



# Surrey Heath Local Plan: Preferred Options (2019 – 2038)

## Evidence Base - Retail Site Survey Background paper: January 2022



**February 2022**

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## 1. Introduction

- 1.1. The aim of this report is to establish the changes that have taken place within Surrey Heath Borough Town, District, Local and Neighbourhood centres since the adoption of current retail designations shown in the 2012 Local Plan proposals map, and the possible implications this has for current and future parade designations. This Report provides part of the evidence base for the emerging Surrey Heath Local Plan 2019 – 2038.
- 1.2. Changes to the Use Classes Order that came into effect on the 1st September 2020 introduced a new Use Class E which covers a range of economic, leisure and community uses, including retail uses and certain employment uses which are set out in the Appendix of this paper. For the purposes of this assessment, the new Use Classes have been used. Furthermore any units falling within the new use Class F2(a) for shops selling essential goods for the local community have also been identified.
- 1.3. Site visits were undertaken during Covid 19 restrictions which has impacted upon the nature of operation for some businesses and units. Where units could not open due to restrictions at the time of visit eg restaurants but however were offering takeaway services, the use class for its original function was noted. Similarly where units were not operating within the premises but at home or online, the Use Class was still recorded as operating for the purpose of the survey.



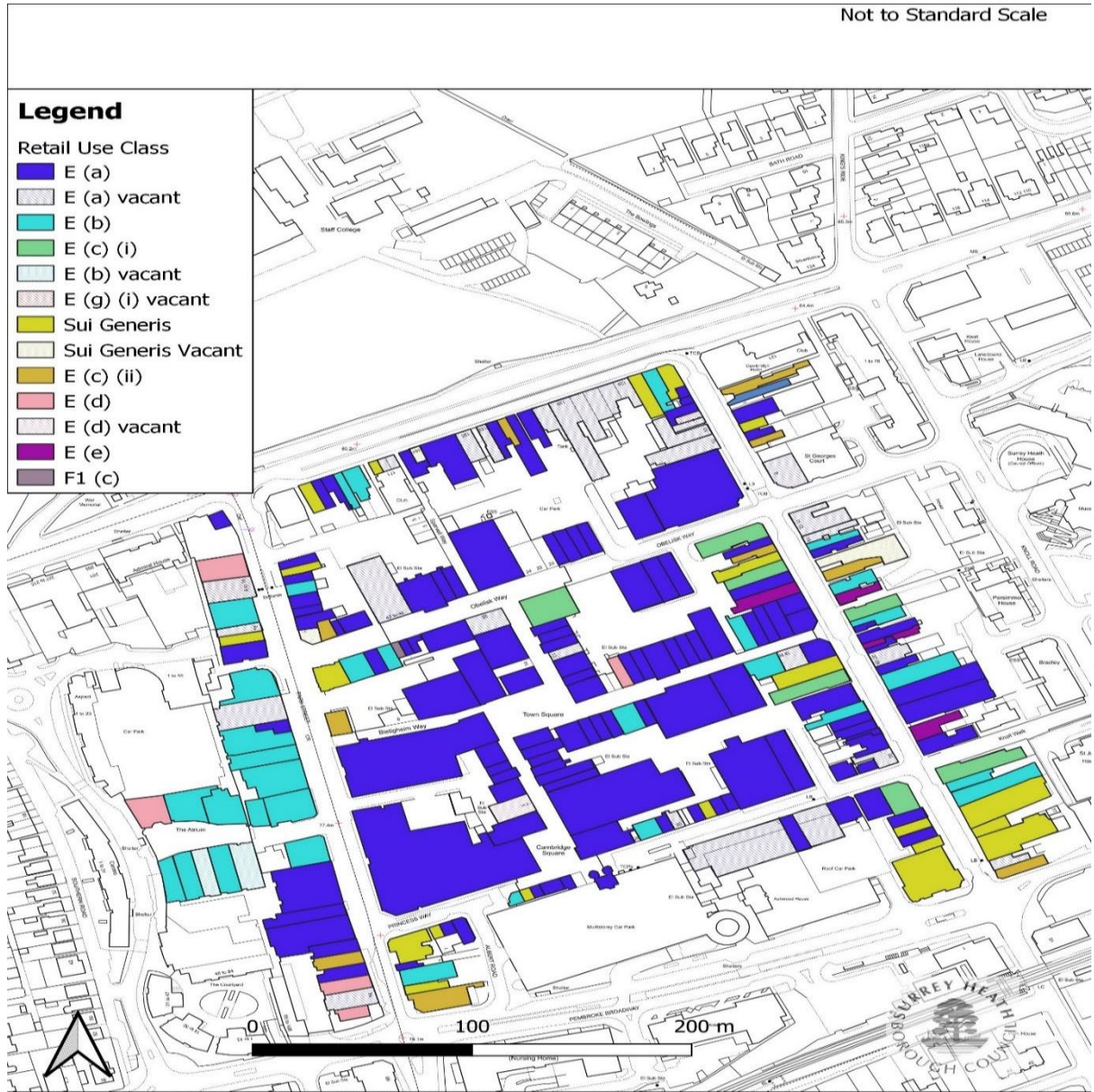
