



Local Centre Monitor

Position in April 2024

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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the designated local centres in Reigate & Banstead as of April 2024. It does not constitute a record of the Lawful Uses of each property under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on lawful uses, please contact the Council's Development Management Team.

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

1. Introduction and Planning Policy Context

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

The purpose of this annual monitor is to:

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

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

1.1. National Planning Policy Context

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

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

1.2. Local Planning Policy Context

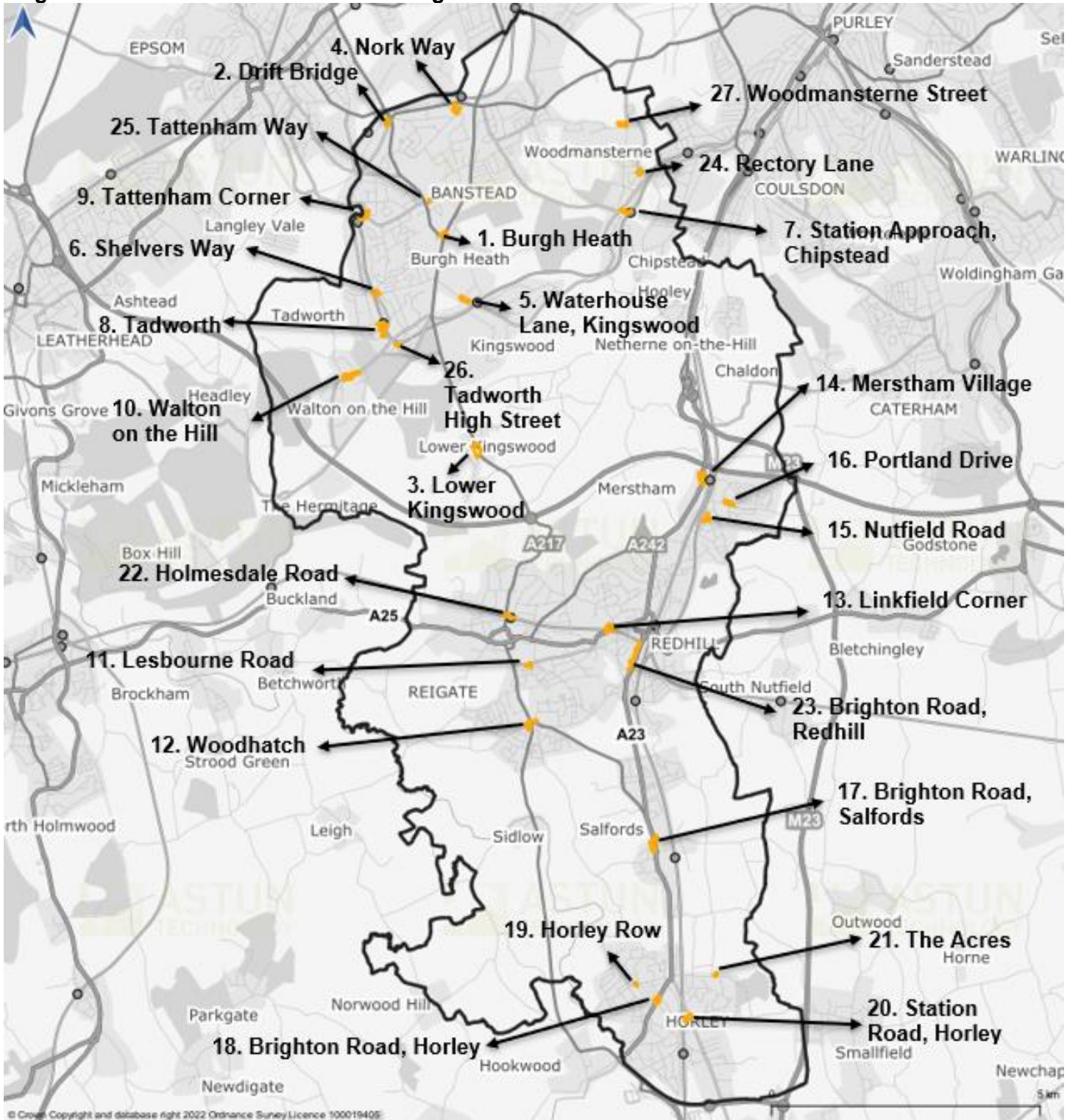
The Reigate & Banstead Borough Local Plan is comprised of:

- The Core Strategy (adopted 2014 and reviewed 2019 and 2024) which details how much growth will take place in the borough between 2012 and 2027 and sets out the overarching spatial strategy to deliver this growth; and
- The Development Management Plan (DMP) (adopted 2019 and reviewed in 2024) which provides the detailed policies and site allocations to meet the planned level of growth.

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

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

Figure 1: Location of local centres in Reigate & Banstead



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Relevant Local Plan policies and objectives are detailed in Figure 2 below.

Figure 2 – Relevant local plan policies and indicators

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

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 effective from 1st September 2020 introduced a number of fundamental changes to the Town and Country Planning (Use Classes) Order 1987 (as amended). These changes are likely to impact on the composition of uses, as the Local Planning Authority are no longer able to control changes between different use within Use Classes, and so are unable to fully apply DM Policy RET3, as many such use changes no longer need planning permission as they are within the same Use Class and no longer constitute "development".

Figure 3 – Use classes

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

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

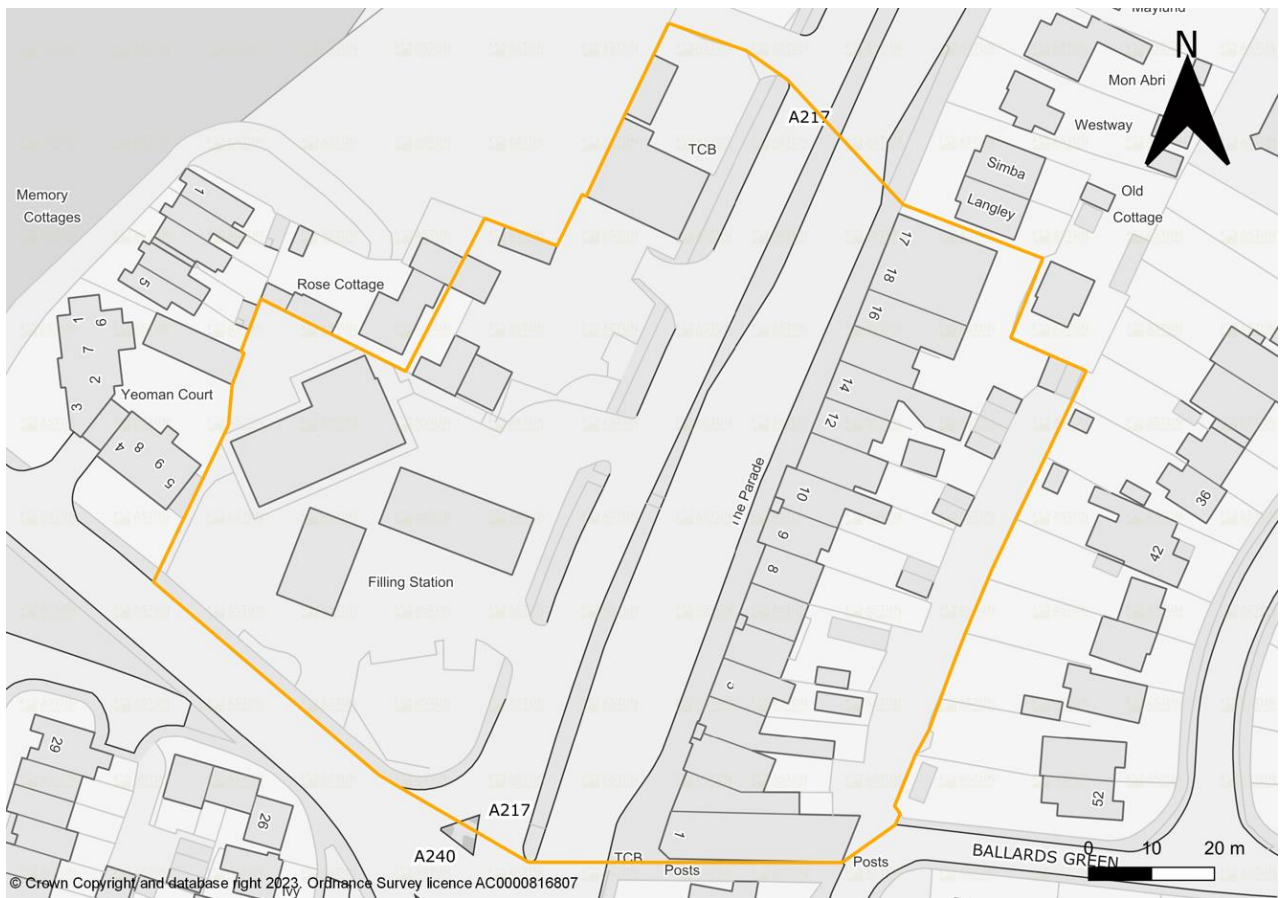
Please note that within the planning permissions mentioned within each local centre below, this refers to the use classes when the planning permission was granted. Some of the planning permissions detailed in this monitor may no longer require planning permission as there may now be changes within the E Use Class.

2. Local Centre Appraisal

2.1. Burgh Heath

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

Figure 4: Burgh Heath Local Centre

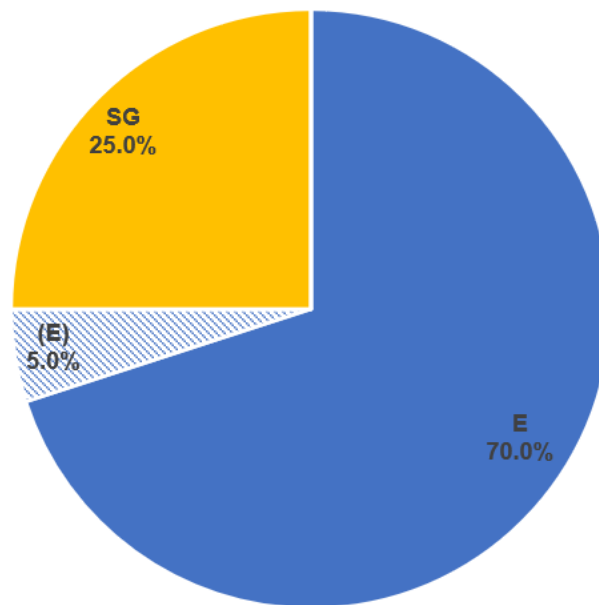


Mix and Vitality

There are a total of 20 units within the local centre. Figure 5 below shows that there are only two use classes in Burgh Heath, with these being the E Use Class and Sui Generis uses.

Three-quarters of the units are E Use Class. This includes units within the E Use Class that are currently vacant (E). The remaining quarter are Sui Generis uses.

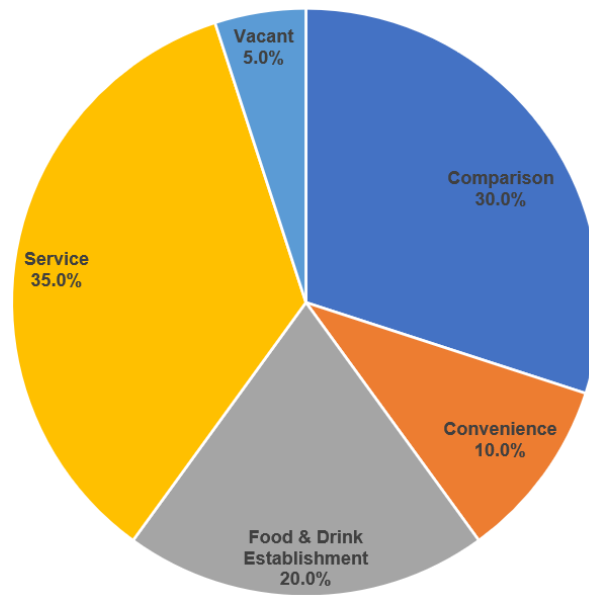
Figure 5 Use Class Burgh Heath Local Centre (Percentage of Units)



Whilst Figure 6 below shows a relatively good mix of uses within the local centre, the offer is quite limited and predominantly of a specialist nature. The majority of units (65%) are either service or comparison retail. Burgh Heath Local Centre historically has had one of the highest proportions of take-away use and one of the lowest proportions of convenience retail. There has been no change to the provision of convenience retail within the local centre; it remains limited to a small local convenience store and the Little Waitrose at the petrol station. This may be due to the close proximity of the large ASDA supermarket.

The comparison offer, which occupies almost a third of the units, is limited to specialist comparison retail including windows, bathrooms, and timber and builders' merchants. The local centre does however provide useful services including barbers, hairdressers, beauticians and a gym for local residents.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have left the local centre, and none have moved in.

There is currently one vacant unit in the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months.

There are currently no permissions that are extant or are under construction.

2.2. Drift Bridge

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

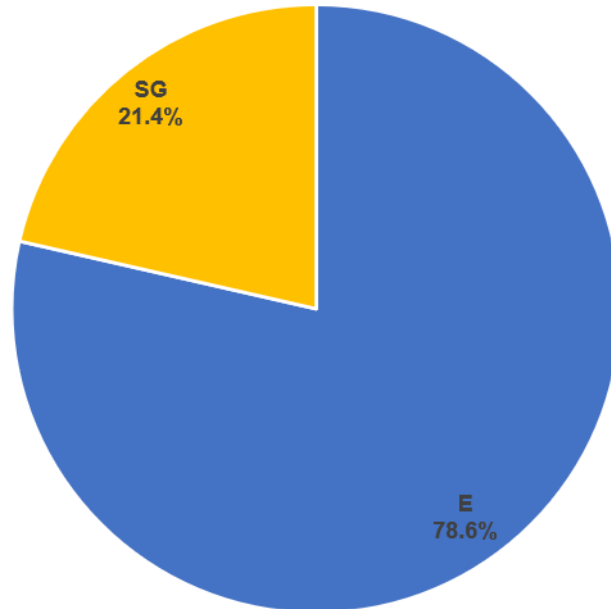
Figure 7: Drift Bridge Local Centre



Mix and Vitality

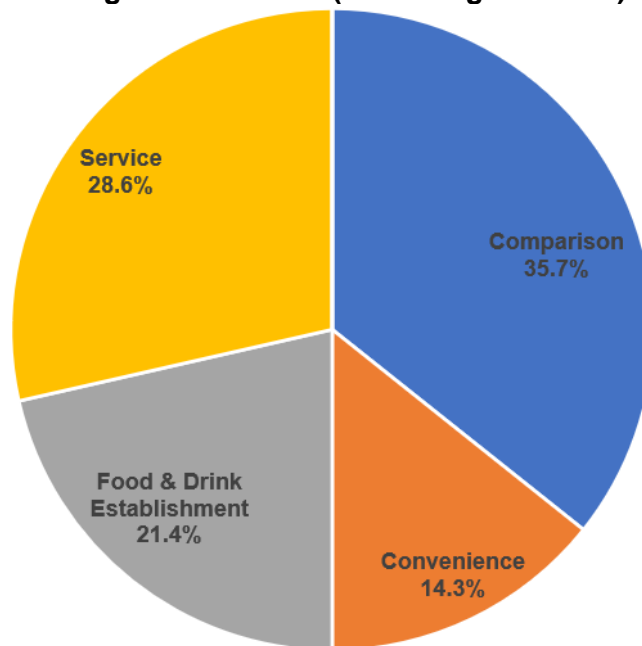
There are a total of 14 units within the local centre. Of the units within the local centre, 78.6% are within E Use Class. The remaining 21.4% of the units are Sui Generis uses. These are all car showrooms.

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



Drift Bridge is a small local centre in the north of the borough which provides important community facilities for local residents. Figure 9 below shows that there are a mix of uses within the local centre, with comparison retail accounting for more than a third of all retail within the local centre. The uses include a vets, barbers, hairdressers, beauty salon, café and restaurant and convenience retail. There are also several specialist uses, including three car showrooms and a window specialist.

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



Vacancies and New Occupiers

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

Over the past twelve months, there have been two occupier changes in this local centre. Bridge Vets Surgery and Londis have left the local centre, and these have been replaced by Medivets and Mickey’s Convenience respectively.

There are no vacant units in the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months.

No permissions are extant or are currently under construction.

2.3. Lower Kingswood

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

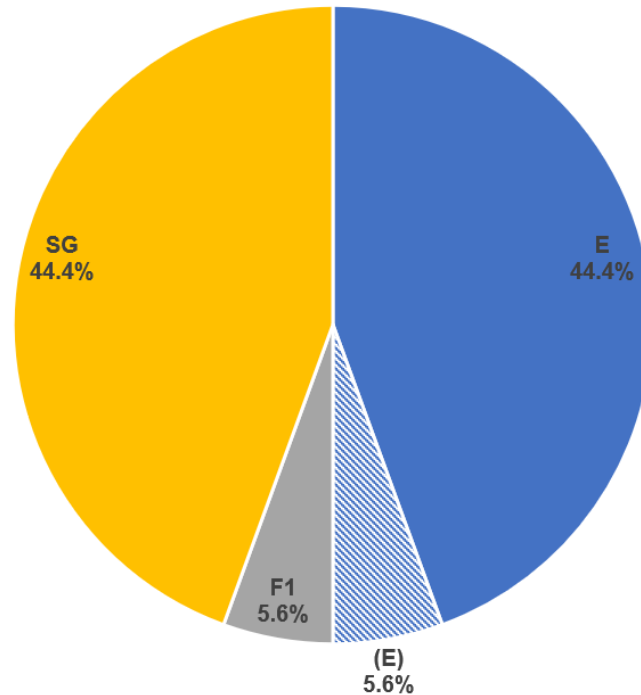
Figure 10: Lower Kingswood Local Centre



Mix and Vitality

There are a total of 18 units within the local centre. Figure 11 below shows that half of the units within the town centre fall within E Use Class, including the vacant (E) uses, and 5.6% of the units are F1 Use Class. 44.4% are Sui Generis uses.

Figure 11 Use Class Lower Kingswood Local Centre (Percentage of Units)

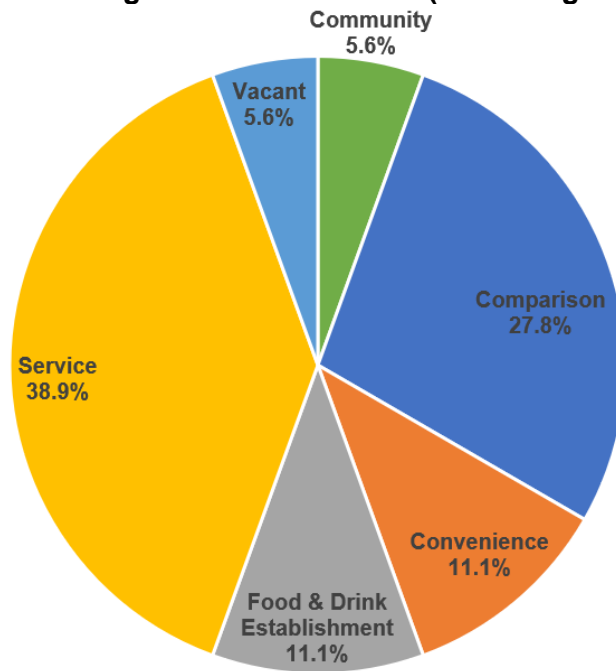


The local centre has one of the lowest proportions of E Use Class of all local centres in the borough and one of the highest proportions of Sui Generis uses. All but one of these Sui Generis uses are specialist uses, these include the sale of used vehicles and tyres, garages and petrol station. The remaining unit is a public house, that also acts as a take-away.

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

Service and comparison retail make up two-thirds of all retail within the local centre. Other uses include convenience retail, florist, take-away, faith (church) and public house facilities.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have moved into the local centre and none have moved out.

