.2million sqft in Q4 of 2023, which was up 25% on Q3 2023, and was 35% above the five-year quarterly average. Grade A offices had seen a large upturn in transactions, where it accounted for 71% of the total leasing volume, and overall activity of

Grade A office activity was 19% above the five-year annual average at 8.7million sqft, the highest seen since 2019. These figures show that most employers were looking to occupy Grade A offices to help attract employees back into office, and therefore have a stronger chance of retaining them. Vacancy rates however were still relatively high, with a reported 34.3million sqft of available office space across the Big Six and Central London, which was a 1% increase on Q3 2023, and was 38% above the five-year quarterly average. Overall, the combined office vacancy rate was 9.33% in Q4 of 2023. Office investment totalled around £912 million across the Big Six and Central London, which was 72% down on the five-year quarterly average.

The retail commercial property market has generally suffered within the previous twelve-month period. [Knight Frank](#) found that as of Q1 2024, retail rental growths for retail warehouses, standard retail and shopping centres grew slightly, but not by more than 1.1%, whilst all retail saw a rental growth decline by 2.0%. Vacancy rates for retail units have seen a slight improvement however, with the overall vacancy rate at 15.3% in Q1 2024, and for specific types of retail units, shopping centres saw an improvement to a vacancy rate of 17.4%, whilst retail parks improved to 7.5%, below the pre-pandemic rate of 8.3%. Retail investment totalled around £6.17 billion in 2023, which was down 2% on 2022 volumes, but is significantly lower than the ten-year average (£7.33 billion). However, there is expected to be an improvement in retail investment throughout 2024 ([Knight Frank](#)).

The industrial commercial market has generally seen a resurgence since the Covid-19 pandemic. [JLL](#) found that of the Grade A buildings of 100,000sqft and above, take up was at 4.7million sqft in Q1 2024, but for the first half of 2024, take up was at 13.0million sqft, which is a 38% increase compared to the first half of 2023. The vacancy rates for these units were at 8.9%, with this being just 6.8% where buildings being refurbished or under construction are not included in Q1 2024. For industrial and warehouse units that are 5,000sqft to 99,999sqft, take up was at 7.3million sqft in Q1 2024, with another 6.2million sqft speculatively under construction in Q1 2023 ([JLL](#)). The MSCI Monthly Index also stated a 1.8% rental growth in all UK industries in Q4 2023, and an overall rental growth of 7.0% over the 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 January 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. 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.