## 2. Methodology

- 2.1. Site visits were undertaken in December 2020 and May 2021 in view of the Covid 19 national restrictions, with each unit in each designated area being documented in respect of current use (Use Class and Occupant) and current vacancies.
- 2.2. The survey findings also include any proposed changes to the boundaries of the centres as well as to the primary shopping areas. This accords with the NPPF (National Planning Policy Framework) which defines a primary shopping area as part of Town centre on a local authority's policies map.
- 2.3. For each of the eighteen site surveys, a site map has been created illustrating the active and vacant units present, including the use classes of each unit (if known). The numbers of units in each new use class within the designated retail area of each location have been recorded as well as the total percentage of units in Class E (a) for those Town Centre, District and Local Centres. For sites where changes in designations are deemed appropriate, a summary of the proposed amendments is provided.



### 3. Camberley Town Centre- survey undertaken December 2020

#### Current Retail Use



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## Camberley Town Centre comprises of the following occupied units:

### Primary Shopping Area

- 123 x E(a) units
- 28 x E(b) units
- 8 x E(c) (I) units
- 8 x E(c) (ii) units
- 4 x E(d) units
- 2 x E(e) units
- 1 x F1(c) unit
- 20 x Sui Generis units

- The current E(a) percentage of total units for Camberley Town Centre's Primary Shopping Area is 63%.
- Vacant units in the current Primary Shopping Area according to 2017 Retail Assessment: 20
- Vacant units in the current Primary Shopping Area according to 2020 Retail Assessment: 32