There is currently one vacant unit within the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months, and no permissions are under construction in the local centre.

The following permission is extant:

- Planning permission 22/02551/F for the demolition of the existing car wash and the renovation and extension of the shop, including a bakery, at Texaco, Brighton Road

2.4. Nork Way

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

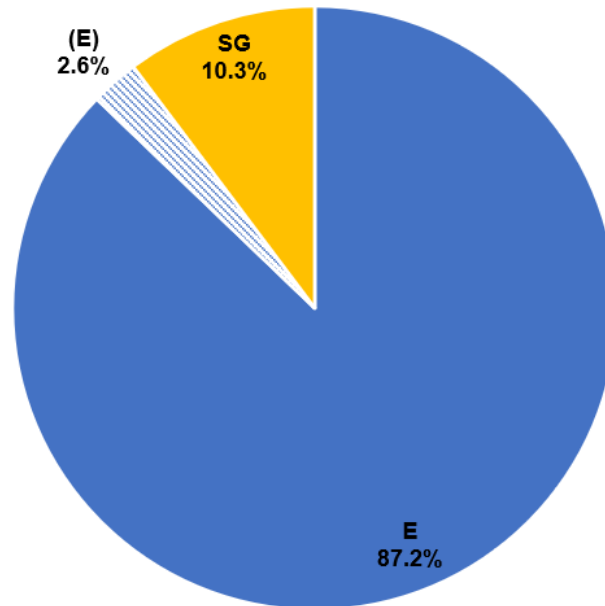
Figure 13: Nork Way Local Centre



Mix and Vitality

There are a total of 39 units within the local centre. Figure 14 below shows that almost 90% (89.8%) of the units fall within E Use Class. This includes units within the E Use Class that are currently vacant (E). The remaining units are Sui Generis uses. Of these Sui Generis units, two of the four units are occupied by vehicle repairers, and these are located to the rear of the main shopping parades, whilst the other two are both beauty salons.

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

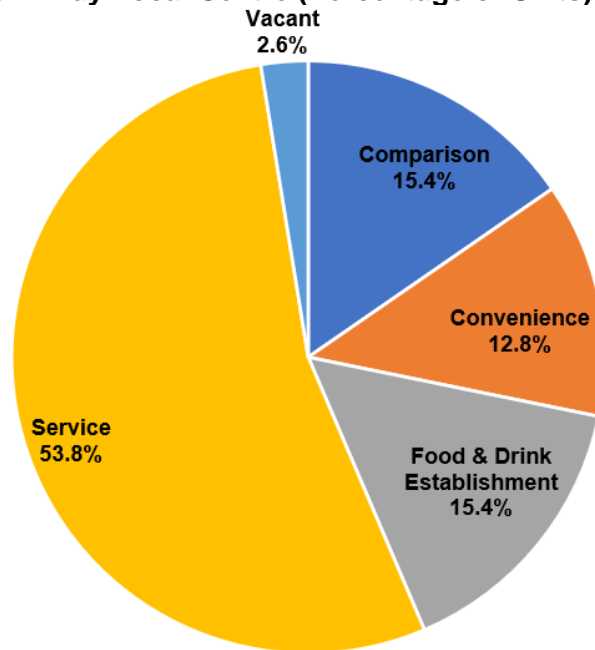


Nork Way is a very well established local centre which provides a good mix of units which are well used and supported by the local residents. The mix of uses has remained largely consistent since 2000.

Figure 15 below shows that over half of the units are occupied by services including for example hairdressers, barbers, estate agents, dentists and more specialist services such as accountants and vehicle repairs.

Whilst convenience retail occupies only 12.8% of the units within the local centre, there is good provision, including a large Co-Operative Foodstore, a Londis convenience store and a third local convenience store. The number of comparison, convenience and food and drink establishments are all relatively similar.

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



Vacancies and New Occupiers

Nork Way Local Centre historically has had low vacancies. Over the past twelve months, three occupiers have left the local centre, and three have moved into the local centre. Face FX, St Georges Finance and one unit of Something Special have left the local centre, and these units are now occupied by Wellbeing Pilates, Spa Life and Massage and V Nails and Beauty respectively.

There is currently one vacant unit in the local centre.

Development and Use Class Changes

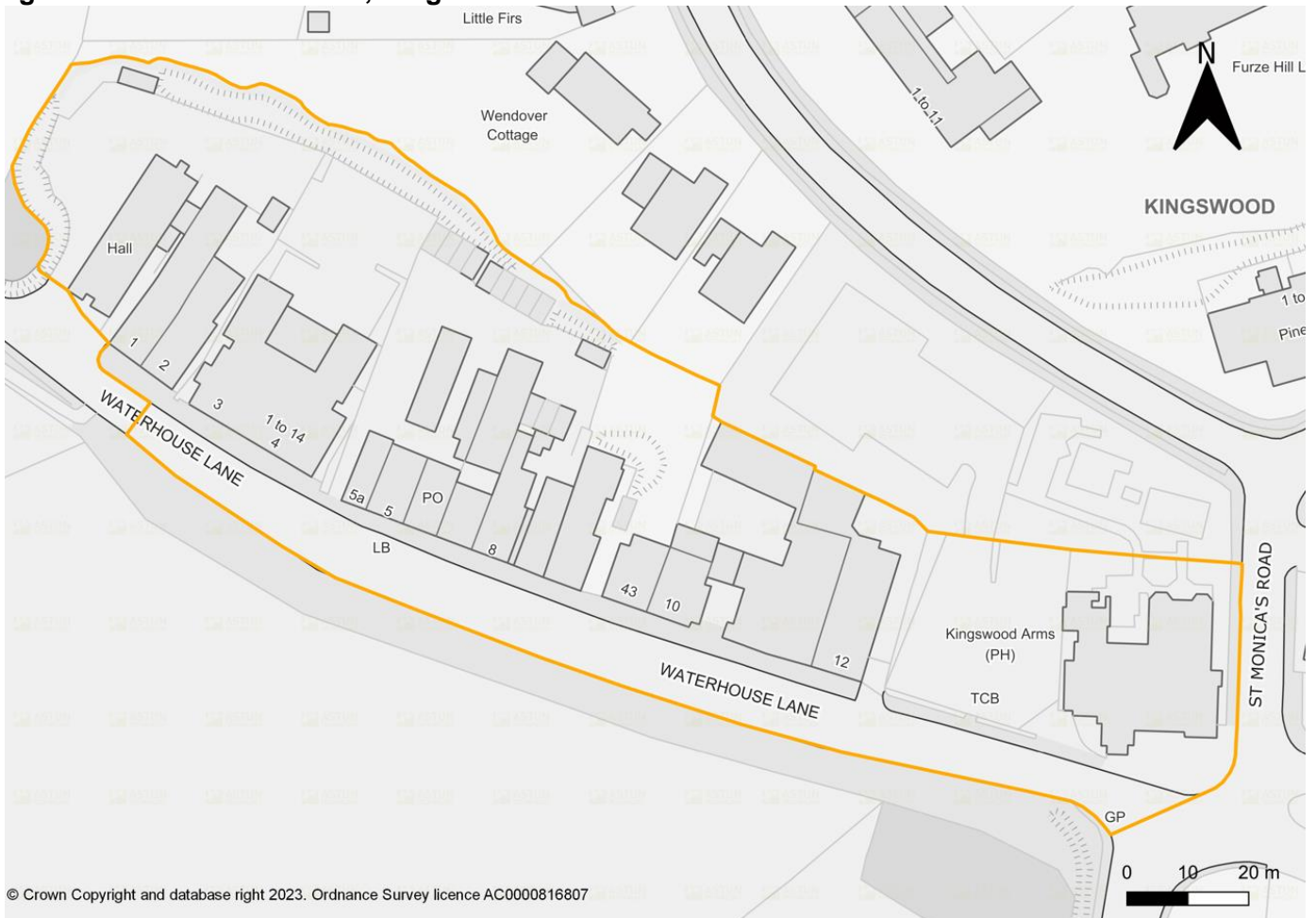
Over the past twelve months, no permissions have been completed.

No permissions are under construction and no permissions are extant.

2.5. Waterhouse Lane, Kingswood

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

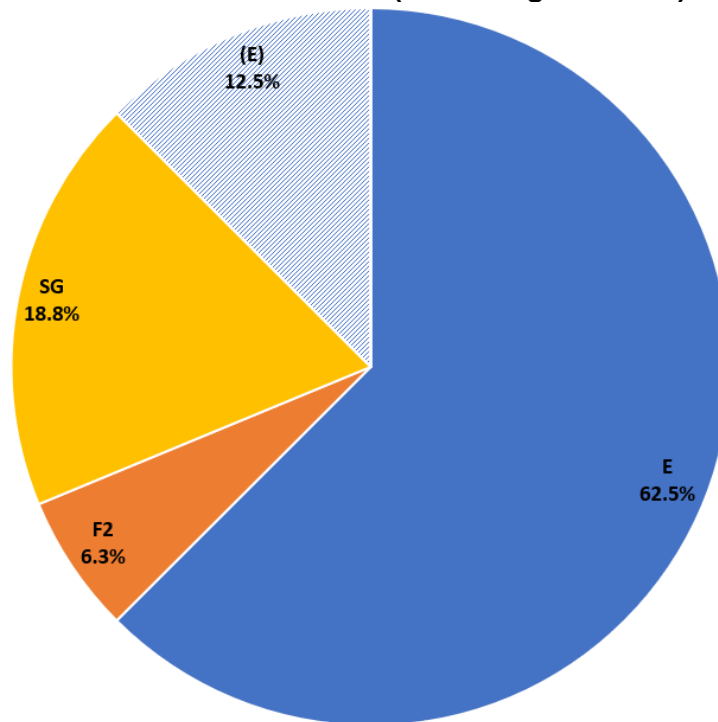
Figure 16: Waterhouse Lane, Kingswood Local Centre



Mix and Vitality

There are a total of 16 units within the local centre. Figure 17 below shows that three-quarters of the units fall within E Use Class (including vacant (E) uses) and 6.3% within F2 Use Class. The remaining 18.8% are Sui Generis uses. These units are all occupied by typical local centre uses including a beauticians, a solicitors and a public house.

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

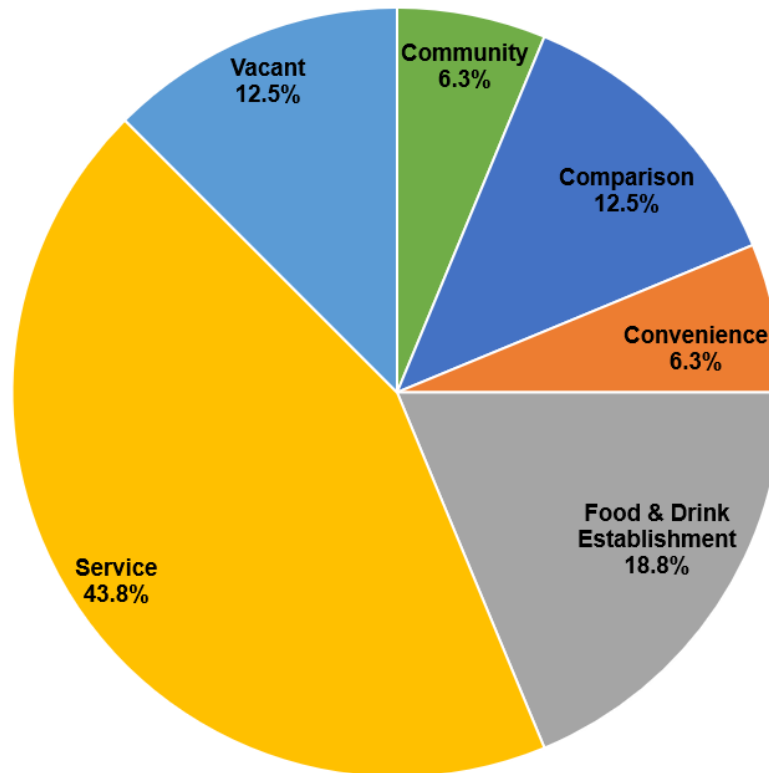


In terms of composition, over a third of the units within Waterhouse Lane Local Centre are occupied by services including hairdressers, barbers, beauticians, estate agents and travel agents. Just under a fifth of the units are occupied by food and drink establishments, notably all of which offer public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

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

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

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



Vacancies and New Occupiers

Over the past twelve months, two occupiers have left the local centre and none have moved in. Kingswood Wines and Number 12 have left the local centre and both units are now unoccupied.

There are currently two vacant units within the local centre.

Development and Use Class Changes

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

- Planning permission 22/00556/F for the part demolition of the rear of 8 Waterhouse Lane to form one dwelling (C3)

No permissions are under construction and no permissions are extant in the local centre.

2.6. Shelvers Way

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

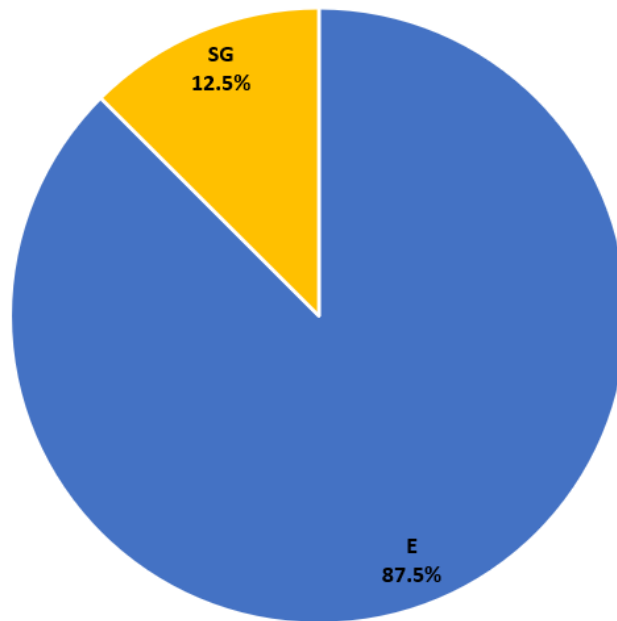
Figure 19: Shelvers Way Local Centre



Mix and Vitality

There are a total of 16 units within the local centre. Shelveys Way Local Centre is one of three local centres serving the residents of Tadworth. Figure 20 below shows that the majority of the units within the local centre fall within E Use Class (87.5%). The remaining units are Sui Generis uses. These include a beauty salon and a petrol station.

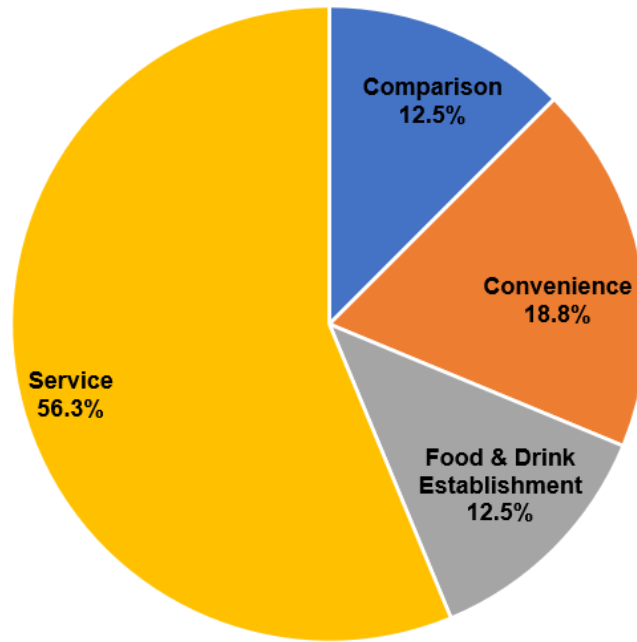
Figure 20 Use Class Shelveys Way Local Centre (Percentage of Units)



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

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

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have moved out of the local centre and none have moved in.

There are currently no vacant units within the local centre.

Development and Use Class Changes

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

There are currently no permissions which are under construction or extant in the local centre.

2.7. Station Approach, Chipstead

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

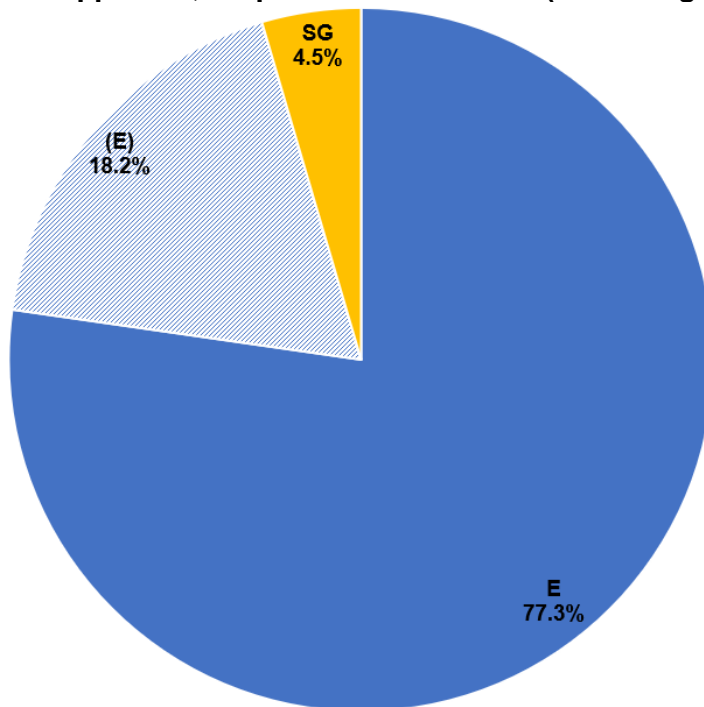
Figure 22: Station Approach, Chipstead Local Centre



Mix and Vitality

There are a total of 22 units within the local centre. Figure 23 below shows that 95.5% of the units within the local centre fall within E use Class, which is one of the highest of all local centres in the borough. This includes units within the E Use Class that are currently vacant (E). The remaining 4.5% of the units are Sui Generis uses. This is a take-away.

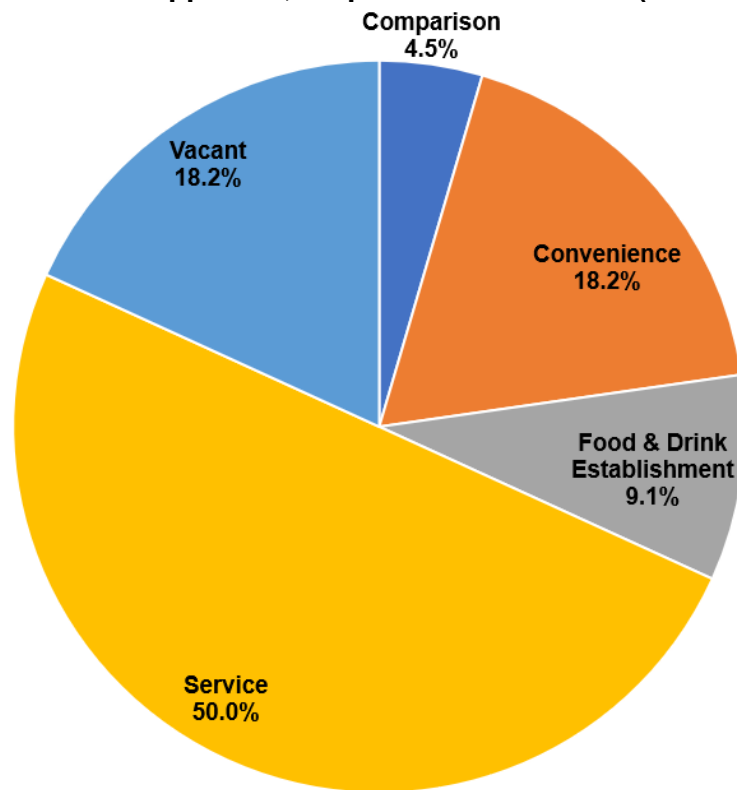
Figure 23 Use Class Station Approach, Chipstead Local Centre (Percentage of Units)



Station Approach, Chipstead, Local Centre performs an important function, serving the needs of the local community, particularly with regards to services. Figure 24 below shows that there is a good mix of uses within the local centre. Services such as hairdressers, solicitors, vets, estate agents, a charity and architects account for half of the units. Convenience retail, which accounts for a further 18.2% of the units, includes uses such as a post office, wine merchants, butchers and a delicatessen.