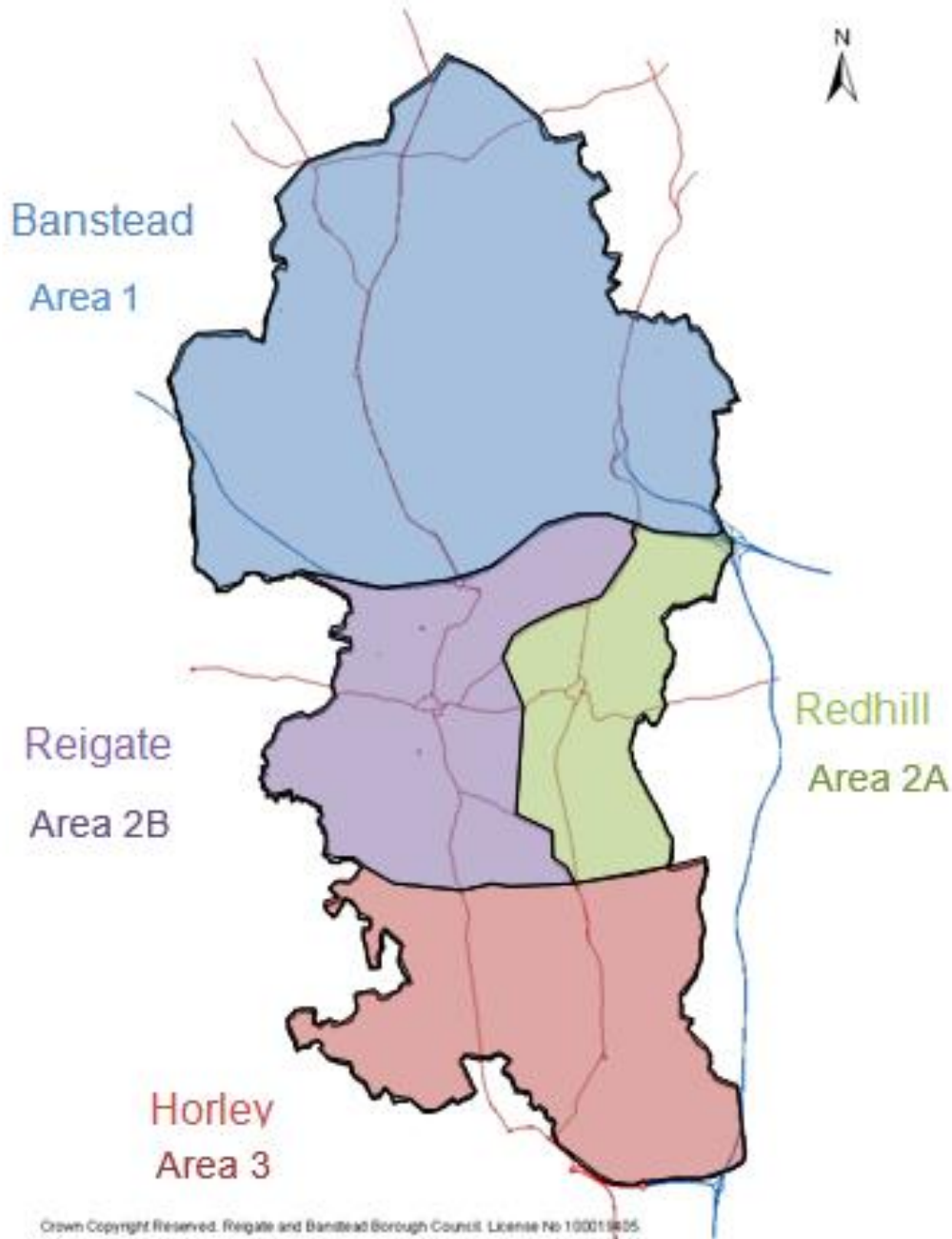


Figure 2 Reigate and Banstead four Core Strategy areas

2. Employment, Retail and Community Development Summary

2.1. Completions

Over the last twelve months 14,354sqm (gross) of new retail, employment and community floorspace has been completed in the borough. Once losses (from changes of use or redevelopment away from employment, retail and community uses) are taken into account, there was overall a net loss of 2,554sqm of retail, employment and community floorspace during 2023 to 2024. 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	10,099	12,172	-2,073
B8	541	928	-387
B1/B8	0	2,804	-2,804
E/B2/B8	310	0	310
F1	1,792	0	1,792
F2	25	0	25
Sui Generis	1,587	1,004	583
Total	14,354	16,908	-2,554

The majority of the gross new retail, employment and community floorspace completed in this monitoring period comes from E commercial, business and service uses (10,099sqm), F1 uses (1,792sqm) and Sui Generis uses (1,587sqm). Notable schemes include:

- Demolition of existing buildings and redevelopment to provide new multi-screen cinema and flexible retail, restaurant and café units, which will provide 5,554sqm of E floorspace and 1,587sqm of Sui Generis floorspace (16/01066/F)
- Development of a new purpose built regional HQ facility incorporating a make ready centre, which will provide 3,277sqm of E floorspace (20/01141/F)

The biggest losses of retail, employment and community floorspace during this monitoring period came from E commercial, business and service uses (12,172sqm). The largest of these came from the demolition of the previous regional HQ facility at Banstead Ambulance Station (3,214sqm) and the loss of E use class space to residential dwellings at Vale House, Roebuck Close, in Reigate (2,111sqm). Other notable losses came from the loss of B1/B8 use class floorspace at the Nutley Dean Business Park, Horley (2,804sqm) under the 18/02680/F permission, as well as the loss of B8 floorspace at Nicola Farm, Woodmansterne (883sqm).

Previously Developed Land

100% 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 34,552sqm (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 (56,019sqm net loss). Significant amount of all recorded losses can be attributed to E commercial, business and service uses floorspace (54,248sqm; 59.9%), out of which 28.4% (15,432sqm) 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 a potential to lead to a loss of B2 floorspace (net loss of 2,213sqm), whilst there is an increase of B8 floorspace (net gain of 3,155sqm). 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	13,546	54,248	-40,702
E/Sui Generis	72	0	72
E/B8	127	11,171	-11,044
E/B2/B8	2,502	0	2,502
B2	1,536	3,749	-2,213
B2/B8	568	0	568
B2/Sui Generis	80	0	80
B8	7,037	3,882	3,155
F.1	5,307	4,366	941
F.2	1,174	1,863	-689
Sui Generis	2,603	11,292	-8,689
Total	34,552	90,571	-56,019

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) will potentially see the biggest losses of retail, employment and community floorspace, largely due to the redevelopment of the Legal and General offices to retirement housing.