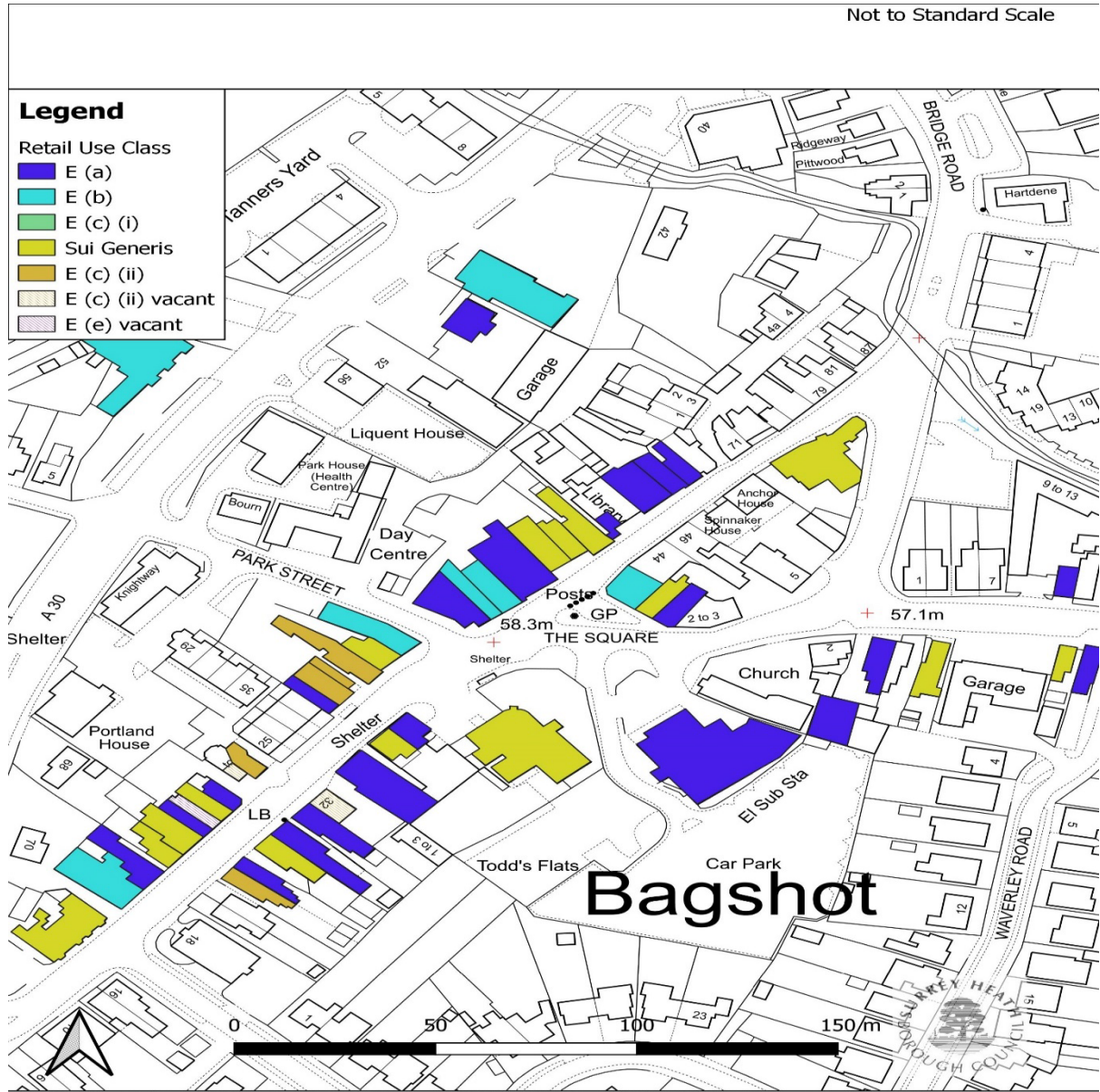
3.1. As part of the new Local Plan, a Camberley Town Centre Study is being produced and this will inform policies specific to the area. Therefore, no amendments to current designations are suggested for Camberley Town Centre in this paper.





## 4. Bagshot District Centre – survey undertaken May 2021

### Current Retail Use



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## Bagshot District Centre comprises of the following occupied units:

- 22 x E(a) units
  - 8 x E (b) units
  - 1 x E ( c) (i) unit
  - 4 x E ( c) (ii) units
  - 15 x Sui Generis units
- 
- The current E (a) percentage of total units for Bagshot District Centre is 44%.
  - Vacant units in the current Primary Shopping Area according to the 2017 Retail Assessment: 4
  - Vacant units in the current Primary Shopping Area according to the 2021 Retail Assessment: 4