There is limited food and drink establishments and comparison retail provision within the local centre (each accounting for 9.1% and 4.5% of all units respectively). The comparison retail is comprised of only one furniture store. The food and drink use are limited to two units, one being the Chipstead Tandoori take-away, the other being the FILTR café.

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



Vacancies and New Occupiers

Over the last twelve months, one occupier has left the local centre, whilst two occupiers have moved into the local centre. Parcel Recovery has left the local centre, and Iglou Homes now occupies this vacated unit, whilst the Humphrey Richardson Taylor Charitable Trust has occupied a previously vacant unit.

Just less than a fifth of the units within the local centre are vacant (18.2%). All the vacant units are the long-term small vacant units in a poor state of repair at the station. There are a total of four vacant units.

Development and Use Class Changes

Over the past twelve months no permissions have been completed.

No permissions are either under construction or extant.

2.8. Tadworth

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

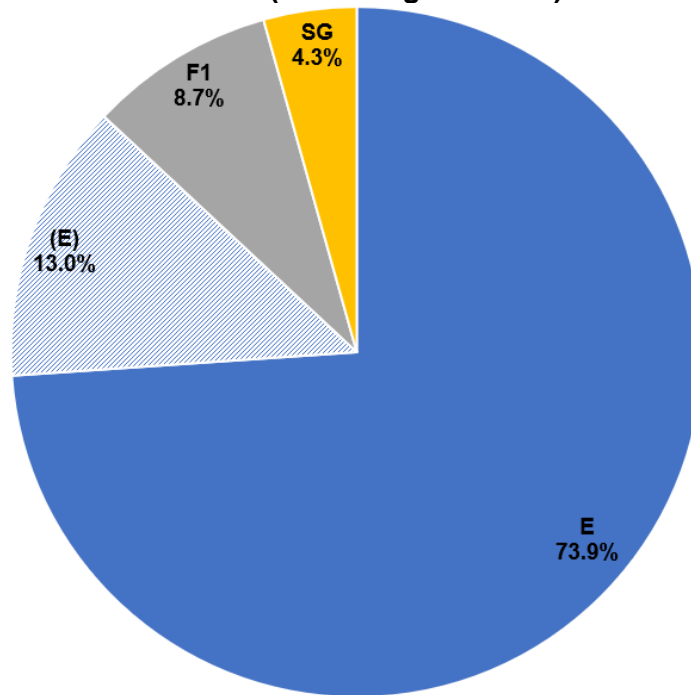
Figure 25: Tadworth Local Centre



Mix and Vitality

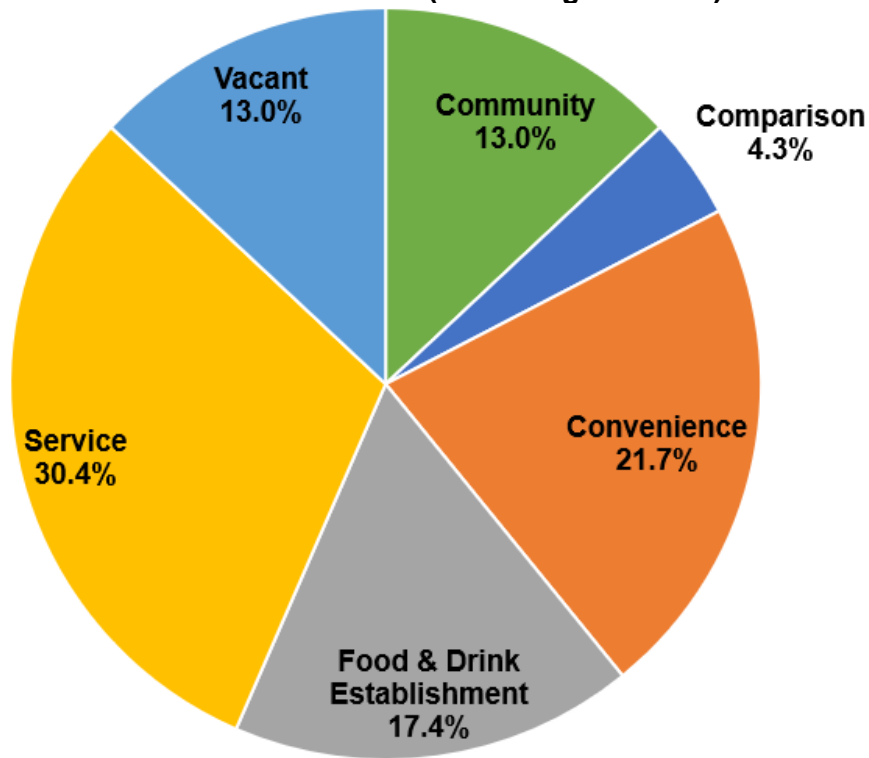
There are a total of 23 units within the local centre. As can be seen from Figure 26 below, 86.9% of the units within Tadworth Local Centre fall within E Use Class and 8.7% within F1 Use Class. This includes units within the E Use Class that are currently vacant (E). The F1 uses include two churches and an ancillary church hall. The remaining 4.3% is of the Sui Generis use class, which is a take-away.

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



Tadworth Local Centre has a very traditional composition and is well used by local residents. As can be seen from Figure 27 below, the local centre offers a good mix of services, retail and community facilities. Services and convenience retail account for the most retail within this local centre. These are predominantly typical local centre convenience retail and service uses, including for example a newsagents, butchers, post office, opticians, hairdressers, travel agents and drycleaners. There is limited comparison retail within the local centre as it accounts for 4.3% of the units, which is a Children’s Trust Charity Shop.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have left the local centre, and none have moved in. The unit at 12a Cross Road has been removed from the local centre analyses as it has now been changed to residential use class (C3).

There are currently three vacant units within the local centre.

Development and Use Class Changes

Over the past twelve months, the following permissions have been completed:

- Prior approval 19/00905/PAP for change of use from A2 to C3 at 12A Cross Road
- Planning permission 20/00802/F for change of use from A3 to B1(a) and C3 at 28 Station Approach

The following permission is currently under construction:

- Prior approval 21/02041/PAP for the conversion of an office (E) to residential (C3) at the rear of 16-18 Cross Road

The following permission is extant:

- Planning permission 23/00663/F for the conversion of a former bank premises (E) to

2.9. Tattenham Corner

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

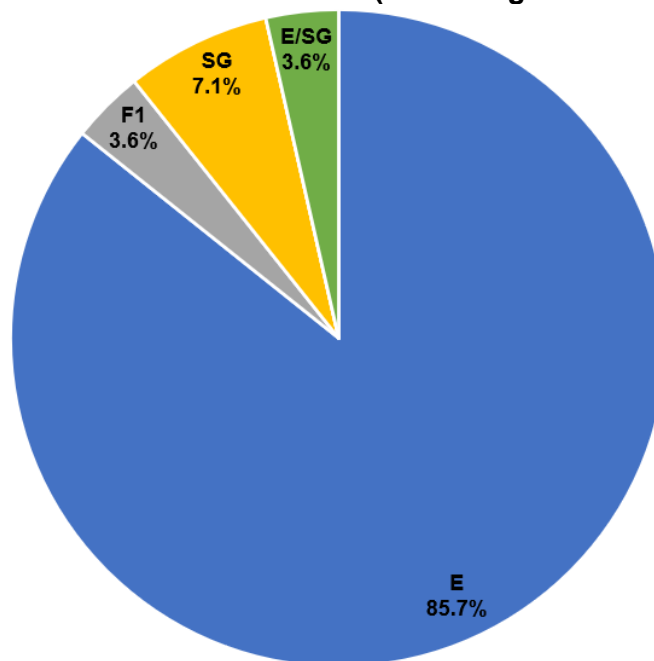
Figure 28: Tattenham Corner Local Centre



Mix and Vitality

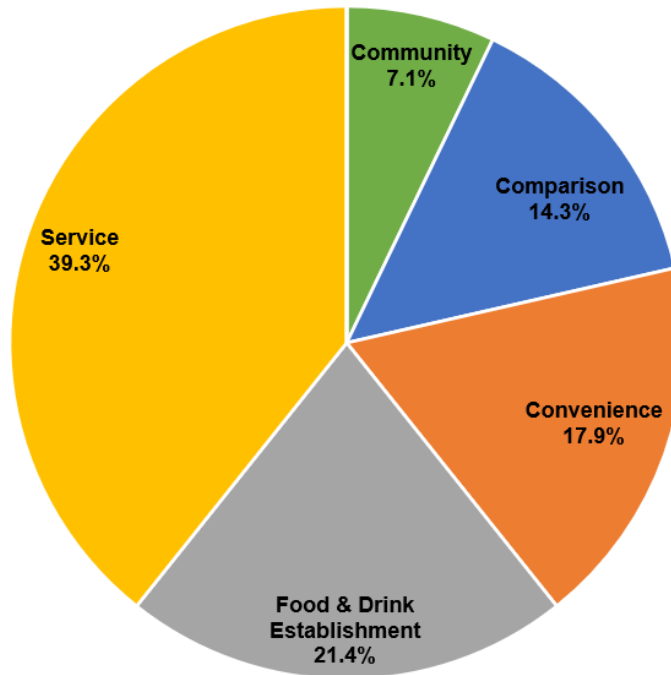
There are a total of 28 units within the local centre. Tattenham Corner Local Centre is a large and thriving local centre which provides a good mix of uses for local residents. Figure 29 below shows that 85.7% of the units are E Use Class and 3.6% F1 Use Class. 7.1% of the units are Sui Generis uses. This includes a beauty salon and a betting office. Another 3.6% of the units is a mix of E and Sui Generis use classes, which is a nail parlour and hairdresser.

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



With regards to the mix of uses within the local centre, Figure 30 below shows that there is a good mix of uses within the local centres. 39.3% of the units are occupied by services such as drycleaners, hairdressers, vets, funeral directors and a gym; 17.9% are occupied by convenience retail including for example a large Co-Operative convenience store, a Morrisons Daily with a post office, chemist and an off licence; and 21.4% are occupied by food and drink establishments including restaurants and cafés. There are no stand-alone take-away facilities within the local centre. Within the local centre there is also a library and health centre which provide additional useful facilities for local residents.

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



Vacancies and New Occupiers

Tattenham Corner Local Centre has historically been one of only a few local centres with continuous full occupancy. Within the past twelve months, one occupier has left the local centre and one occupier has moved in, as the Martin McColl unit has been rebranded to a Morrison’s Daily following a takeover in May 2022.

There are currently no vacant units within the local centre.

Development and Use Class Changes

Over the past twelve months no permissions have been completed.

No permissions are either under construction or extant.

2.10. Walton-on-the-Hill

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

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

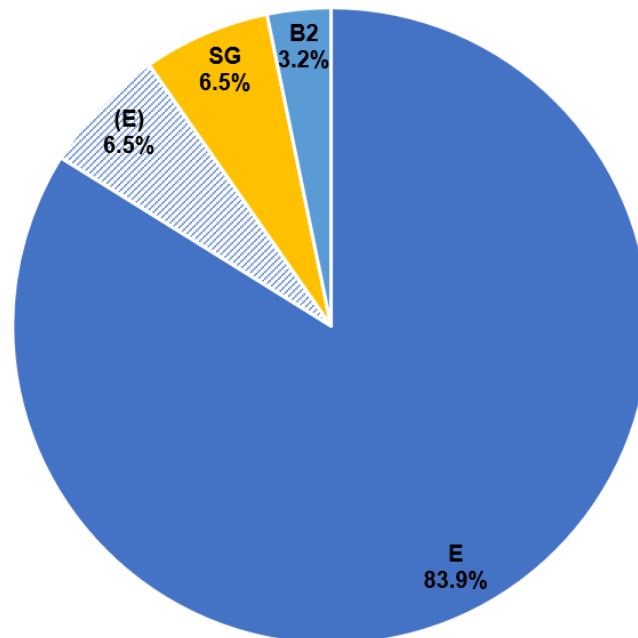


Mix and Vitality

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

There are a total of 31 units within the local centre. Figure 32 below shows that over 90% of the units (90.4%) within the local centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). 3.2% of the units are B2 Use Class, whilst the remaining 6.5% of the units are Sui Generis uses. This includes typical local centre uses (a take-away and a public house).

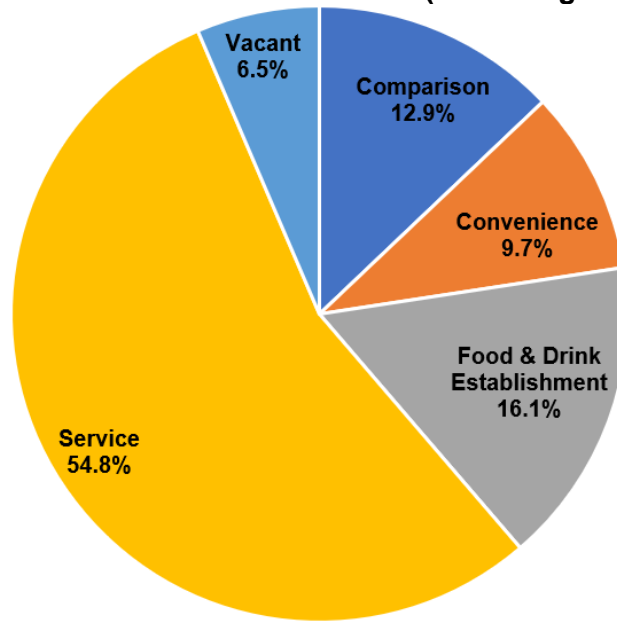
Figure 32 Use Class Walton on the Hill Local Centre (Percentage of Units)



Walton on the Hill Local Centre has a traditional composition. Figure 33 below shows that over half of the units are occupied by services (54.8%), followed by food and drink establishments (16.1%) and comparison retail (12.9%).

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

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



Vacancies and New Occupiers

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

There are currently two vacant units within the local centre.

Development and Use Class Changes

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

No permissions are either under construction or extant.

2.11. Lesbourne Road

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

Figure 34: Lesbourne Road Local Centre

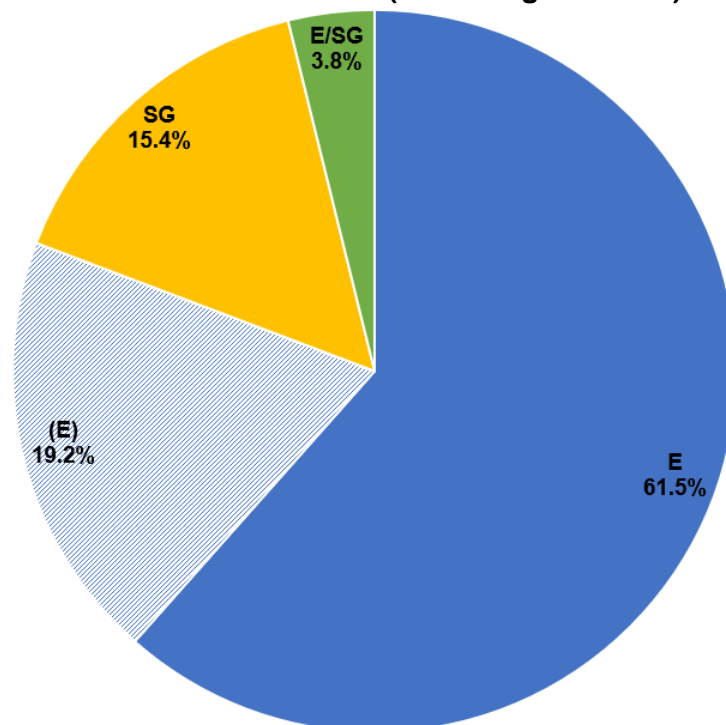


Mix and Vitality

There are a total of 26 units within the local centre. As can be seen from Figure 35 below, 80.7% of the units within Lesbourne Road Local Centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). 15.4% are Sui Generis uses, whilst the remaining 3.8% of the units have a mixed E Use Class/Sui Generis uses. All of the Sui Generis uses are typical local centre uses; they include a laundrette, tanning salon and beauty clinics.

One unit within the local centre occupied by Sea Salt Fish and Chips Restaurant and Take-Away has a mixed E Use Class/Sui Generis uses.

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

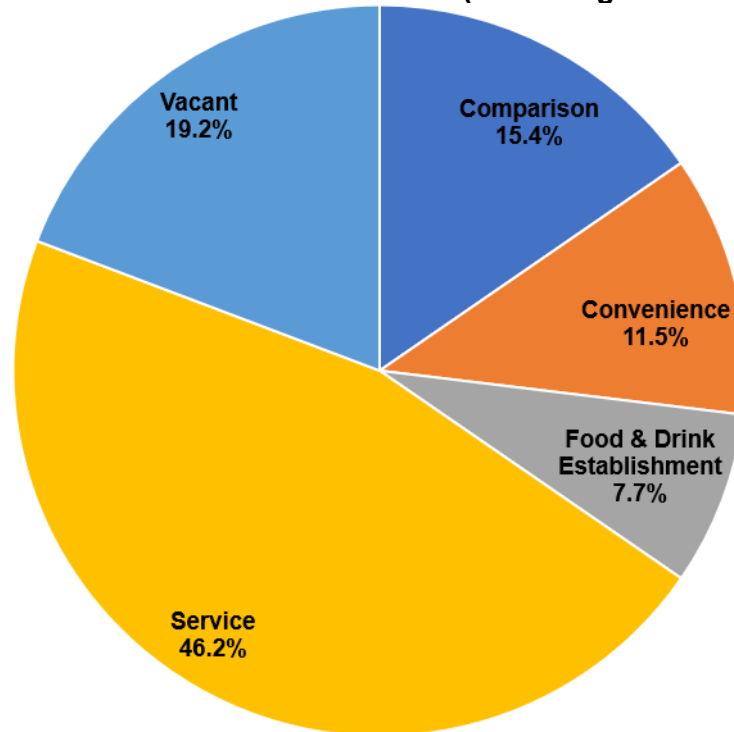


In terms of offer, Lesbourne Road Local Centre has a number of traditional uses including a bakery, barbers, laundrette, restaurant and take-away. It also includes a number of more specialist uses including a dress agency, accountants and party equipment store which complement the traditional local centre uses and serve a wider local community.

Figure 36 below shows that the majority of the units within the centre are occupied by services (46.2%), followed by comparison retail (15.4%), convenience retail (11.5%), and food and drink uses (7.7%).

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

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



Vacancies and New Occupiers

Over the past twelve months, there have been numerous occupier changes in the local centre. Four occupiers, Maison Du Velo, Utopia, The Gardent and Salon Lounge, have all left the local centre, with Maison Du Velo leaving behind the two units which it had occupied. Nisou and The School House Clinic now occupies the two units vacated by The Gardent and Salon Lounge respectively, whilst the units that Maison Du Velo and Utopia had occupied are now vacant.

There are currently five vacant units within the local centre.

Development and Use Class Changes

Over the past twelve months no permissions have been completed.

No permissions are either under construction or extant.