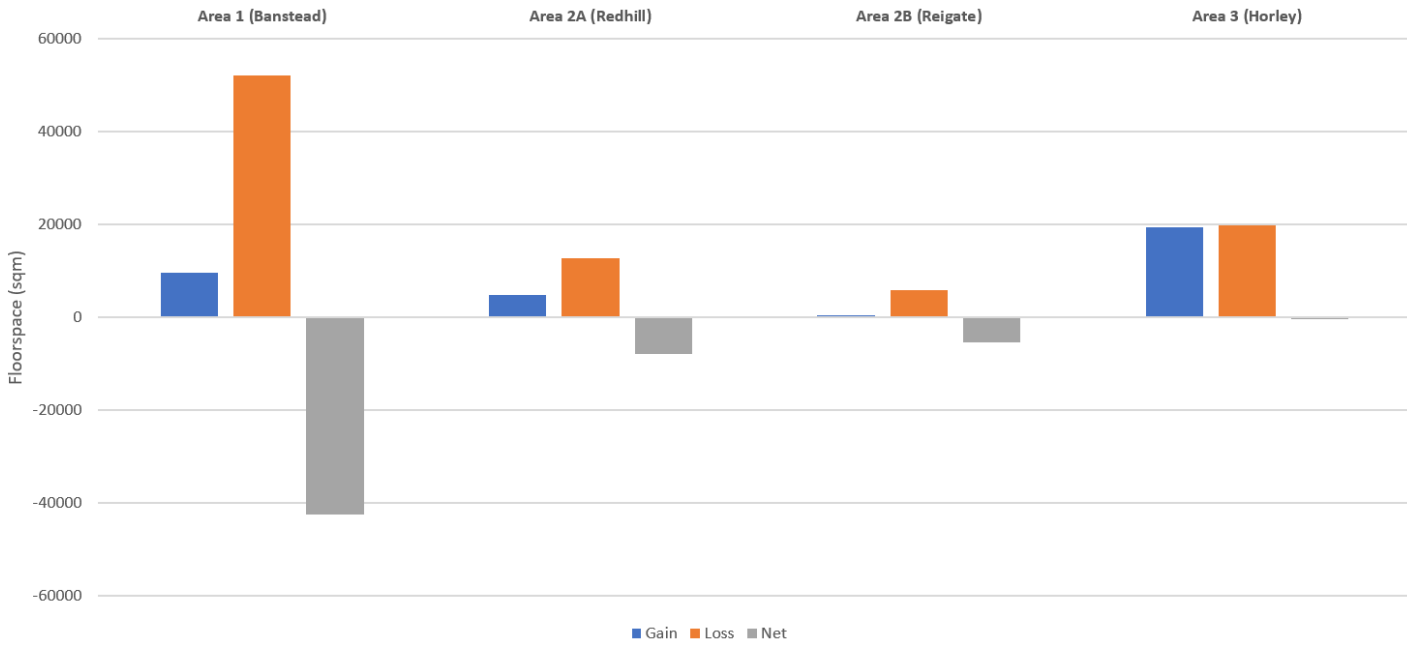


Figure 3 Gain and loss of floorspace in extant retail, employment and community developments by borough area

3. Development Characteristics

3.1. Employment Development

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

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

As of 31st March 2023, the net completions of employment floorspace since the beginning of plan period stood at an overall loss of 34,541sqm (B1-B8 until 31st March 2020, and only B2 and B8 from 1st April 2020 onwards). During this monitoring period, an additional net loss of 387sqm was recorded. Table 3 below shows that the total net cumulative completions since the beginning of plan period result in a total net loss of 34,928sqm.

Table 3 Net completions and outstanding permission - employment floorspace

Position at 31 March 2024	Net sqm
Net Completions 2023/24	-387sqm
Net Cumulative Completions since 2012/13*	-34,928sqm
Net Outstanding Permissions	942sqm

**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 three completions of B2 or B8 employment space during this monitoring period, with these being the development of B8 storage space at the Asda in Burgh Heath and the losses of B8 employment space at the Nicola Farm, Woodmansterne, development to residential and at 1A Charman Road, Redhill, to E use class floorspace. The overall plan period net loss is not considered to have significantly hampered economic prosperity and

planning decisions more widely have protected other employment areas where appropriate. This will however be carefully monitored going forward.

Extant industrial, storage and distribution permissions (B2 and B8) have the potential to increase the amount of net employment floorspace by 942sqm. The largest of these employment gains would come from the gross gain of 6,912sqm of B8 employment land from the re-development of Titan House in Salfords.

The DMP seeks to support the employment role of Principal and Local Employment Areas (Policies EMP1 and EMP2), support employment development outside of existing employment areas subject to a number of requirements (Policy EMP3) and safeguard viable employment floorspace and land where there is a reasonable prospect of continued employment use (EMP4). The DMP also allocates a number of sites for employment development, these have the potential to contribute at least 241,526sqm of additional employment floorspace, therefore above the identified requirements for the borough. 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, 90.9% 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 2024	%
Completions	0.0%
Outstanding Permissions	90.9%

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 loss of 1,235sqm 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 2024	Gross sqm
Completions	0sqm
Outstanding Permissions	-1,235sqm

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 2,073sqm of commercial, business and service floorspace. Extant permissions have the potential to deliver a further net loss of 40,702sqm of E use class floorspace. Most of these significant losses can be attributed to the former B1 uses, accounting for a 38.9% of all gross losses delivered and 75.6% 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 2024	Net sqm
Net Completions	-2,073sqm
Net Outstanding Permissions	-40,702sqm

Development within Priority Location

Across the borough, within this monitoring period, there has been a total gross gain of 10,099sqm additional commercial, business and service floorspace (E use class) and the extant permissions have the potential to deliver a further 13,546sqm 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 58.5% of completions and 6.9% of outstanding permissions for E use class floorspace are located within the borough’s town centres and local centres.