2.12. Woodhatch

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

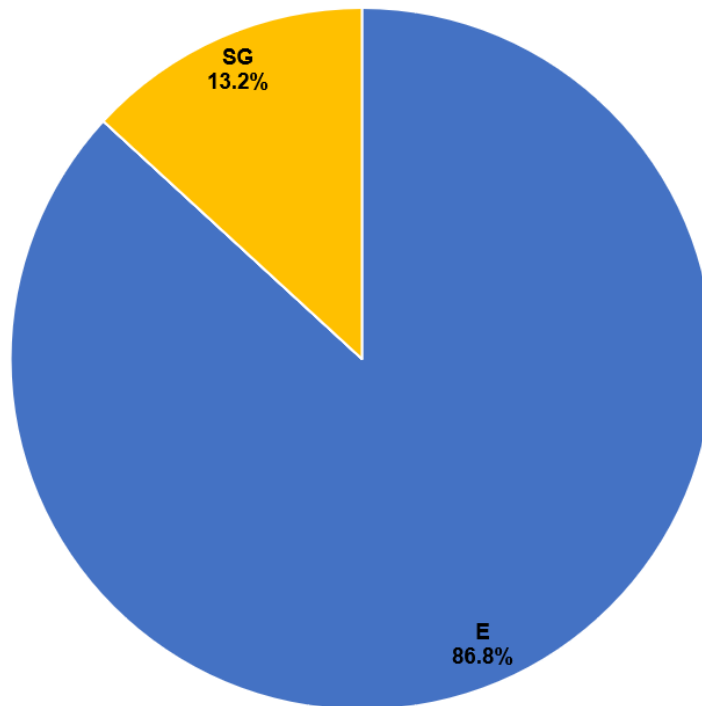
Figure 37: Woodhatch Local Centre



Mix and Vitality

There are a total of 38 units within the local centre. As can be seen from Figure 38 below, 86.8% of the units within Woodhatch Local Centre are within E Use Class. The remaining 13.2% are Sui Generis uses. These include two take-aways, a beauty salon, a laundrette, and a petrol station.

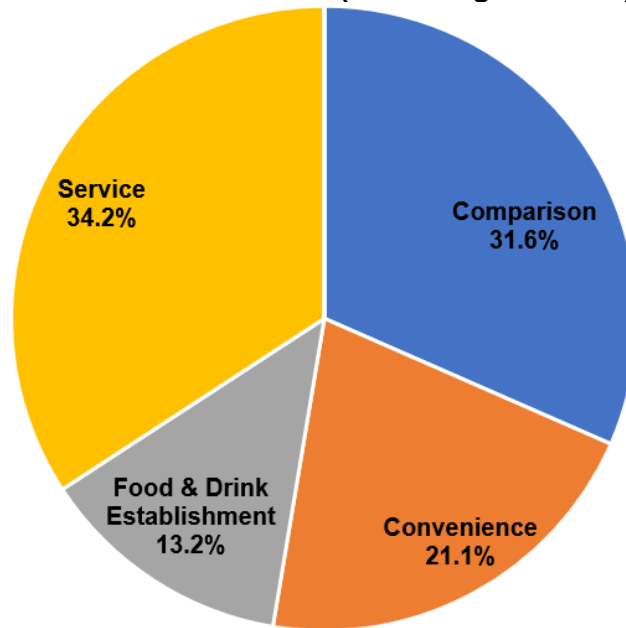
Figure 38 Use Class Woodhatch Local Centre (Percentage of Units)



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

Figure 39 below shows that the majority of the units are occupied by services (34.2%), comparison retail (31.6%), and convenience retail (21.1%). In comparison to most other local centres, Woodhatch Local Centre has good convenience store representation; there are two large Co-Operative convenience stores, three other convenience stores, a newsagents with a post office, an off-licence, a butchers, a bakers and a chemist.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have moved into the local centre and none have moved out.

There are no vacant units within the local centre.

Development and Use Class Changes

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

No permissions are either under construction or extant.

2.13. Linkfield Corner

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

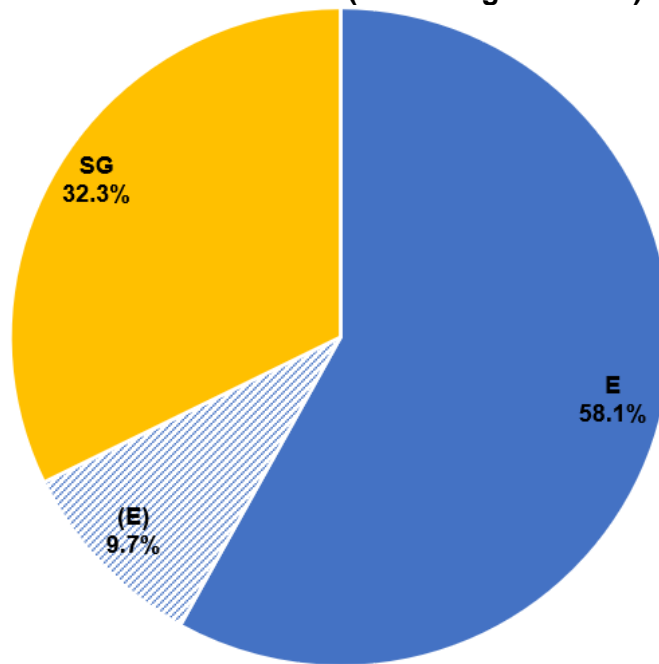
Figure 40: Linkfield Corner Local Centre



Mix and Vitality

There are a total of 31 units within the local centre. As can be seen from Figure 41 below, 67.8% of the units within Linkfield Corner Local Centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). The remaining 32.3% are Sui Generis uses. These include a mix of typical local centre uses (such as take-aways and beauticians) and more specialist uses (including car garages).

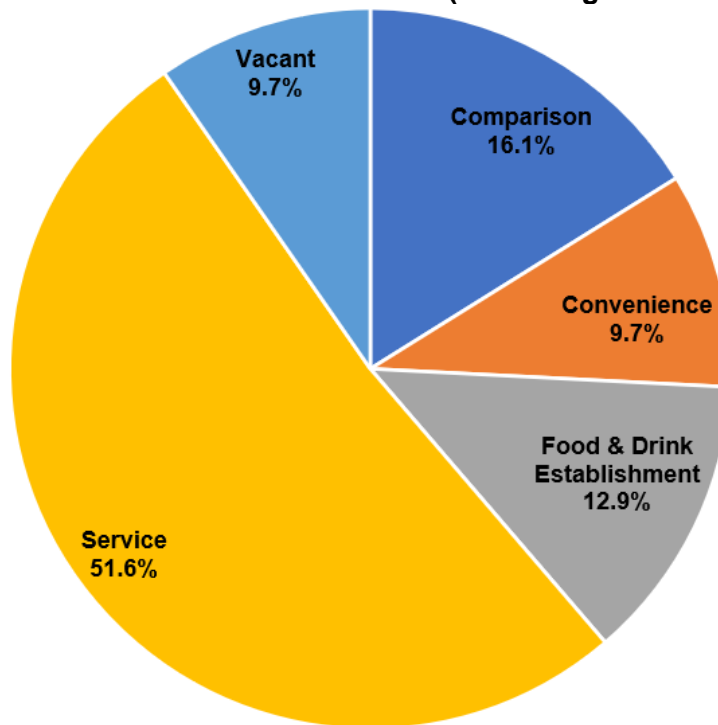
Figure 41 Use Class Linkfield Corner Local Centre (Percentage of Units)



In terms of the mix of uses within the centre, Figure 42 below shows that just over half of the units within the centre are occupied by services. These include accountants, car repairs, garages, construction, hairdressers and barbers. There are also a high number of health services within the local centre (including physiotherapy and therapeutic clinic) which may reflect the centre's close proximity to Donyngs Leisure Centre.

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

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



Vacancies and New Occupiers

Over the course of the past twelve months, two occupiers have left the local centre, and two have moved into the local centre, whilst one occupier has relocated within the local centre. Jewell Homes and Mr Barber have left the local centre, and their units are now occupied by Transylvannia Barber Shop and ADHD Treatments Surrey respectively, whilst Luxe Beauty Lounge has occupied the unit previously vacated by ADHD Treatments Surrey.

There are three vacant units within the centre.

Development and Use Class Changes

Over the past twelve months, the following permissions have been completed:

- Planning permission 20/00298/CU for the change of use of the ground floor of 1A Charman Road from storage to an exercise studio

The following permission is under construction:

- Planning permission 20/02192/F for the conversion of the existing retail and office building at 1D Charman Road to residential accommodation

No permissions are extant in the local centre.

2.14. Merstham Village

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

Figure 43: Merstham Village Local Centre

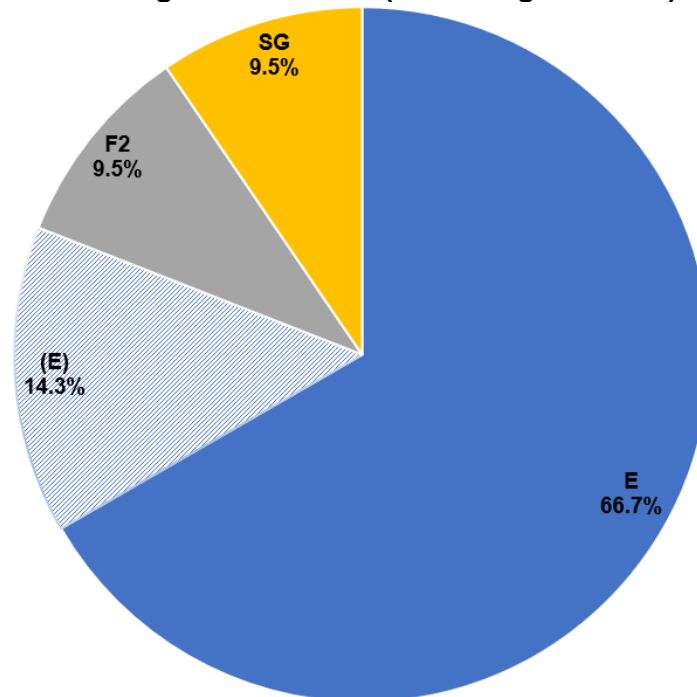


Mix and Vitality

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

There are a total of 21 units within the local centre. Excluding the residential units, 81.0% of the units within Merstham Village Local Centre are within E Use Class. This includes units within the E Use Class that are currently vacant (E). F2 Use Class and Sui Generis uses both account for 9.5% of the units in the local centre. The Sui Generis uses consist of just food and drink premises (one is a take-away and the other a public house).

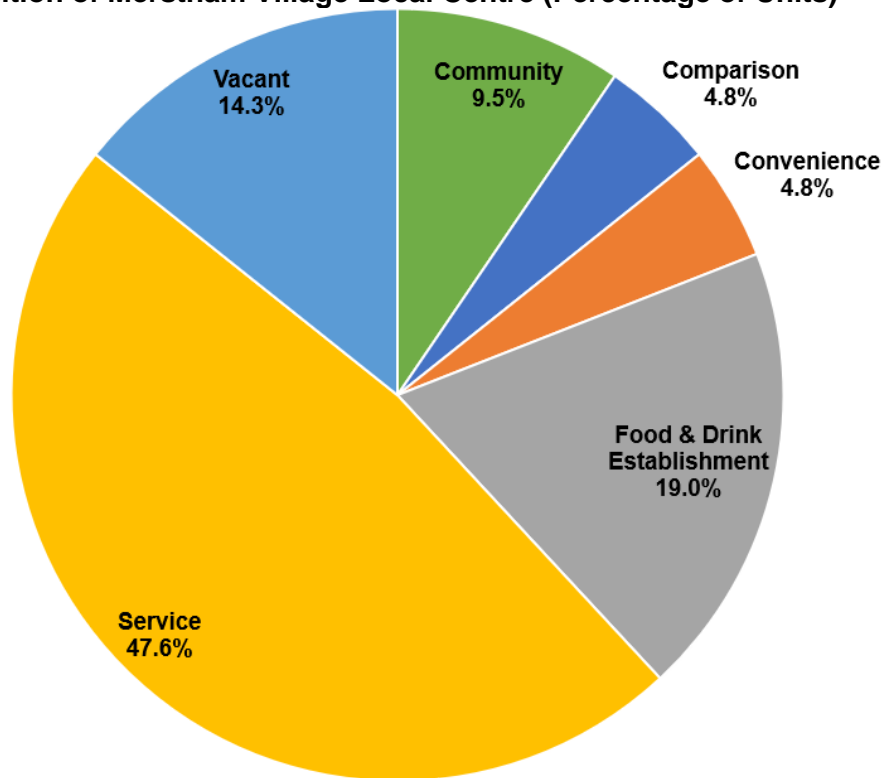
Figure 44 Use Class Merstham Village Local Centre (Percentage of Units)



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

Figure 45 below shows that services account for over half of the units within the local centre (47.6%), followed by food and drink uses (19.0%), community (9.5%), comparison retail (4.8%) and convenience retail (4.8%).

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



Vacancies and New Occupiers

Over the past twelve months, three occupiers have moved out and one occupier has moved into the local centre. Unique Barbers, Village Fish Bar and The Computer Shop have all moved out of the local centre, and Station Kebab has occupied the unit previously vacated by Village Fish Bar.

There are currently three vacant units within the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months, and no permissions are under construction in the local centre.

The following permissions are extant:

- Planning permission 22/02020/CU for change of use from E to Sui Generis at 6 High Street
- Planning permission 23/02387/CU for the change of use from E to Sui Generis at 2 Station Road

2.15. Nutfield Road

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

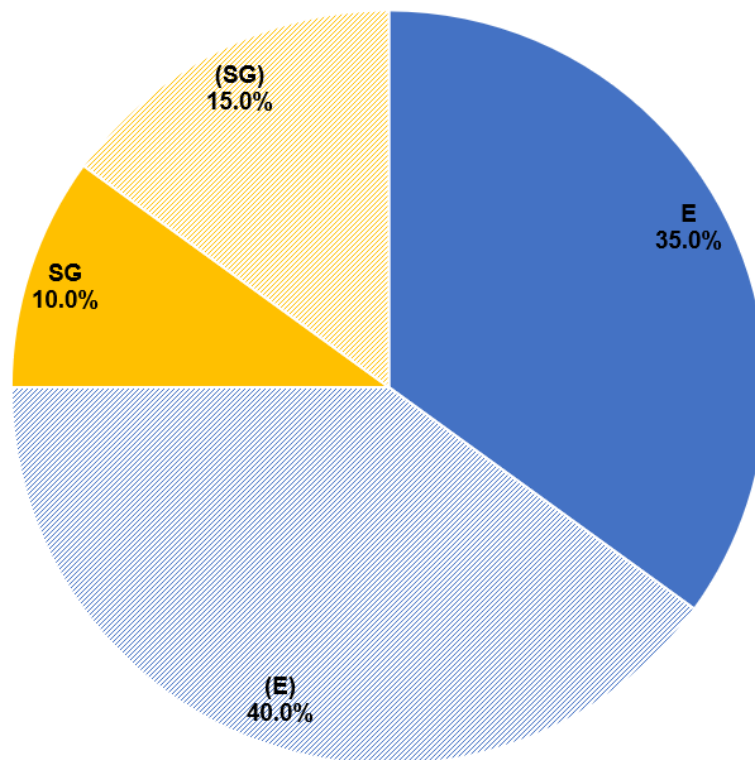
Figure 46: Nutfield Road Local Centre



Mix and Vitality

There are a total of 20 units within the local centre. Three-quarters of the units within Nutfield Road Local Centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). The remaining quarter of the units are Sui Generis uses, including SG units that are currently vacant (SG). These are both take-aways.

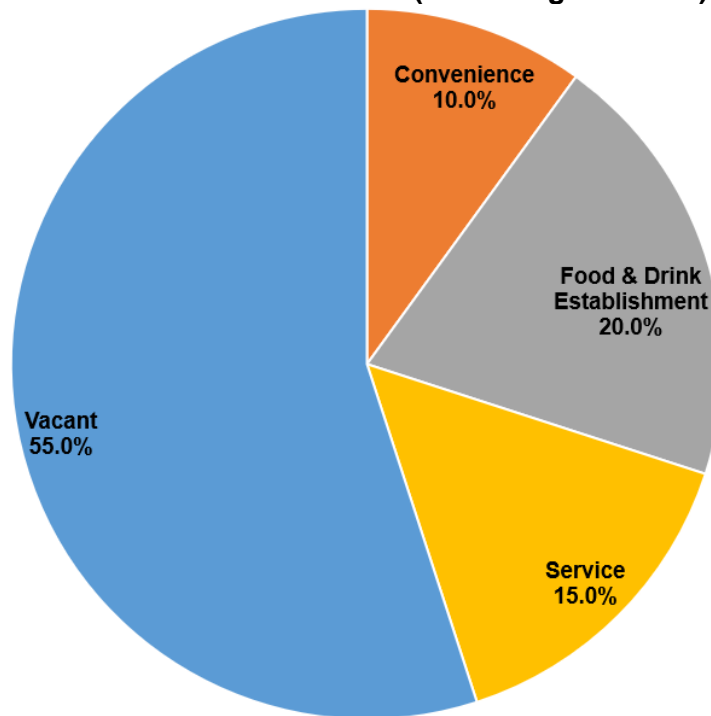
Figure 47 Use Class Nutfield Road Local Centre (Percentage of Units)



Food and drink establishments account for a fifth of the percentage of units within the local centre, whilst services accounts for 15.0% of the units. Convenience retail accounts for the remaining 10.0% of the units which are occupied. There is no comparison retail with the local centre.

In comparison to some other local centres in the borough, there is limited convenience retail within the local centre, which is limited to just a convenience store and a post office.

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



Vacancies and New Occupiers

Over the past twelve months, on top of the high vacancies already in the local centre, there has been a further increase in vacancies within this local centre. Three occupiers, FAS, Sparkle Laundrette and The Oriental, have all left the local centre, all leaving behind vacant units. No occupiers have moved into the local centre.

There are currently eleven vacant units within the local centre. Several of the vacant units have prior approval/planning permission for conversion to a residential use (see below). The large amount of vacant units within the Nutfield Road local centre is largely due to a landlord not willing to renew the tenants' leases that originally occupied the units.

Planning Permissions

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

The following permissions are extant:

- Prior approval 21/03096/PAP for the change of use of a commercial unit (use class E) to dwellinghouse (C3) at 48 Nutfield Road.
- Prior approval 22/02009/PAP for the change of use of a commercial unit (use class E) to dwellinghouse (C3) at 46 Nutfield Road
- Prior approval 22/02260/PAP for the change of use of a commercial unit (use class E) to

dwellinghouse (C3) at 44 Nutfield Road

- Prior approval 22/02261/PAP for the change of use of a commercial unit (use class E) to dwellinghouse (C3) at 42 Nutfield Road
- Planning permission 22/02681/F for a side extension and conversion of a commercial unit (use class E) to dwellinghouse (C3) at 37 Nutfield Road
- Prior approval 23/01350/PAP for the change of use of a commercial unit (use class E) to dwellinghouse (C3) at 56 Nutfield Road
- Planning permission 23/00511/F for the demolition of the existing outbuilding and alterations to existing shopfront at 54 Nutfield Road
- Prior approval 23/02591/PAP for the change of use of a commercial unit (use class E) to dwellinghouse (C3) at 52 Nutfield Road

2.16. Portland Drive

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

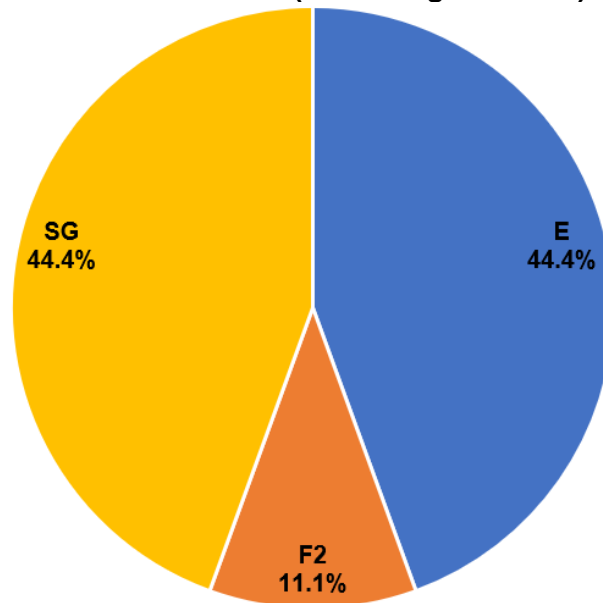
Figure 49: Portland Drive Local Centre



Mix and Vitality

There are a total of 9 units within the local centre. The pie-chart below shows that the E Use Class and Sui Generis uses both take up 44.4% of all units within the local centre (88.8% combined). All Sui Generis uses are take-aways. The remainder of the units are F2 Use Class.

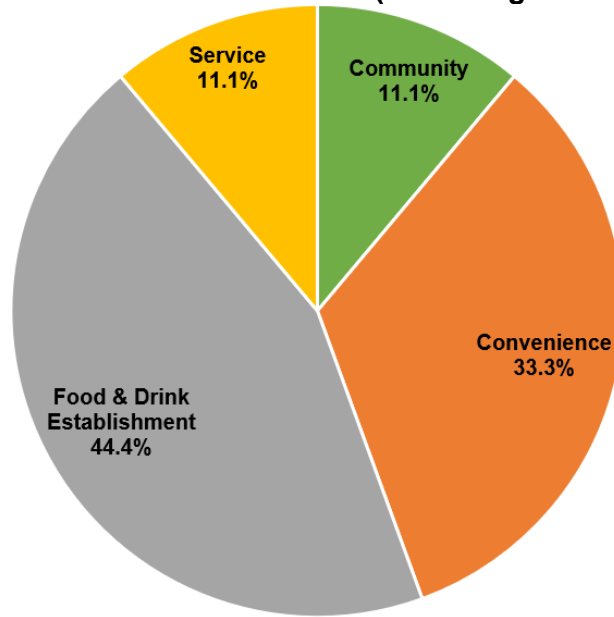
Figure 50 Use Class Portland Drive Local Centre (Percentage of Units)



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

Almost half of the units within the local centre are occupied by food and drink establishments which is one of the highest proportions of all of the local centres and over half of these are take-aways. Convenience retail occupies 33.3% of the units, services 11.1% and community uses 11.1%. There is no comparison retail within the local centre.

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



Vacancies and New Occupiers

Over the last twelve months, no occupiers have moved into the local centre and none have moved out.

There are currently no vacant units within this local centre.

Development and Use Class Changes

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

There are no extant or under construction permissions.

2.17. Brighton Road, Salfords

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

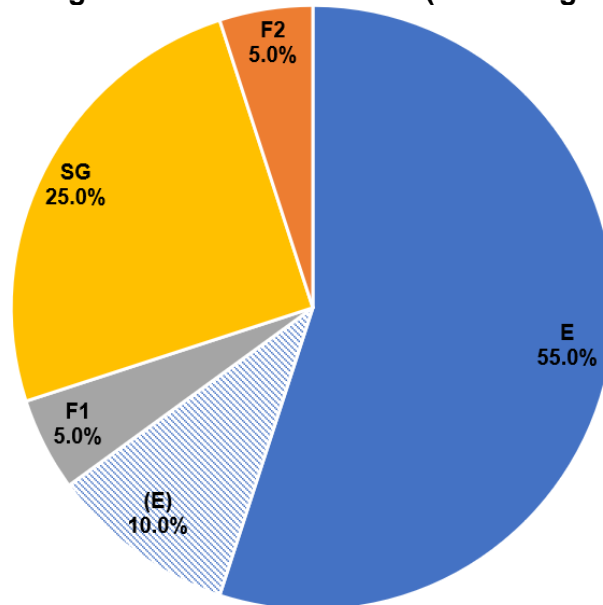
Figure 52: Brighton Road, Salfords Local Centre



Mix and Vitality

There are a total of 20 units within the local centre. Figure 53 below shows that 65.0% of the units within Salfords Brighton Road Local Centre are within E Use Class. This includes units within the E Use Class that are currently vacant (E). 5.0% of units fall within F1 Use Class and 5.0% within F2 Use Class. The remaining 25.0% of the units are Sui Generis uses. These include three take-aways, a laundrette and a tanning salon.

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



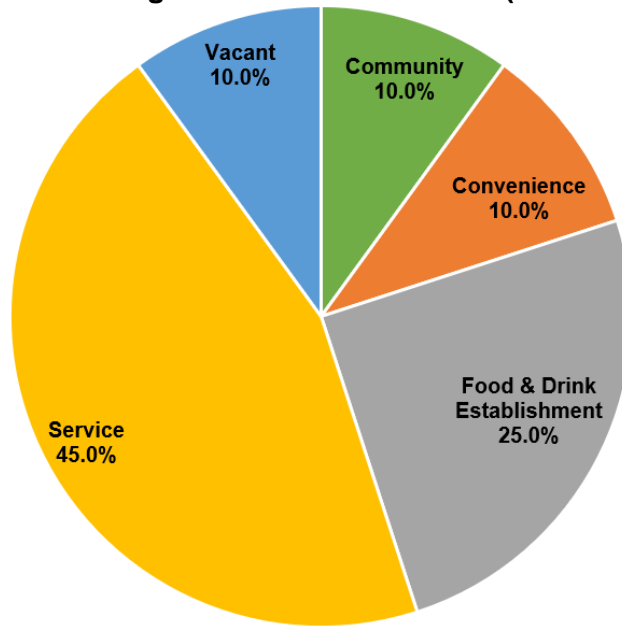
The pie-chart below shows that services occupy 45.0% of the units within the local centre, food and drink establishments 25.0%, convenience retail 10.0% and community uses 10.0%.

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

There are also a number of more specialist services within the local centre, including computer specialists and home improvements.

In comparison to other local centres, Brighton Road, Salfords Local Centre has limited convenience retail. Convenience retail is limited to a pharmacy and a small general store.

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



Vacancies and New Occupiers

Over the past twelve months, two occupiers have moved out of the local centre and two have moved in. Pizza and Patty and Clifford John/Figures/One Oak Development have moved out of the local centre, and Salfords Fish and Chips and J&J Thai Massage and Beauty have occupied these vacated units respectively.

There are two vacant units within the local centre.

Development and Use Class Changes

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

The following permission is currently under construction:

- Planning permission 21/02438/F for the demolition of an existing convenience store (E) for the redevelopment of a new convenience store (E) at 21 Brighton Road

There are currently no extant permissions at this local centre.

2.18. Brighton Road, Horley

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

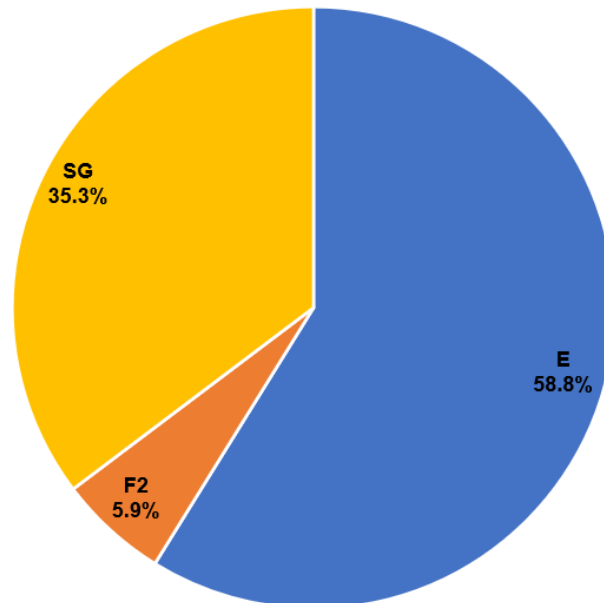
Figure 55: Brighton Road, Horley Local Centre



Mix and Vitality

There are a total of 17 units within the local centre. As can be seen in Figure 56 below, 58.8% of the units within Brighton Road, Horley, Local Centre are E Use Class and 5.9% F2 Use Class. The remaining 35.3% are Sui Generis uses. These include a mixture of typical local centre uses and more specialist uses (three take-aways, a beauty salon, a betting shop, and a car service and garage).

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



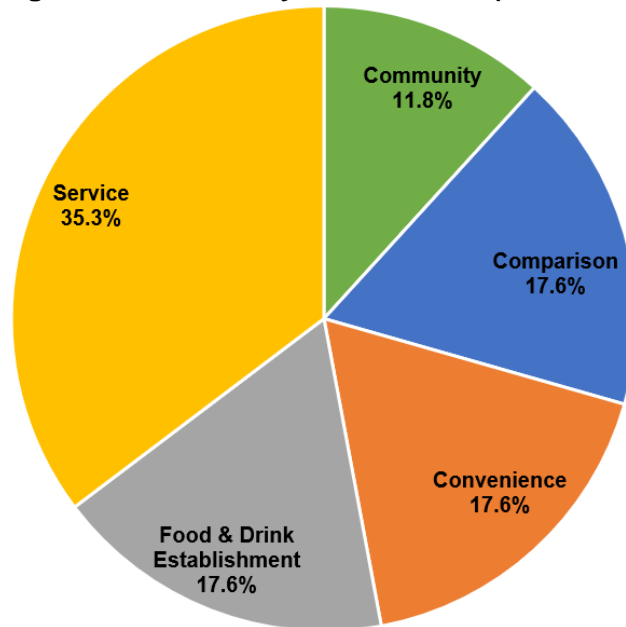
Since 2000, there has been very little change to the composition of the Brighton Road, Horley, Local Centre and over the past twelve months, there has been no occupier changes within the local centre.

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

The local centre continues to be well served in comparison (17.6%), convenience (17.6%) and food and drink establishments (17.6%). Services occupy a notably high percentage of

units (35.3%), of which all are neighbourhood scale. Within the boundary of the local centre there is also a nursery and community hall which add to the range of locally accessible services on offer to nearby residents, and accounts for the remaining 11.8% of uses within the local centre.

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



Vacancies and New Occupiers

Over the past twelve months, there have been no occupier changes within the local centre.

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

Development and Use Class Changes

Ove the past twelve months, the following permission has been completed:

- Planning permission 22/00336/F for the extension to the existing commercial unit (E), and for the extension to provide 5 residential units (C3) on the first floor at 73-77 Brighton Road

No permissions are currently extant or under construction at the local centre.

2.19. Horley Row

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

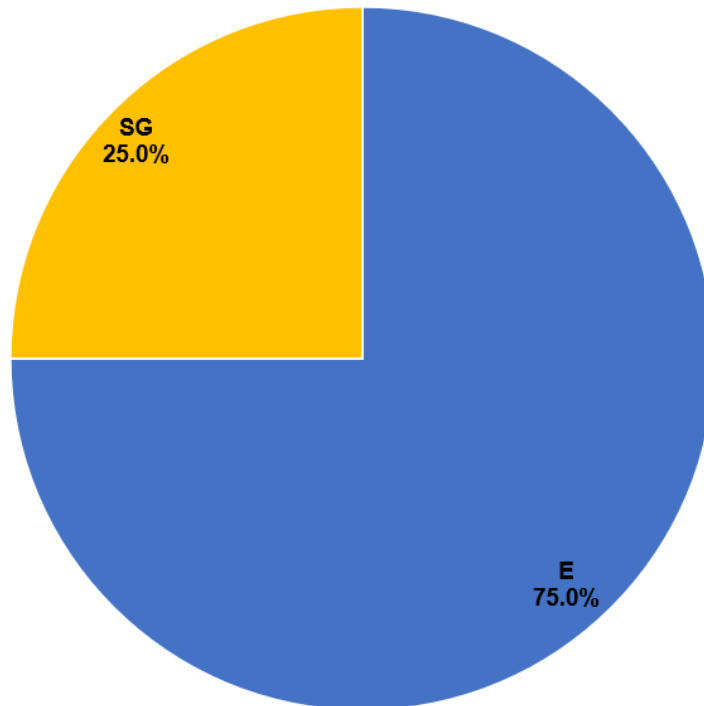
Figure 58: Horley Row Local Centre



Mix and Vitality

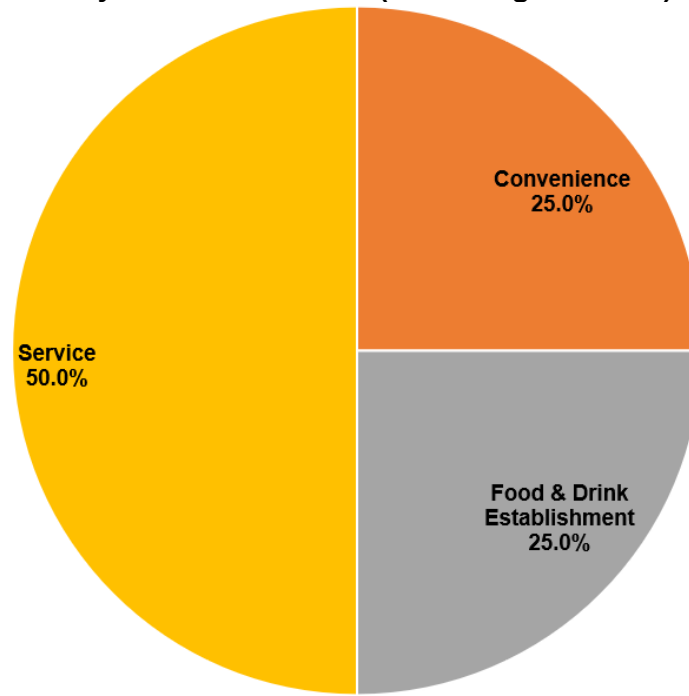
There are a total of 8 units within the local centre. Figure 59 below shows that 75.0% of the units within Horley Row Local Centre are E Use Class. The remaining 25.0% are Sui Generis uses. This is the Bull Public House and a take-away.

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



The Horley Row Local Centre provides good retail, services and food and drink provision for local residents. The local centre benefits from good provision of convenience retail which accounts for 25.0% of the units within the centre and is comprised of a newsagent and a convenience store. Food and drink establishments also account for 25.0% of the units, which include a public house and a take-away. Services account for the most units within the local centre (50.0%) and include a veterinary clinic, a pilates studio and hairdressers. All of the units within Horley Row Local Centre are of a neighbourhood scale.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have left the local centre, and one has moved in. Studio Emba has moved into a previously vacant unit in the local centre.

There are no vacant units in the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months.

No permissions are under construction or extant.

2.20. Horley Station Road

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

Figure 61: Horley Station Road Local Centre

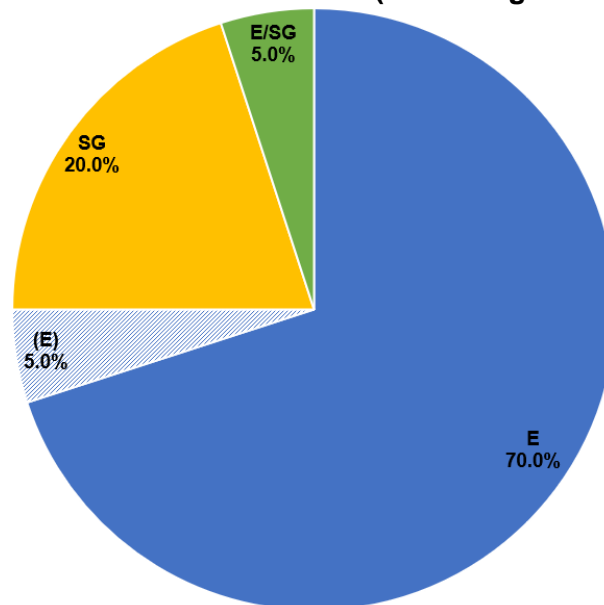


Mix and Vitality

There are a total of 20 units within the local centre. Figure 62 below shows that 75.0% of the units within the Horley Station Road Local Centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). The remaining uses are Sui Generis uses (20.0%) and a mix of E and Sui Generis uses (5.0%).

These are all typical local centre uses and include a public house, take-away, nail salon and beauticians.

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

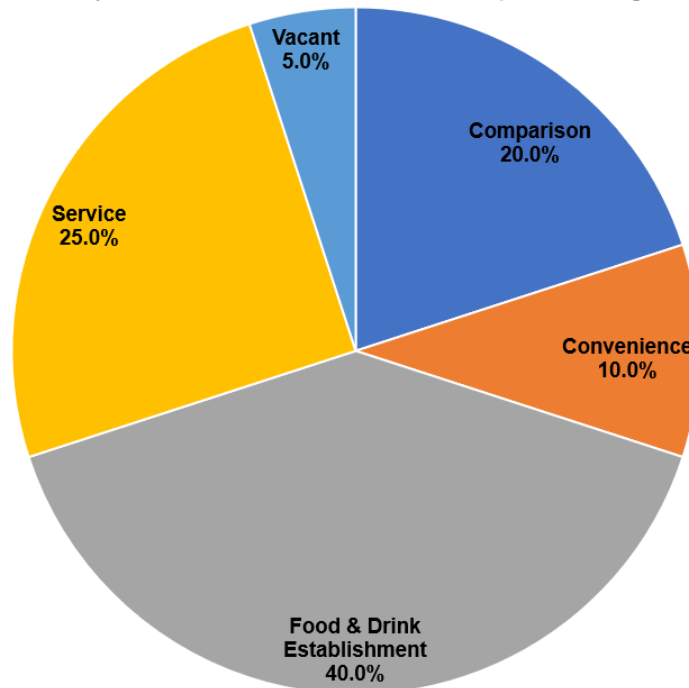


The Horley Station Road Local Centre is within close proximity of both Horley town centre and the Bridge Industrial Estate and Gatwick Metro Centre. The local centre was newly designated as a local centre in the DMP, much of it previously comprised an area designated as an Area of Small Business in the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

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

Figure 63 below shows that the majority of the units within the local centre are service, food and drink establishments and comparison retail (85.0%). In comparison to other local centres, Horley Station Road Local Centre has one of the highest proportions of food and drink establishments and one of the lowest proportions of convenience retail. The food and drink establishments within the local centre provide a good mix of offer for local residents. They include a number of restaurants, cafés, a public house and take-aways. The convenience offer is limited to two off-licences.

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



Vacancies and New Occupiers

Over the past twelve months, two occupiers have moved into the local centre and one occupier has left the local centre. Harts Hair has left the local centre and has been replaced by Gloss. Brothers Kebab has also moved into the local centre and has occupied a previously vacant unit. The units at 17 and 37 Station Road have been removed from the local centre analyses as they have now been changed to residential use class (C3).

There is one vacant unit within the local centre.

Development and Use Class Changes

Over the past twelve months, the following permissions have been completed:

- Planning permission 21/01738/CU for the change of use of a commercial unit (E use class) to a restaurant/takeaway (mixed use E/Sui Generis use class) at 30 Station Road
- Prior approval 22/01259/PAP for the change of use of a commercial unit (E use class) to a dwellinghouse (C3) at 37 Station Road

No permissions are currently under construction.