The inclusion of office and light industrial uses within the E use class however also indicates Industrial Estates to be an appropriate location for new E use class developments. Taking that into account, 59.6% of completions and 63.1% of outstanding permissions for new commercial, business and service floorspace have been accommodated within appropriate

locations, as also indicated in Figures 4 and 5.

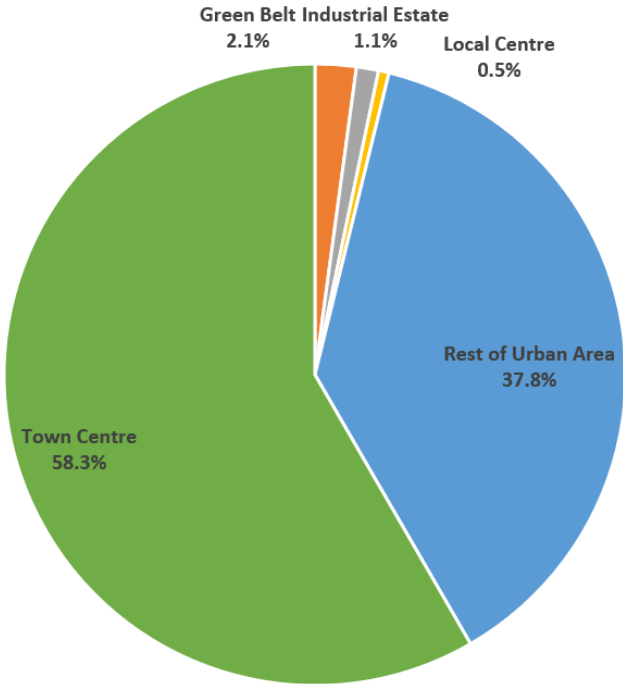


Figure 4 Location of gross additional commercial, business and service floorspace (E) – completions

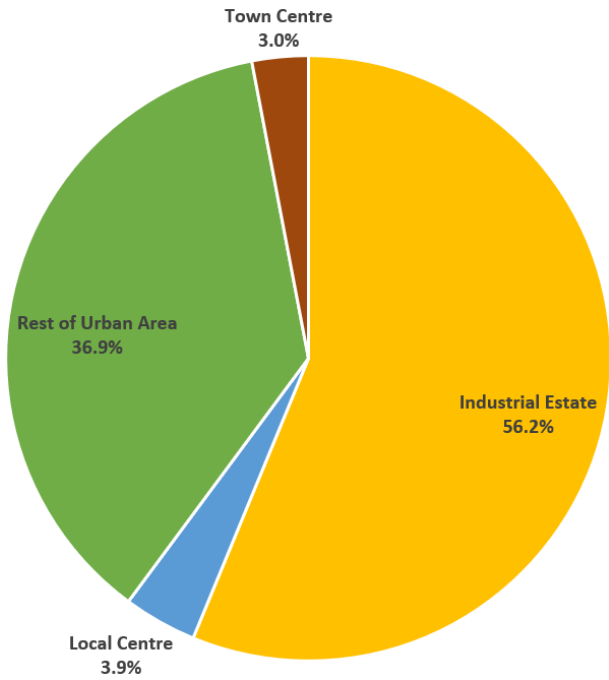


Figure 5 Location of gross additional commercial, business and service floorspace (E) – outstanding permissions

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 and light

industrial uses, most notably the redevelopment of the former Horley Gas Holder Station at Balcombe Road Industrial Estate, providing 4,850sqm of new office space.

Extant developments in town centres currently include offices, health services and hot food takeaways. Similarly, potential gross new floorspace in local centres is for shops and hot food takeaways. Potential gross new floorspace is generally spread evenly between town and 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 359sqm of E use class floorspace within the town and local centres. The outstanding permissions have the potential to deliver an additional net loss of 9,375sqm of E use class floorspace within the town and local centres. The majority of these losses (8,253sqm 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 2024	Net sqm
Completions	-359sqm
Outstanding Permissions	-9,375sqm

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 approx. 12,900sqm comparison floorspace and no significant need for convenience retail over the plan period.

As of 31 March 2020, the residual requirement for the rest of the plan period stood at 7,556sqm of comparison and convenience floorspace to be delivered within town and local centres. Due to the changes in the Use Class Order in September 2020, this indicator is no

longer possible to monitor. Convenience and comparison retail fall under E use class, together with a number of other uses including office, restaurants, gyms and health centres. These different uses can be interchanged without a need for planning approval. Any attempts to continue monitoring additional convenience and comparison retail floorspace are therefore not practical.