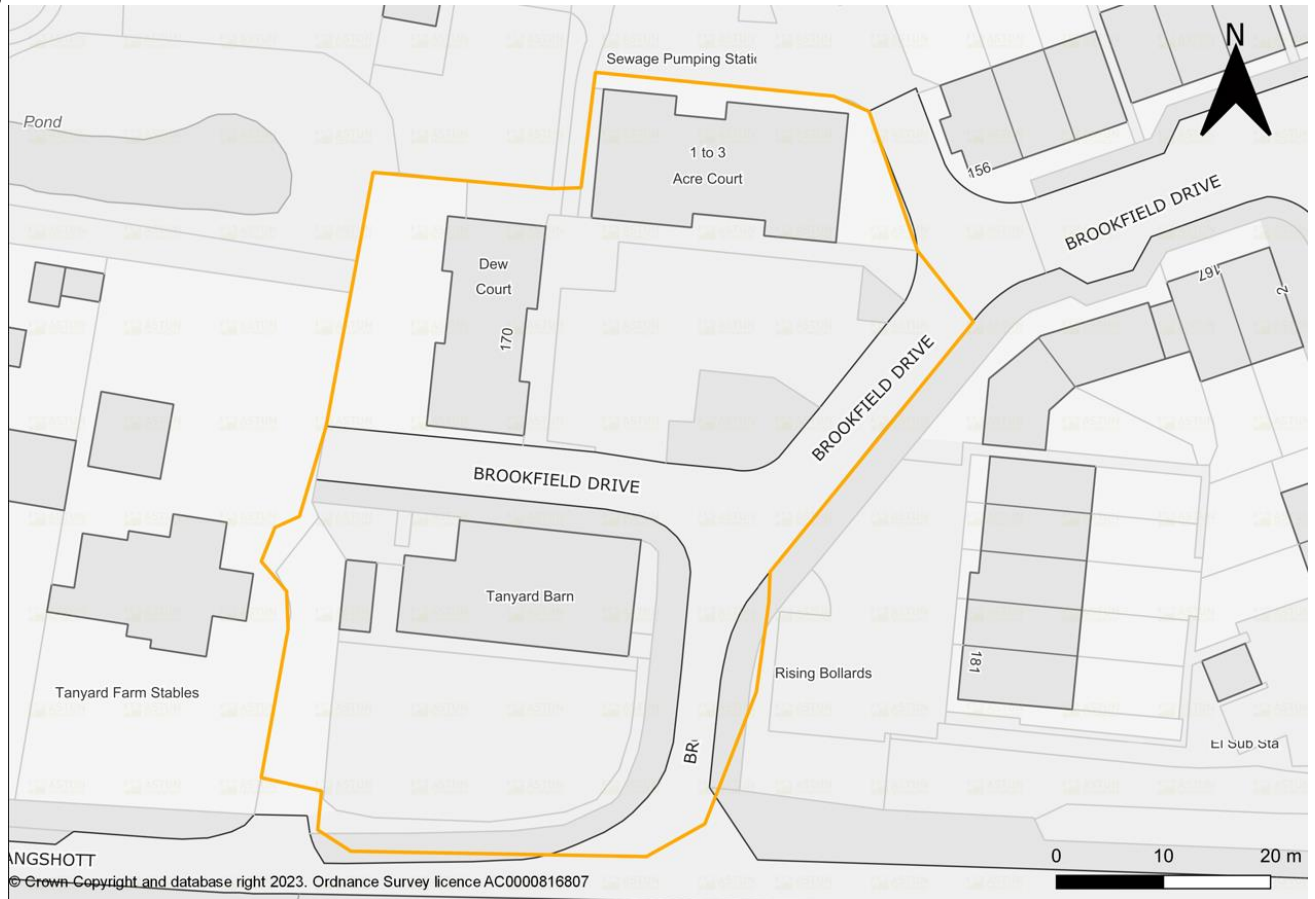
The following permission is currently extant:

- Planning permission 23/00739/F for the erection of two dormers and the change of use of the outbuilding to two one-bed flats (C3) at 19 Station Road

2.21. The Acres

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

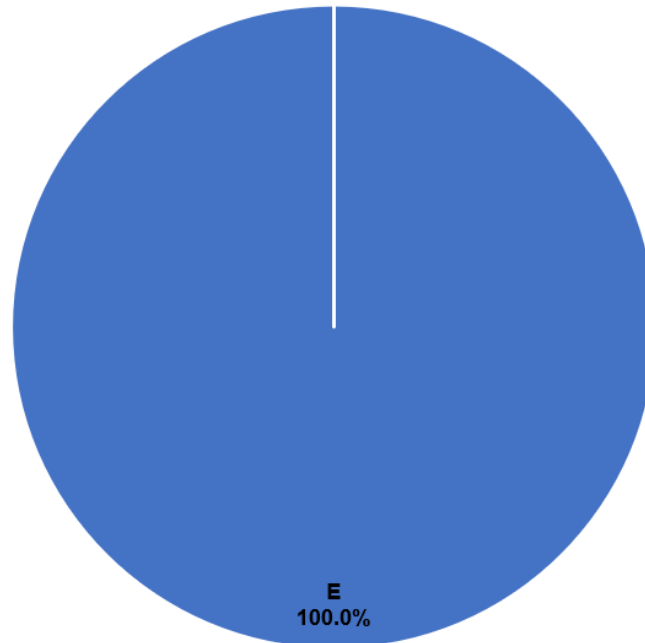
Figure 64: The Acres Local Centre



Mix and Vitality

There are a total of 6 units within the local centre. All of the units within The Acres Local Centre are E Use Class.

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

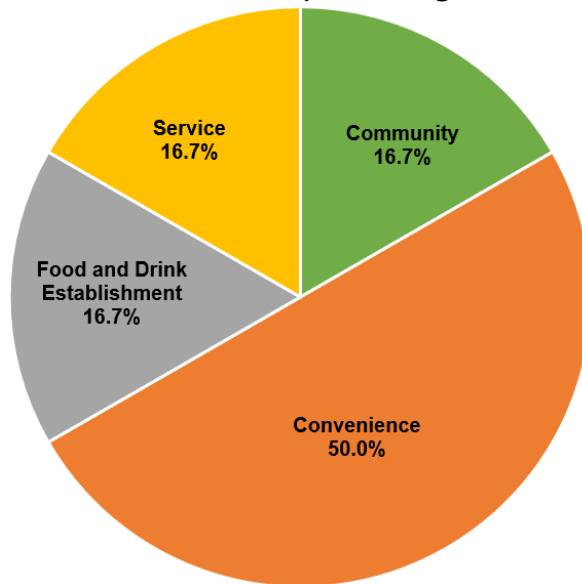


Whilst The Acres Local Centre is a small local centre, it provides important facilities for residents of the newly constructed Horley North East Sector. Half of the units within the local centre are occupied by convenience retail, however this is limited to the Nisa convenience store which occupies three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

Although there have been no new occupiers over the past twelve months within the local centre, there is still a reasonable offer for local residents. The local centre also includes the Grade II Statutory Listed Tanyard Barn Community Facility which provides pre-school nursery accommodation and functions as a community centre which can be hired out for local events.

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

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



Vacancies and New Occupiers

There have been no occupier changes over the past twelve months.

There are currently no vacant units within the local centre.

Development and Use Class Changes

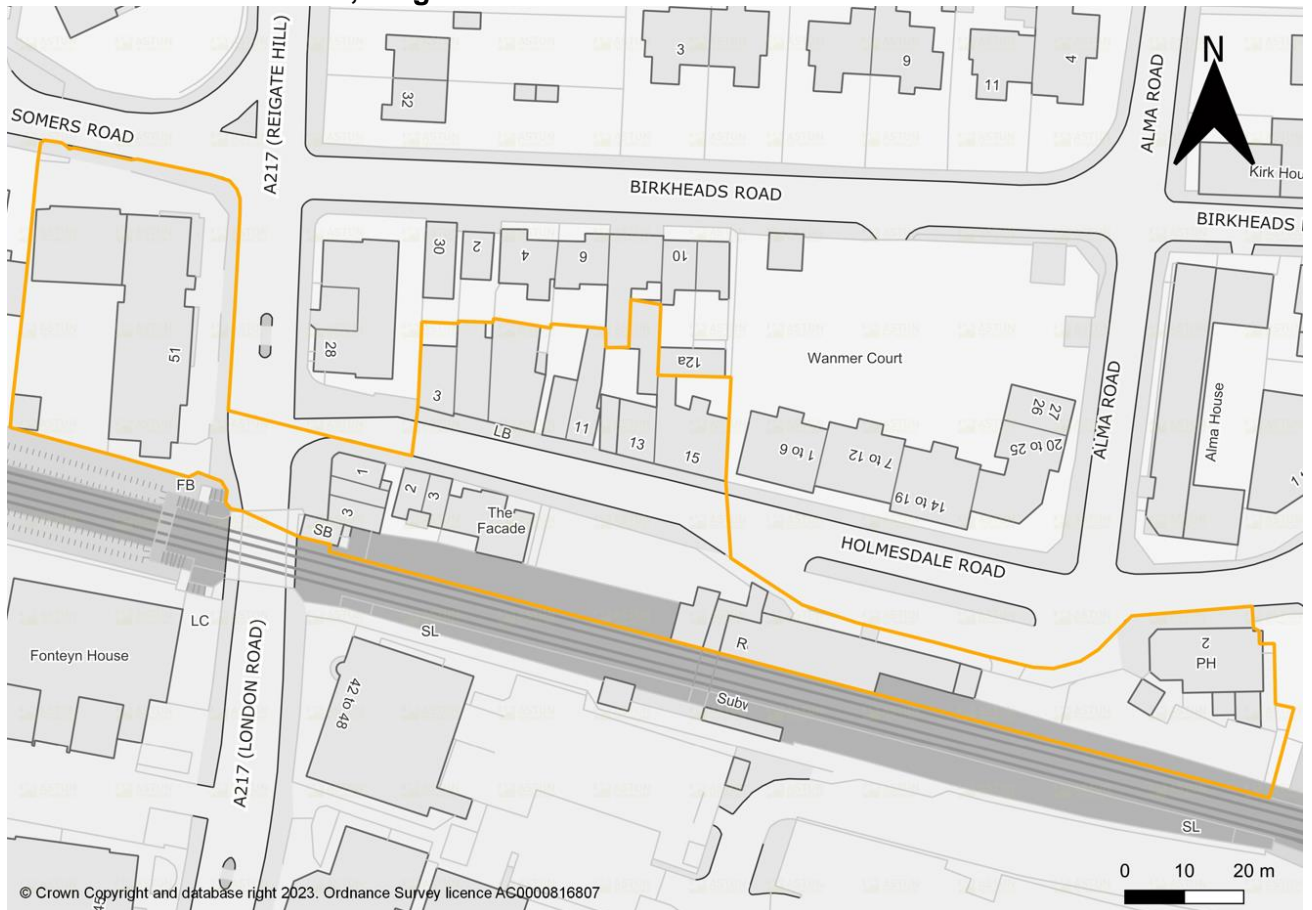
No permissions have been completed over the past twelve months.

No permissions are either under construction or extant.

2.22. Holmesdale Road, Reigate

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

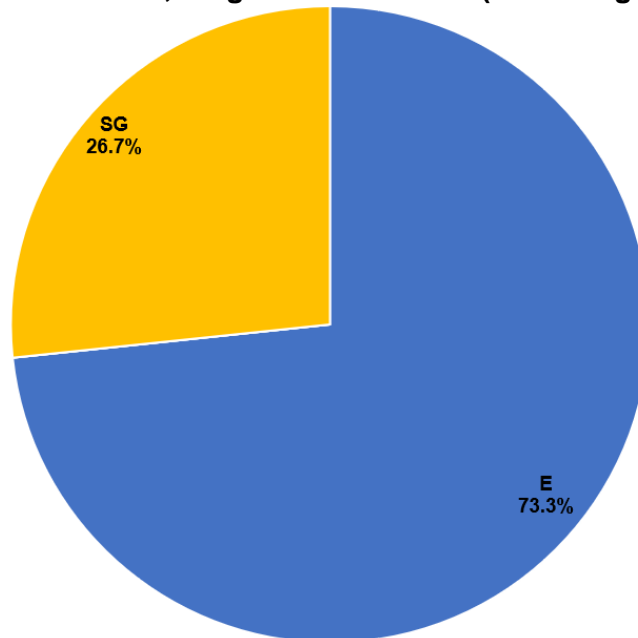
Figure 67: Holmesdale Road, Reigate Local Centre



Mix and Vitality

There are a total of 15 units within the local centre. Figure 68 below shows that 73.3% of the units within the local centre are E Use Class. The remaining uses are Sui Generis uses. These include a tattoo and body piercing studio, a public house, and a two take-aways.

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

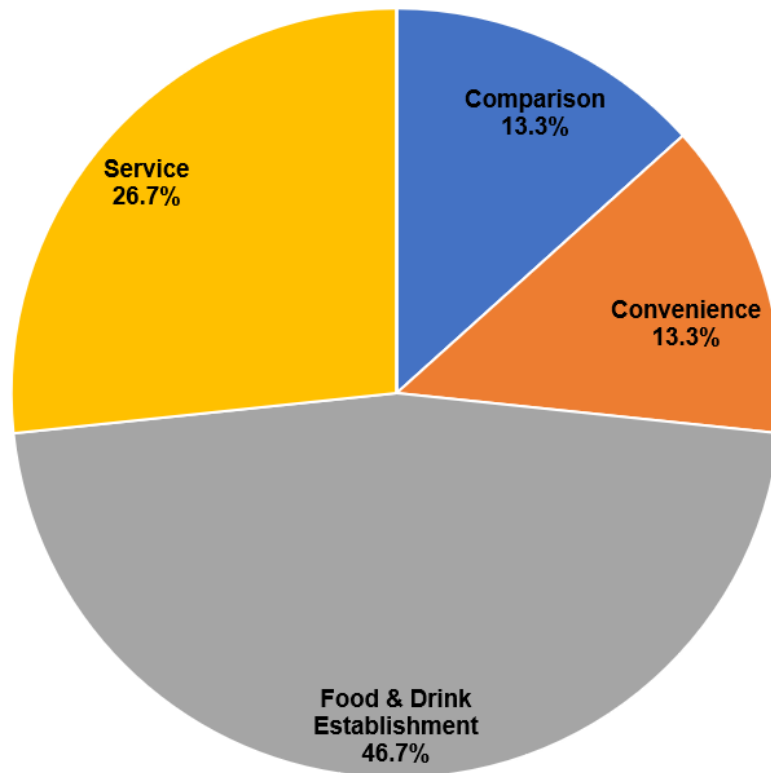


The Holmesdale Road Local Centre is a recently designated local centre in the DMP, however, much of it comprises an area that was defined in the previous Borough Local Plan (2005) as an Area of Small Business.

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

Figure 69 below shows that food and drink establishments and services account for most of the units within the centre (46.7% and 26.7% respectively). Holmesdale Road has the highest proportion of food and drink establishments of all local centres Comparison retail accounts for 13.3% of the units, which is a sports clothes store and a bridal shop. Whilst convenience retail accounts for only 13.3% of the units within local centre it is comprised of two well served convenience stores. The lower proportion of convenience retail in the local centre is likely due to its close proximity to Reigate town centre.

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



Vacancies and New Occupiers

Over the past twelve months, one occupier has moved in, and none have moved out. Pizza Gogo has moved into a previously vacant unit.

There are no vacant units within the local centre.

Development and Use Class Changes

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

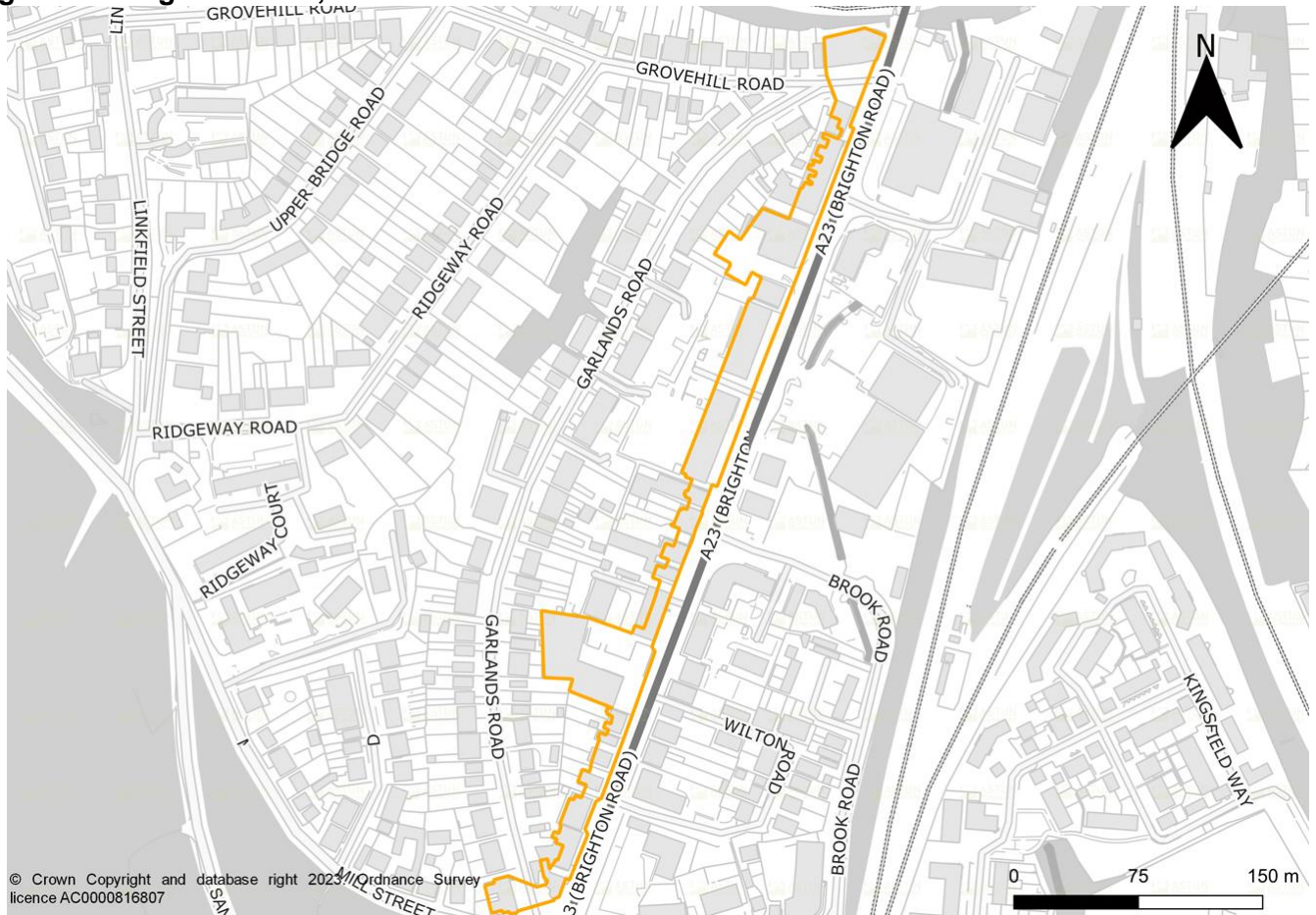
- Planning permission 23/00122/CU for the change of use of a café/restaurant (use class E) to a pizza shop restaurant/takeaway (Sui Generis use class) at 11 Holmesdale Road

No permissions are extant or are under construction.

2.23. Brighton Road, Redhill

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

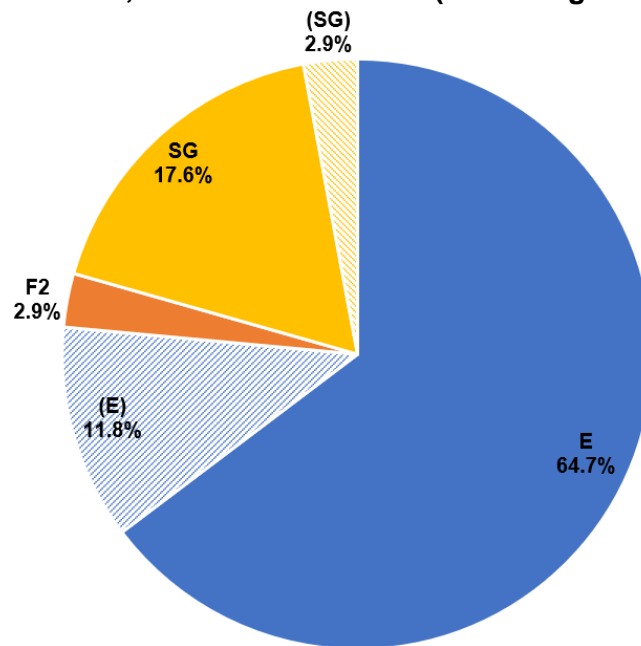
Figure 70: Brighton Road, Redhill Local Centre



Mix and Vitality

There are a total of 34 units within the local centre. Over three-quarters of the units within the Brighton Road, Redhill, Local Centre are E Use Class (76.5%). This includes units within the E Use Class that are currently vacant (E). 20.5% of the units are Sui Generis uses. This includes units within the Sui Generis Use Class that are currently vacant (SG). These comprise of a public house, laundrette, taxi office, and a number of take-aways. The remaining 2.9% of units are F2 Use Class.