Town Centres

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

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

Position at 31 March 2024	Net sqm
Completions	-284sqm
Outstanding Permissions	-8,275sqm

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

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

Table 9 shows that 55.0% of all gross commercial, business and service (E) floorspace and 100.0% of all gross Sui Generis floorspace was located within Redhill town centre within this monitoring period, all from the completion of The Rise and The Light Cinema complex. There was no additional gross floorspace of F.1 or F.2 use classes completed within this monitoring

period in Redhill town centre. However, there is currently no gross additional floorspace for E, F.1, F.2 or Sui Generis 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 2024	E	F.1	F.2	SG
Completions	55.0%	0.0%	0.0%	100.0%
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'.

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 2024	Net sqm
Completions	-75sqm
Outstanding Permissions	-2,714sqm

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. None 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 five developments completed within the borough's schools this monitoring period. The extension to the refectory building at Reigate College, the new science teaching facility and temporary school office building at Reigate School, a new classroom at Dovers Green School, and the construction of a new teaching block at Brooklands school have all been completed during this monitoring period. During this monitoring period, one permission has been permitted within the borough's schools at the Merrywood House School, Lower Kingswood, which seeks for the change of use of part of the existing building to provide space for an additional 18 places for pupils with social, emotional and mental health needs.

A number of permissions have been granted for additional school places, including 900 spaces following the demolition of the main school buildings and sports hall and the development of a new two and three storey secondary school building at Merstham Park School. Other improvement works include a first floor classroom above previous single storey extension at Reigate School. Full details on school developments can be found in the Appendix 3.

4. Commercial Property Market

4.1. Overview

Table 11 summarises the amount of available commercial floorspace. Within the last twelve months, the amount of commercial floorspace within the borough available on the market has increased from 61,695sqm to 94,543sqm. The biggest increase in the available floorspace can be seen in the Rest of Redhill, primarily through the availability of industrial and warehouse space at the Former Copyhold Works site, Redhill, and office space at Betchworth House, Redhill.

Table 11 Summary of available floorspace (sqm)

Area	Retail	Office	Industrial/ Warehouse	Total
Banstead Town Centre	292	211	0	503
Rest of Banstead	62	9,365	2,592	12,019
Reigate Town Centre	558	11,366	0	11,924
Rest of Reigate	300	823	437	1,560
Redhill Town Centre	0	10,198	0	10,198
Rest of Redhill	213	18,069	23,722	42,004
Horley Town Centre	0	67	0	67
Rest of Horley	0	10,684	5,585	16,269
Total	1,425	60,783	32,336	94,543

Offices remain the dominant source of available floorspace which has been the case over the past eleven years. This year, the overall share for office space increased from 57.6% of the total available floorspace to 64.3%, largely due to the availability of the office units at Betchworth House, Redhill, and the Former Horley Gas Holder Station, Horley.

The amount of available retail floorspace has decreased within the last twelve months from 2,274sqm to 1,425sqm. Banstead and Reigate both saw slight increases in available retail floorspace, from 292sqm to 354sqm and 838sqm to 858sqm respectively. Horley had the largest decrease in available retail floorspace from 667sqm to 0sqm, whilst Redhill also saw a decrease in available floorspace from 477sqm to 213sqm.

The amount of available industrial and warehouse floorspace has risen during the last twelve months, from 23,884sqm to 32,336sqm in this monitoring period, accounting for 34.2% of all available commercial floorspace in the borough. In addition to the unit available at the North Gatwick Gateway, several other large industrial and warehouse units have become available within the borough’s industrial estates, including units at Balcombe, Salfords, Perrywood and Holmethorpe industrial estates. Redhill has seen the largest increase in industrial and warehouse floorspace availability, up from 12,586sqm to 23,722sqm.

Figure 6 below shows the available floorspace trend 2012-2024. The past twelve months have seen an increase of available commercial floorspace within the borough. There has been an increase in the total amount of floorspace for all commercial floorspaces from the previous monitoring period.