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



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

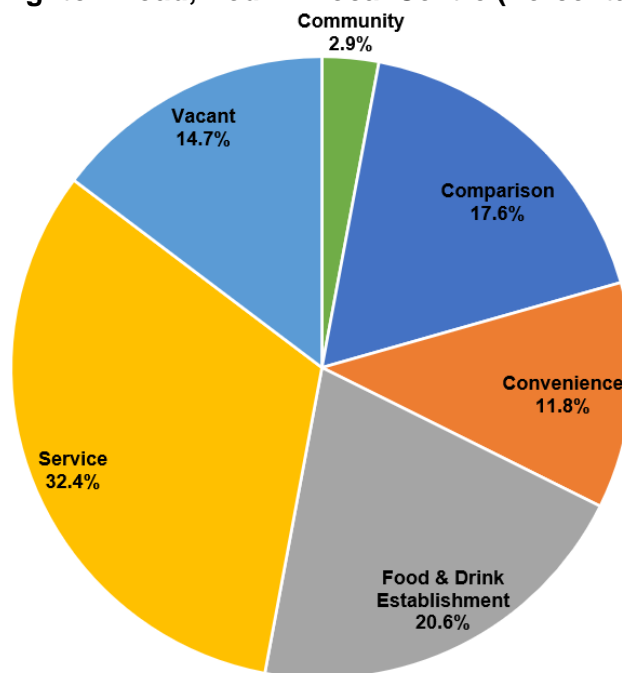
In terms of mix, the Brighton Road, Redhill, Local Centre is comprised of a number of neighbourhood scale uses (including several take-aways, a pharmacy, dentist, laundrette, an extra care service, convenience stores and estate agents). Reflecting its former Area of Small Business designation there are also a number of more specialised uses including offices and a flooring store. Whilst these are not of a typical local centre use, they do provide

facilities for the wider community and they are dispersed between the more neighbourhood scale facilities.

Figure 72 below shows that there is a good mix of uses within the local centre – services account for 32.4% of the units, food and drink uses 20.6%, comparison retail 17.6%, convenience retail 11.8%, and community uses 2.9%.

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

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have left the local centre and none have moved in.

There are currently five vacant units within the local centre.

Planning Permissions

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

The following permissions are under construction:

- Planning permission 19/00210/OUT for the demolition of the existing garages (B2) and the erection of 57 flats (C3) on Brook Road, Redhill
- Planning permission 23/01535/F for the change of use of a commercial unit (E use class) to one dwellinghouse (C3) at 83 Brighton Road
- Planning permission 23/02526/F for the change of use of a shop (E use class) on ground, first and second floors to three dwellings (C3) at 83A Brighton Road

The following permissions are extant:

- Planning permission 21/01899/F for the demolition of the existing rear building and for the creation of a new main store and bin storage (E) at 9 Brighton Road
- Planning permission 22/02772/F for the demolition of the existing buildings (Sui Generis use class) and the erection of a 38 unit retirement living scheme (C3) at 105-115 Brighton Road

2.24. Rectory Lane

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

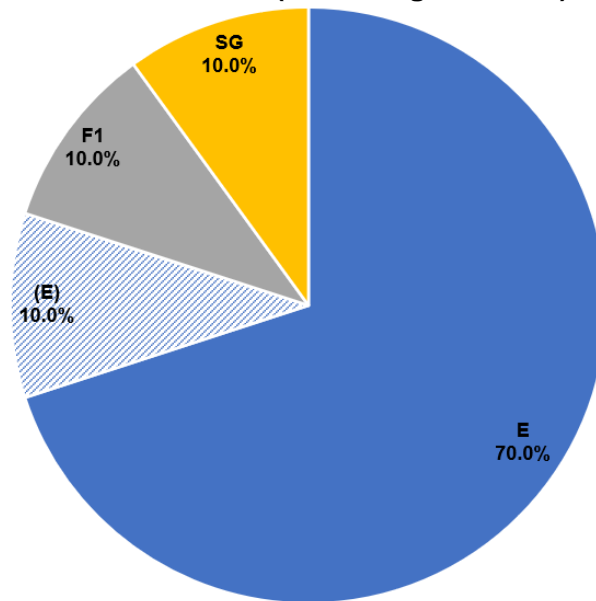
Figure 73: Rectory Lane Local Centre



Mix and Vitality

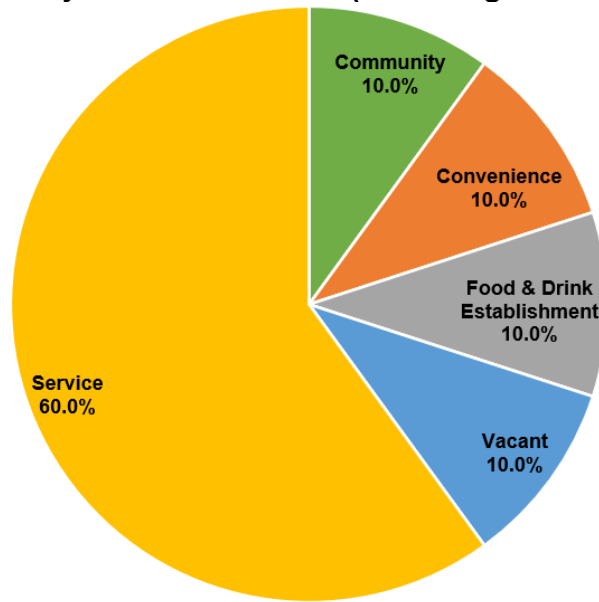
There are a total of 10 units within the local centre. Figure 74 below shows that 80.0% of the units within Rectory Lane Local Centre are E Use Class. This includes units within the E Use Class that are currently vacant (E). Both Sui Generis uses and F1 Use Class account for the remaining 20.0% of the uses (10.0% each). The Sui Generis use is a typical local centre use, a take-away.

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



In terms of the mix of uses within Rectory Lane Local Centre, Figure 75 below shows that the majority of units are occupied by services (60.0%). Some of the services are of a neighbourhood scale (such as a pet day care and grooming service and a hairdressers) and some are not (such as a security company). These, however, are small businesses which serve the wider local community. The local centre boundary also includes Woodmansterne Baptist Church and Church Hall which run toddler groups, youth clubs, and have a hall which can be hired for local community events.

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



Vacancies and New Occupiers

Over the past twelve months, there have been no occupier changes within the local centre.

There is currently one vacant unit within the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months.

No permissions are extant or under construction.

2.25. Tattenham Way

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

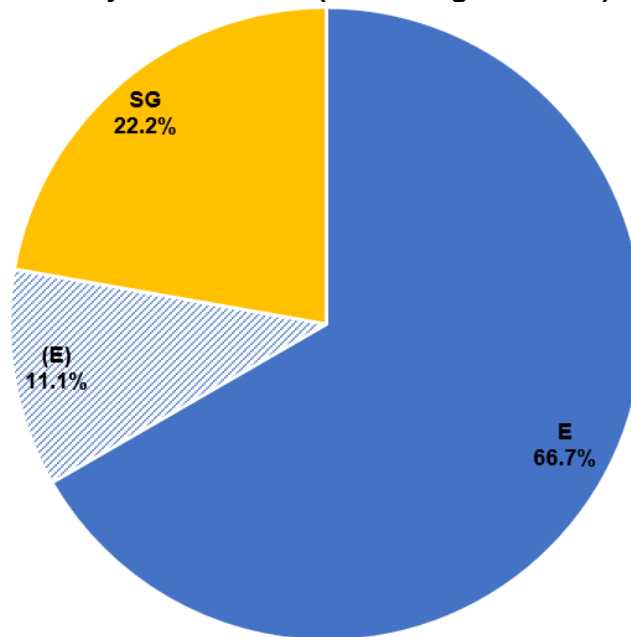
Figure 76: Tattenham Way Local Centre



Mix and Vitality

There are a total of 9 units within the local centre. Figure 77 below shows that over three-quarters of the units within the Tattenham Way Local Centre are of E Use Class (77.8%). This includes units within the E Use Class that are currently vacant (E). The remaining units are Sui Generis uses. These include a beauty clinic and a betting shop.

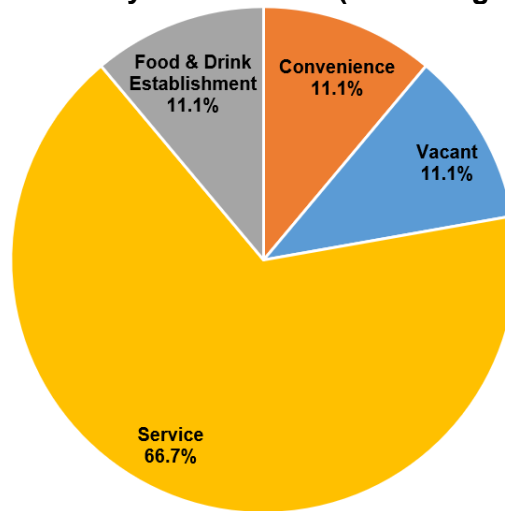
Figure 77 Use Class Tattenham Way Local Centre (Percentage of Units)



Tattenham Way Local Centre provides a limited offer to local residents. There is limited convenience retail and food and drink establishments within the local centre (a newsagents and a bakery respectively) and no comparison retail.

Services occupy the majority of the units within the local centre (66.7%), and these are a mix of specialist and non-specialist uses, including beauticians, bookmakers, barbers, glass cutters, building services and iPhone and iPad repairs.

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



Vacancies and New Occupiers

Over the past twelve months, one occupier has moved into the local centre, and one has moved out of the local centre. C3 Barbers Cutting Edge has left the local centre, with Fresh Fades now occupying the unit vacated by C3 Barbers Cutting Edge.

There is currently one vacant unit in the local centre.

Planning Permissions

Over the past twelve months, no permissions have been completed or are under construction.

The following permission is currently extant:

- Planning permission 23/00586/F for the separation of one unit into two units and the change of use from a betting shop (Sui Generis use class) to a retail shop (E use class)

2.26. High Street, Tadworth

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

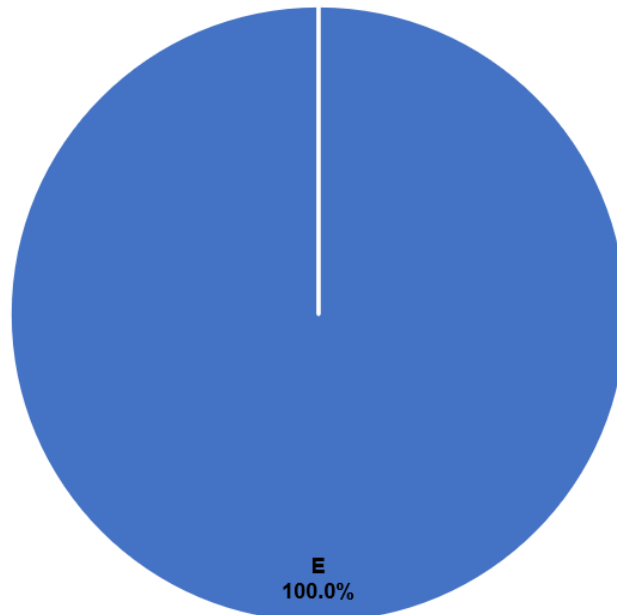
Figure 79: High Street, Tadworth Local Centre



Mix and Vitality

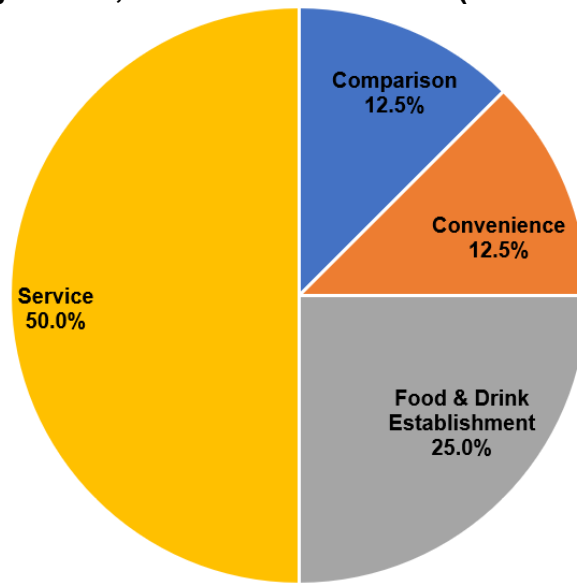
There are a total of 8 units within the local centre. All of the units within High Street, Tadworth, Local Centre are E Use Class.

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



High Street, Tadworth Local Centre is one of three local centres within Tadworth. It is a small local centre providing an important function, serving the needs of the local community. The pie-chart in Figure 81 below shows that half of all units within the High Street, Tadworth, Local Centre are services, whilst a quarter are food and drink establishments. The local centre includes a bakery, vets, gift shop, fishmongers and restaurant, a printing service and a kitchen design, which are more specialist uses.

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



Vacancies and New Occupiers

Over the past twelve months, no occupiers have moved into the local centre, and none have moved out.

There are no vacant units within the local centre.

Development and Use Class Changes

No permissions have been completed over the past twelve months.

No permissions are extant or under construction.

2.27. Woodmansterne

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

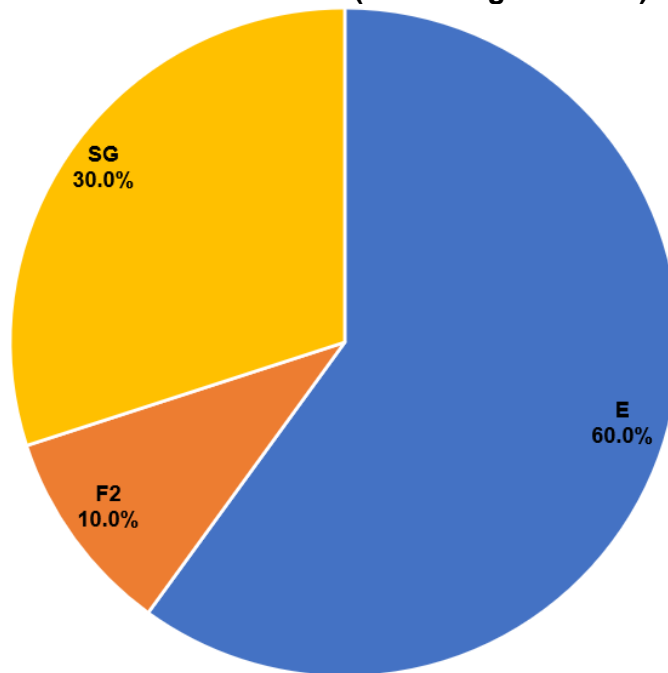
Figure 82: Woodmansterne Local Centre



Mix and Vitality

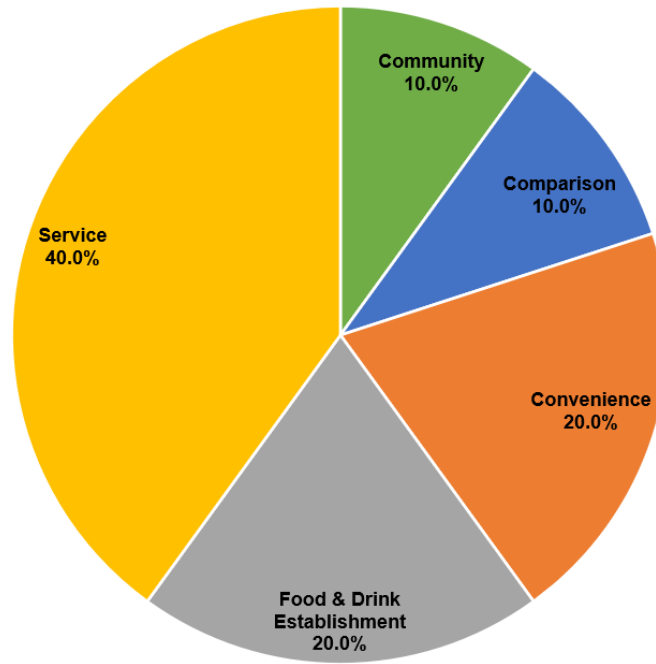
There are a total of 10 units within the local centre. Figure 83 below shows that 60.0% of the units within Woodmansterne Local Centre are E Use Class and 10.0% F2 Use Class. The remaining 30.0% are Sui Generis uses. These are typical local centre units (a take-away, a public house and a beauticians).

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



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

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



Vacancies and New Occupiers

Over the past twelve months, there have been no occupier changes at this local centre.

There are currently no vacant units within the local centre.

Development and Use Class Changes

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

No permissions are currently under construction or extant.

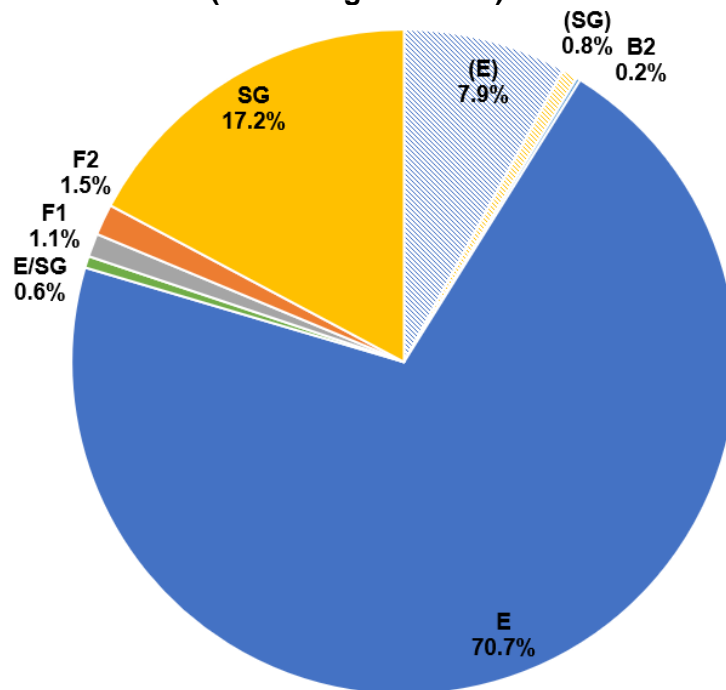
3. Local Centres Overview

3.1. Use Classes

Over three-quarters of all of the units within all of the borough’s 27 local centres (78.6%) are E Use Class. This includes units within the E Use Class that are currently vacant (E). Of the remaining units, the majority are Sui Generis uses.

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

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



3.2. Offer

Figure 86 below shows that there is a good mix of uses across the borough’s local centres. 40.8% of the units within all of the borough’s local centres provide services, 18.7% are food and drink establishments, 14.2% comparison retail, 14.2% convenience retail and 3.4% community uses.