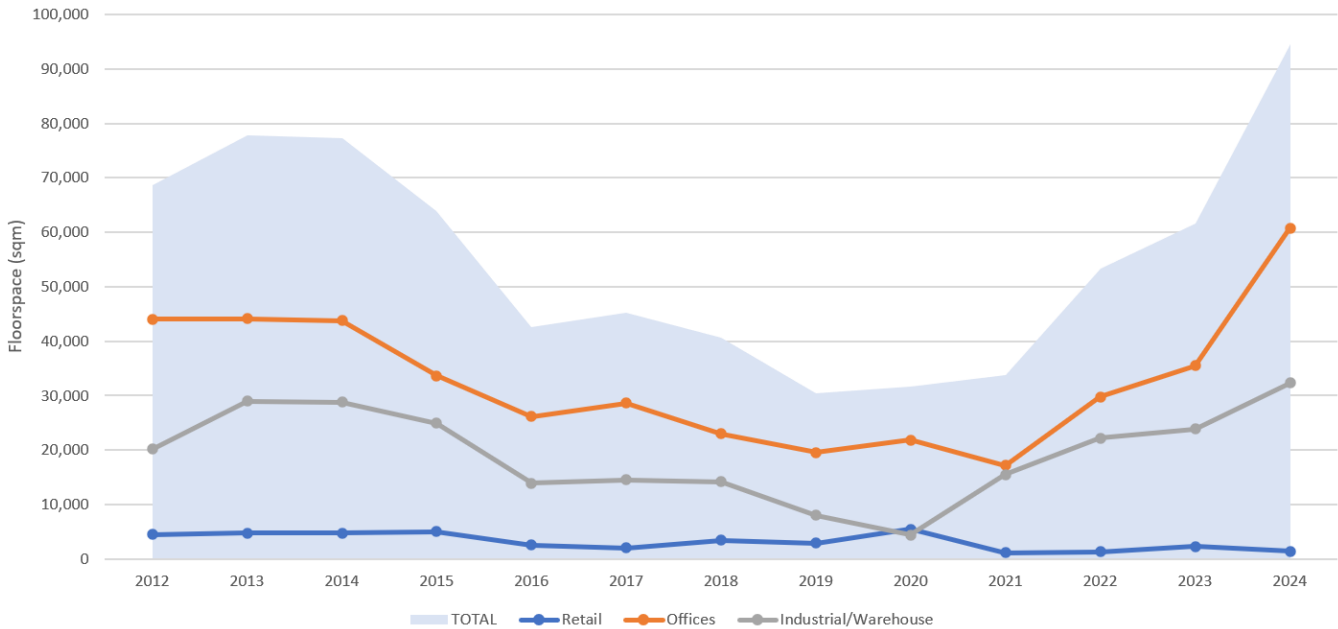


Figure 6 Available floorspace trend (2012 to 2024)

4.2. Office

Within the last twelve months, the amount of available office floorspace has increased from 35,537sqm to 60,783sqm.

Figure 7 shows that most of the available office floorspace is within the Rest of Redhill (29.7%), Reigate town centre (18.7%), Rest of Horley (17.6%), and Redhill town centre (16.8%). The Rest of Redhill and Reigate town centre have large compositions of available floorspace due to the purpose-built large office accommodation available, such as Betchworth House in Redhill and Castlefield House in Reigate. The Rest of Horley has a large volume of available office floorspace due to the new development at the Former Horley Gasholder Station.

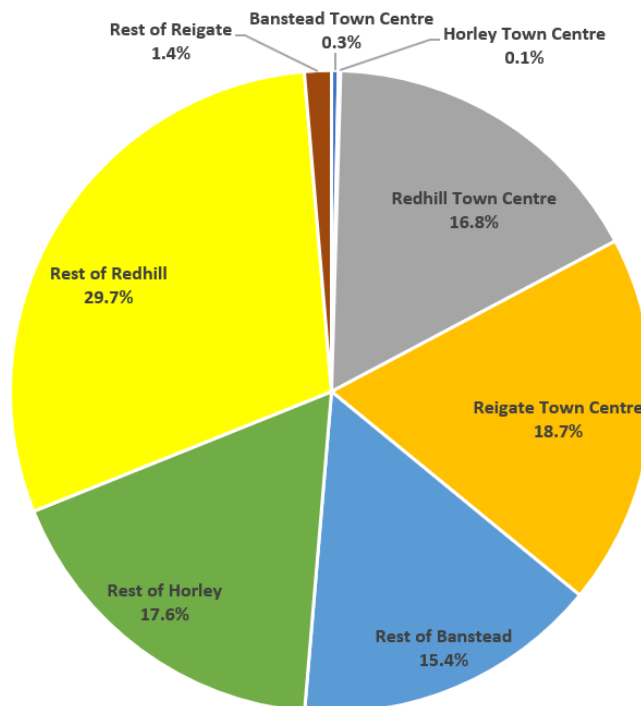


Figure 7 Geographical breakdown of available office accommodation

Redhill has the most available office floorspace during this monitoring period at 46.5%, followed by Reigate (20.1%), Horley (17.7%) and Banstead (15.7%). All town centres have seen increases in available office floorspace from the previous monitoring period. Most of the office floorspace available is located in the rest of urban areas (38,941sqm), followed by town centres (21,842sqm), and local centres (870sqm). Notable office units available include Betchworth House, Redhill (12,850sqm), the Former Horley Gasholder Station, Balcombe

Road, Horley (10,684sqm), Kingswood Fields, Tadworth (4,964sqm) and Bridge Gate House, Redhill (3,622sqm).

4.3. Industrial and Distribution

Within the last twelve months the amount of available industrial and distribution floorspace has increased slightly from 23,884sqm to 32,226sqm.

Figure 8 shows that nearly three-quarters of the available industrial and distribution floorspace is within Redhill (73.4%), with the second most being located in Horley (17.3%). Banstead takes up 8.0% of the available industrial and distribution floorspace, with Reigate making up the remaining amount (1.4%).

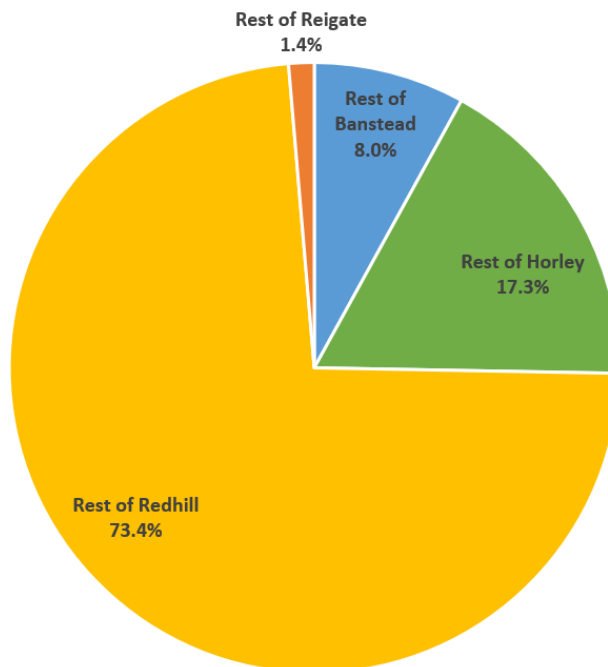


Figure 8 Geographical breakdown of available industrial and distribution accommodation

Available industrial and warehouse floorspace is without surprise mostly located in the borough's industrial estates with a total of 19,796sqm available, whilst the remaining 12,539sqm is located in the rest of the urban areas. Notable available floorspace includes units at the Former Copyhold Works Site, Redhill (9,510sqm), Unity Logistics Hub, Redhill (8,152sqm), North Gatwick Gateway, Horley (3,858sqm), and Millenia House, Tadworth (2,592sqm).

4.4. Retail

During the past twelve months, available retail floorspace has decreased from 2,274sqm to 1,034sqm.

As can be seen from Figure 9, Reigate has the most available retail floorspace at 60.3%, followed by Banstead at 24.9% and Redhill at 14.9%. Horley did not have any available retail floorspace.

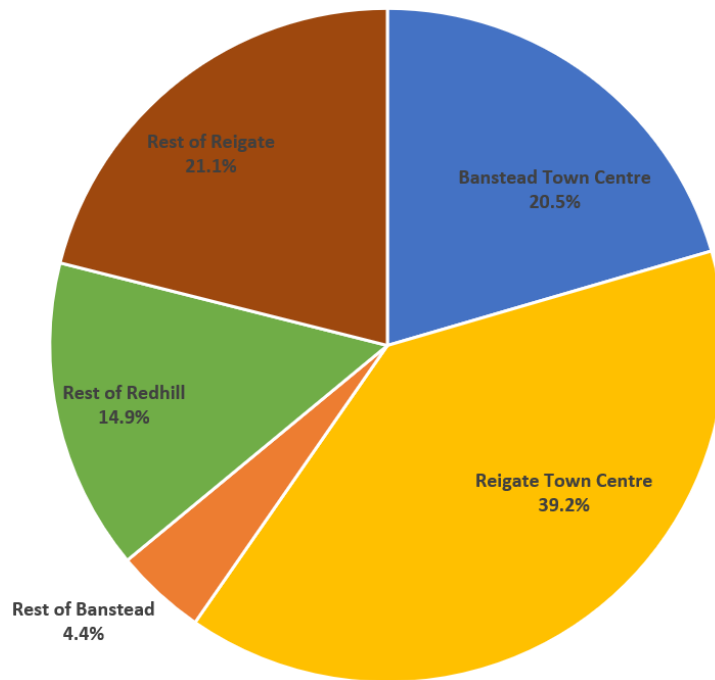


Figure 9 Geographical breakdown of available retail accommodation

All available retail floorspace is located either at the borough's designated town centres (850sqm), rest of the urban areas (466sqm) or local centres (109sqm) featuring typical high street stores of around 50 – 300sqm each.