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

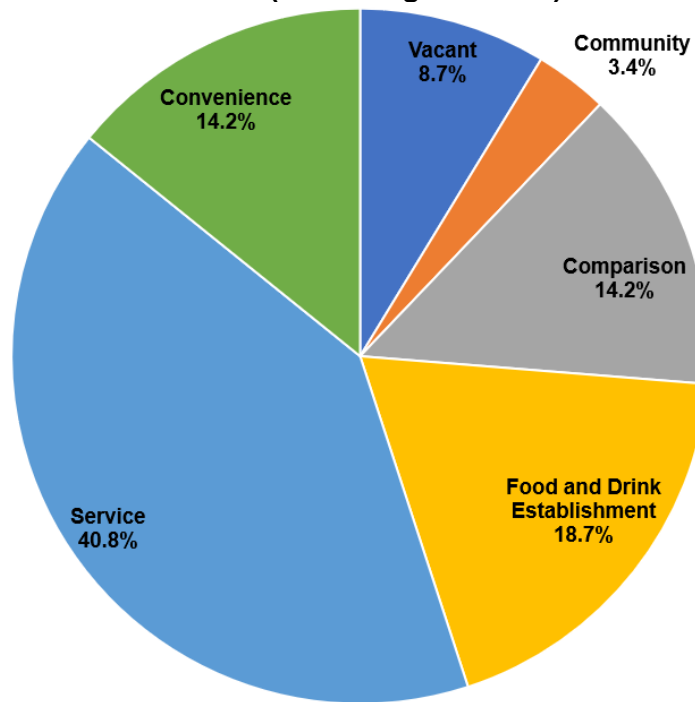
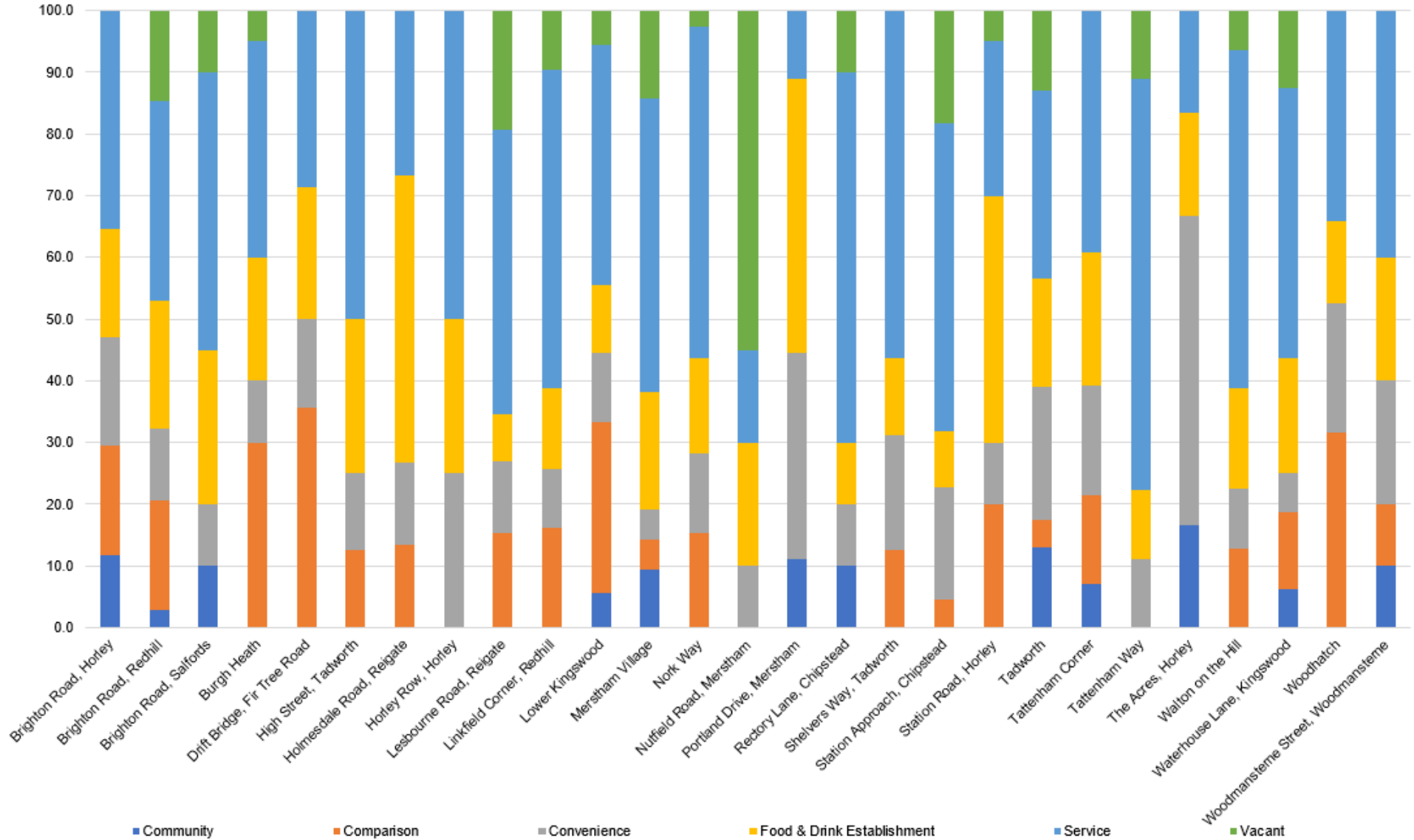


Figure 87 below shows that the offer varies across the local centres:

- Community uses:** Of all of the local centres in the borough, The Acres Local Centre in the North East sector of Horley has the greatest proportion of units in community uses (16.7%). 15 local centres in the borough have no community provision, these include Burgh Heath; Drift Bridge; Station Road, Horley; Woodhatch; Holmesdale Road, Reigate; Nutfield Road, Merstham; High Street, Tadworth; Horley Row, Horley; Station Approach, Chipstead; Nork Way; Linkfield Corner, Redhill; Walton on the Hill; Shelvers Way, Tadworth; Lesbourne Road; and Tattenham Way.
- Comparison retail:** Drift Bridge Local Centre has the greatest proportion of units providing comparison retail (35.7%), closely followed by Woodhatch (31.6%) and Burgh Heath (30.0%). A number of local centres in the borough have no comparison retail; these include Horley Row, Horley; Tattenham Way; Brighton Road, Salfords; Rectory Lane, Chipstead; Portland Drive, Merstham; Nutfield Road, Merstham; and The Acres.

- **Convenience retail:** Of all of the local centres in the borough, The Acres Local Centre has the greatest proportion of units providing convenience retail (50.0%), followed by Portland Drive, Merstham (33.3%), and Horley Row, Horley (25.0%). Merstham Village Local Centre conversely has the lowest proportion of units providing convenience retail (4.8%). All local centres have at least one convenience retail use.
- **Food and drink establishments:** The Holmesdale Road, Reigate, Local Centre, has the greatest proportion of units providing food and drink establishments (46.7%), followed by the Portland Drive Local Centre, Merstham, (44.4%) and the Station Road, Horley, Local Centre (40.0%). All local centres have at least one food and drink establishment.
- **Services:** Tattenham Way Local Centre has the greatest proportion of units providing services, with over two-thirds of the units (66.7%) providing services, followed by Rectory Lane, Chipstead (60.0%) and Shelveys Way (56.3%). In comparison, only 11.1% of the units within Portland Drive, Merstham, Local Centre provide services; this is the lowest in the borough. However, within close proximity there is a health centre and a number of other community uses. All local centres have at least one service within their respective local centre.
- **Vacant units:** Eleven local centres in the borough have no vacant units; these include Shelveys Way, Tadworth; Holmesdale Road, Reigate; Horley Row, Horley; Woodhatch; Brighton Road, Horley; Tattenham Corner; Woodmansterne Street, Woodmansterne; Drift Bridge; High Street, Tadworth; Portland Drive, Merstham; and The Acres. Nutfield Road, Merstham, Local Centre has the greatest proportion of vacant units within a local centre (55.0%). This has largely been due to permitted development rights. Lesbourne Road has the second greatest proportion of vacant units (19.2%). Station Approach, Chipstead Local Centre has the third greatest proportion of vacant units (18.2%). All of the vacant units at this Local Centre are the long-term small vacant units in poor repair at the Station.

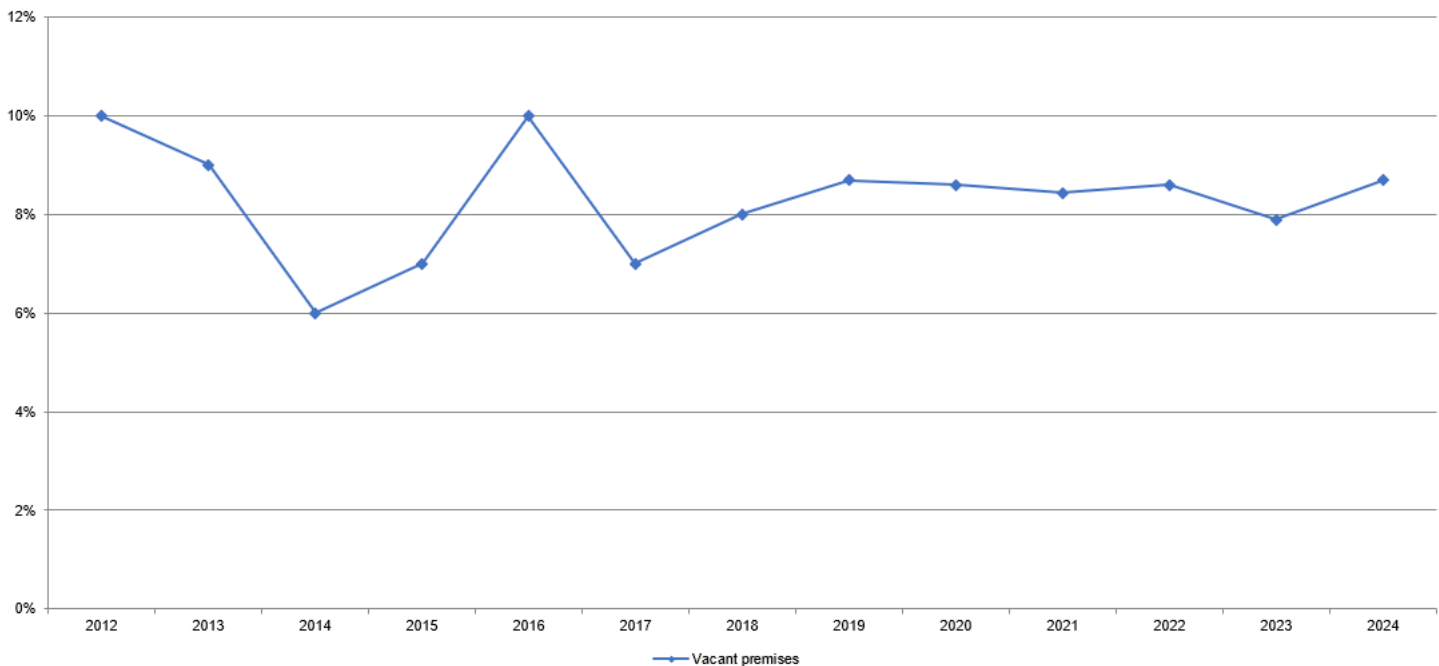
Figure 87 Composition of All Local Centres (Percentage of Units)



3.3. Vacancies

Figure 88 below shows the vacancy trends since the beginning of the Council’s current Local Plan period (2012). Over the past twelve months, the overall vacancy rate has increased from the previous monitoring period, from 7.9% to 8.7%. This increase in vacancies can be attributed to various reasons, including inflation and increased interest rates during the year and landowner aspirations.

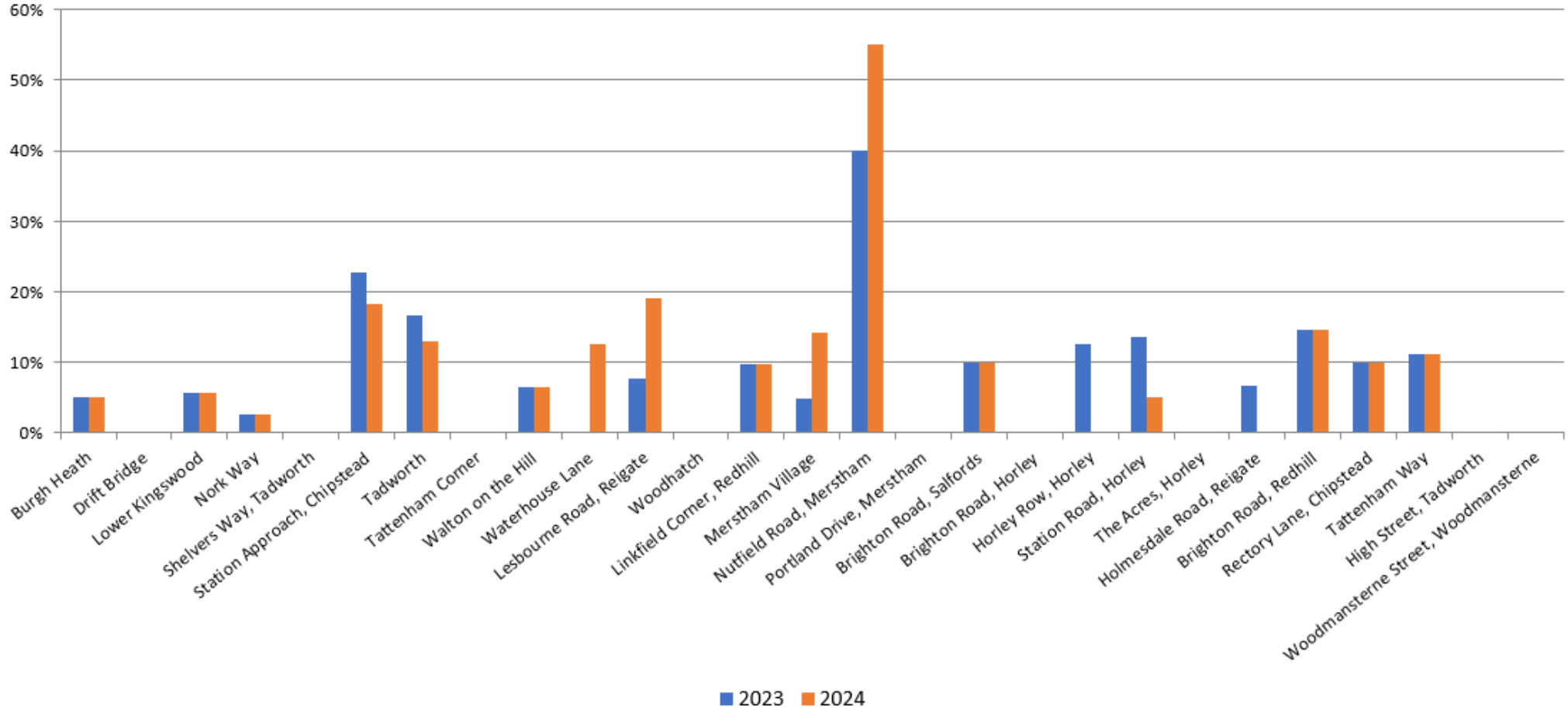
Figure 88 Vacancy trend in the borough from 2012-2024



The borough-wide statistic shows a variation in performance across the individual centres (Figure 89):

- Holmesdale Road, Reigate; Station Approach, Chipstead; Station Road, Horley; Tadworth; and Horley Row, Horley, Local Centres have all seen a decline in the proportion of vacant units within their centre over the past twelve months.
- Lesbourne Road, Reigate; Merstham Village; Nutfield Road, Merstham; and Waterhouse Lane, Kingswood, Local Centres have all seen an increase in the proportion of vacant units within their local centres over the past twelve months.
- The remaining local centres all have the same proportion of vacant units from the previous twelve months.

Figure 89 Percentage of Vacant Units



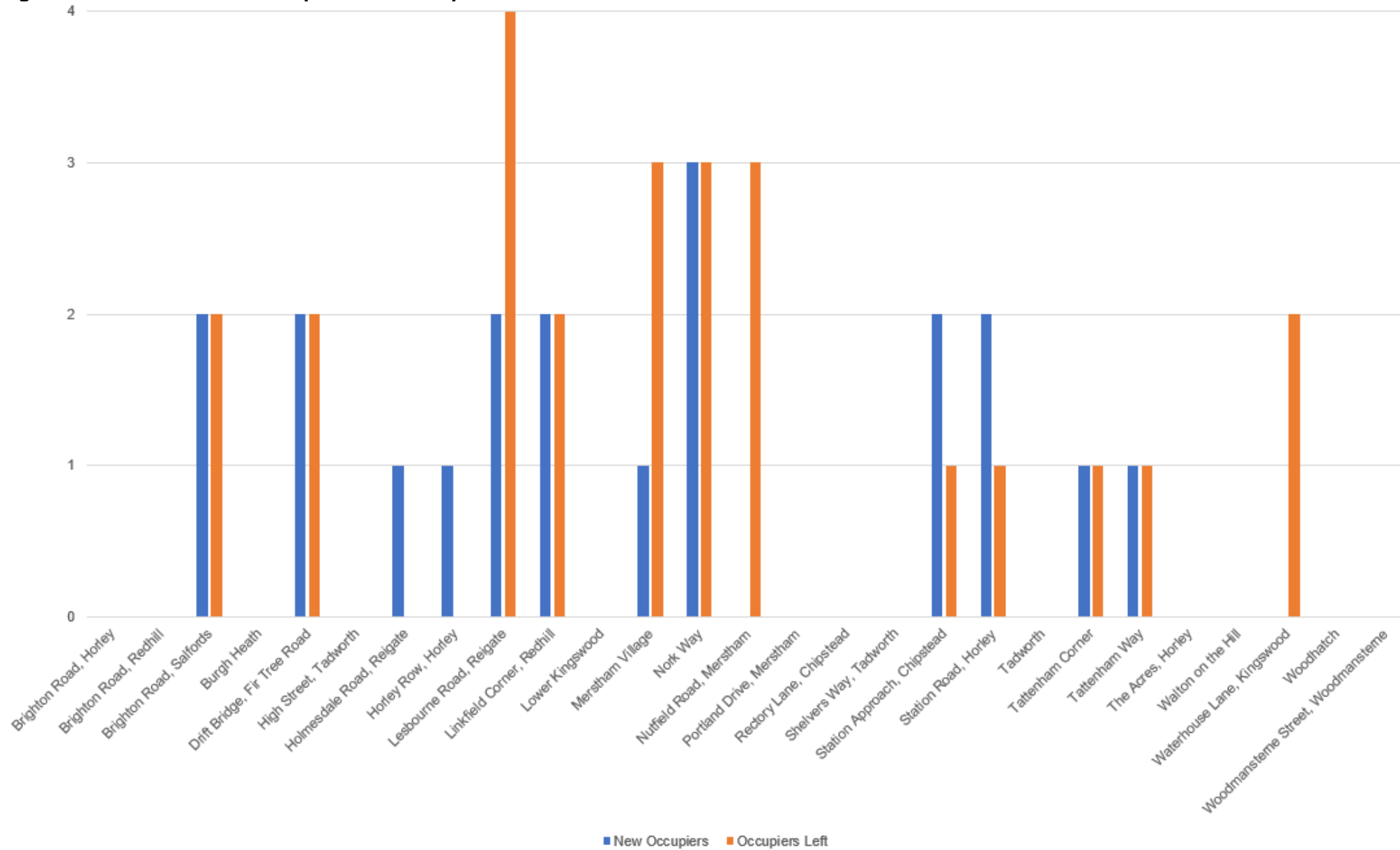
3.4. New Occupiers

Over the past twelve months 20 new occupiers have moved into the borough's local centres, and 25 occupiers have left the local centres. This includes occupiers that have expanded into another unit within the local centre, or have left one half of a unit in the local centre.

In terms of the individual local centres, Figure 90 below shows that the greatest number of occupiers that moved into a local centre was at Nork Way (three), whilst the greatest number of occupiers that moved out of local centres occurred at Lesbourne Road, Reigate (four). Nork Way and Lesbourne Road, Reigate, both had the most incomings and outgoings of occupiers of all local centres (both had six in total).

Thirteen local centres had no occupier changes over the past twelve months.

Figure 90 Number of New Occupiers and Occupiers which have left



Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

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

Commercial Development

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

Industrial Estates

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

Local Centres

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

Town Centres

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

Environment & Sustainability

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

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

Planning Policy Team

Tel: 01737 276178 or Email: LDF@reigate-banstead.gov.uk