5. Summary of Key Findings

- **Retail, Employment and Community Completions** – Over the last twelve months, 14,354sqm (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 2,554sqm of retail, employment and community floorspace during 2023/24.
- **Extant Retail, Employment and Community Permissions (Pipeline)** – Extant and under construction schemes could create around 34,552sqm (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 56,019sqm of employment space, the majority of which would be E commercial, business and service uses (59.9%).
- **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 58.5% of all new commercial, business and service floorspace (E use class) has been delivered within the borough's designated town centres and local centres.
- **Borough Commercial Property Market** – The amount of available commercial floorspace has increased within the last twelve months from 61,695sqm to 94,543sqm. Overall, Redhill, Horley and Banstead have all seen increases in available floorspace within the past twelve months (27,025sqm to 52,202sqm, 10,725sqm to 16,336sqm and 7,249sqm to 12,522sqm respectively). Only Reigate has seen a decrease in available floorspace, from 16,695sqm to 13,484sqm. The increases in available floorspace overall can largely be attributed to the availability of industrial and warehouse space at the Former Copyhold Works site and Unity Logistics Hub, both in Redhill, and office space at Betchworth House, Redhill.

Appendix 1: Use Classes

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

Use Class before 1st September 2020	Uses	Use Class from 1 September 2020
D2 (part)	Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.	F.2
D2 (part)	Cinemas, concert halls, bingo halls and dance halls	Use outside of any specified use class, so within its own class, i.e. Sui Generis uses / SG
A4	Pub or drinking establishment	Use outside of any specified use class, so within its own class, i.e. Sui Generis uses / SG
A5	Hot food takeaway	Use outside of any specified use class so within its own class, i.e. Sui Generis uses / SG
B2	Industrial	Remains B2
B8	Storage and distribution	Remains B8

Appendix 2: Leisure and Community Developments

Address	Planning Reference	Description of Works	Status at 31 st March 2024
Marketfield Public Car Park, Marketfield Road, Redhill	16/01066/F	Demolition of existing buildings and redevelopment to provide new multi-screen cinema and flexible retail, restaurant and café units.	Completed during this monitoring period
The Barley Mow Public House, Reigate	20/00351/F	Change of use from public house to physio clinic and hydrotherapy centre	Completed during this monitoring period
Redhill And Old Coulsdon Cricket Club, The Ring Pavilion, Horley Road, Redhill, Surrey, RH1 5AL	20/00728/F	Extension to cricket pavilion to replace existing storage container.	Completed during this monitoring period
Ground Floor, 1A Charman Road, Redhill, Surrey, RH1 6AG	20/00298/CU	Change of use from storage to exercise studio.	Completed during this monitoring period
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,	19/01605/F	Demolition of buildings a, b, c and j (offices, storage, consultation rooms and day centre for the	Under construction

Address	Planning Reference	Description of Works	Status at 31 st March 2024
Redhill, Surrey, RH1 4DP		elderly) and redevelopment for residential).	
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	Under construction
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)	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
Chipstead Golf Club, How Lane, Chipstead, Surrey, CR5 3LN	21/00801/F	Proposed construction of covered driving range station	Not started
Battlebridge Hall, 181 Frenches Road, Redhill, Surrey, RH1 2HZ	21/01643/F	Loft conversion with roof lights to be used as prayer hall	Not started
Salfords Cricket Club, The Pavilion,	21/00110/F	Demolition of existing single storey timber cricket pavilion and	Not started

Address	Planning Reference	Description of Works	Status at 31 st March 2024
Petridgewood Common, Woodhatch Road, Redhill, Surrey, RH1 5JH		construction of new single storey timber cricket pavilion	
The Children's Trust, Tadworth Court, 2 Tadworth Street, Tadworth, Surrey, KT20 5RU	21/02090/F	Demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical leads (f1)	Not started
Masjid Al Yaqeen, 28 Warwick Road, Redhill, Surrey, RH1 1BU	23/01870/F	Extension of existing mosque building	Not started
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

Appendix 3: School Provision

Address	Planning Reference	Description of Works	Status at 31 March 2024	Additional School Places
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	20/01088/F	Proposed new single storey science teaching facility	Completed during this monitoring period	0
Reigate College, Castlefield Road, Reigate, Surrey, RH2 0SD	20/01409/F	Extension to the refectory building.	Completed during this monitoring period	0
Brooklands School, Alexander Road, Reigate, Surrey, RH2 8ED	21/00189/CON	Extension to the main school building and construction of single storey teaching block.	Completed during this monitoring period	10
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	Not started	900

Address	Planning Reference	Description of Works	Status at 31 March 2024	Additional School Places
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	21/02179/F	Temporary school office building	Completed during this monitoring period	0
Reigate School, Pendleton Road, Reigate, Surrey, RH2 7NT	21/02180/F	1 st floor classroom above previous single storey extension	Not started	0
Dovers Green School, Rushetts Road, Reigate, Surrey, RH2 7RF	21/02181/F	New outbuilding/classroom	Completed during this monitoring period	0
Land and City Families Trust, Old Pheantry, 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:

Planning Policy Team

Tel: 01737 276178

Email: LDF@reigate-banstead.gov.uk