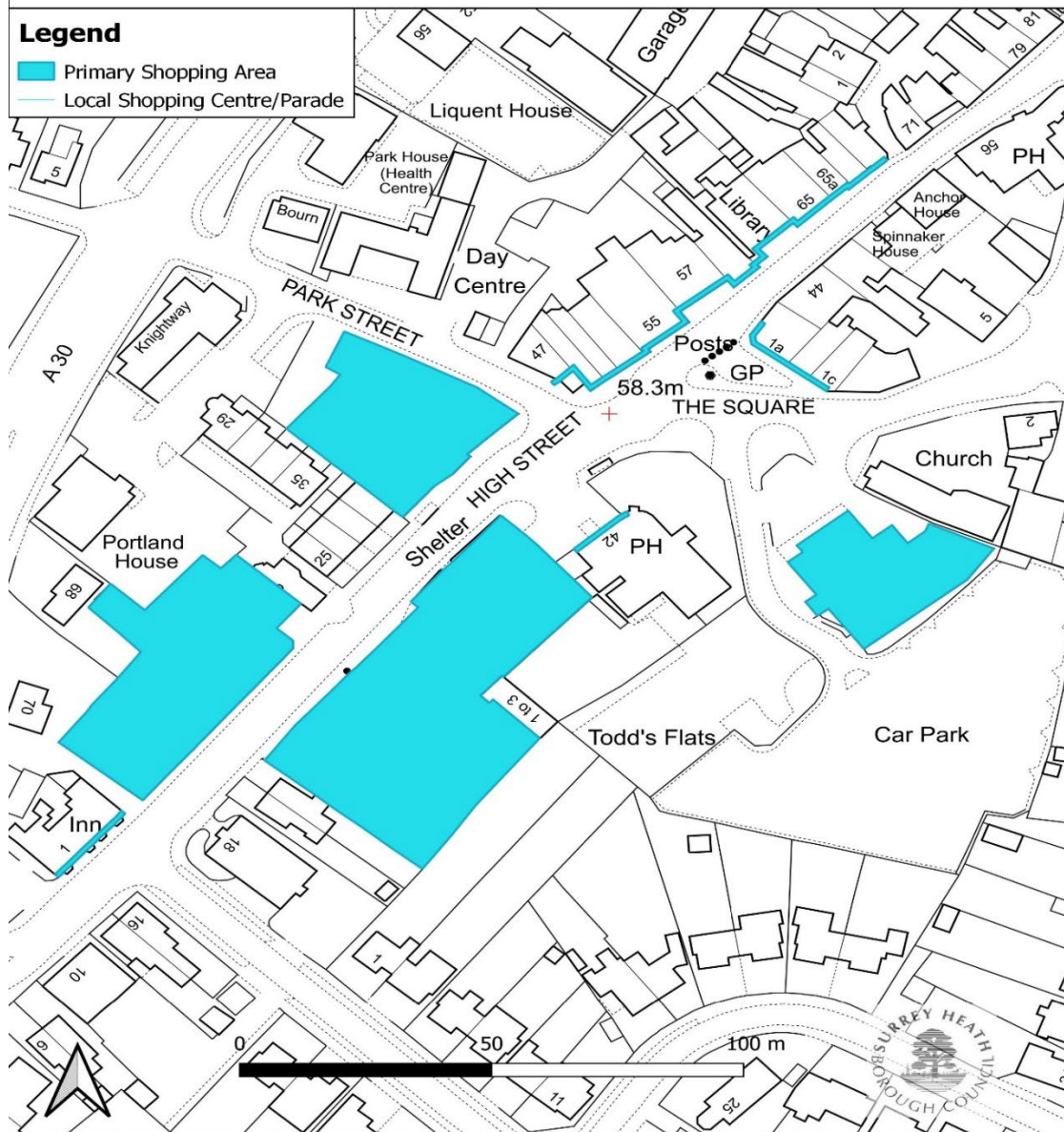


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

### Legend

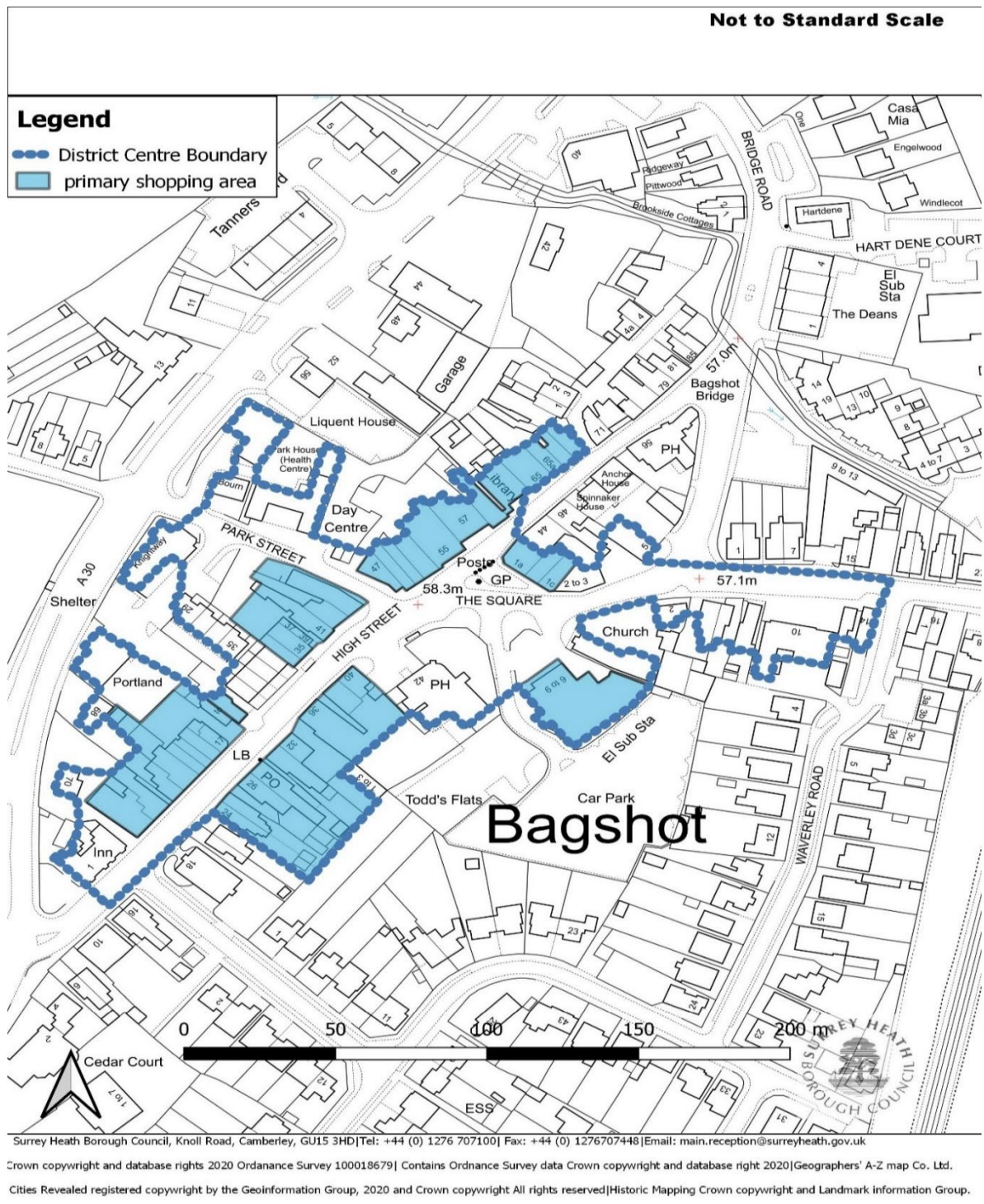
- Primary Shopping Area
- Local Shopping Centre/Parade



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## Primary Shopping Area: Suggested Amendments and Comments

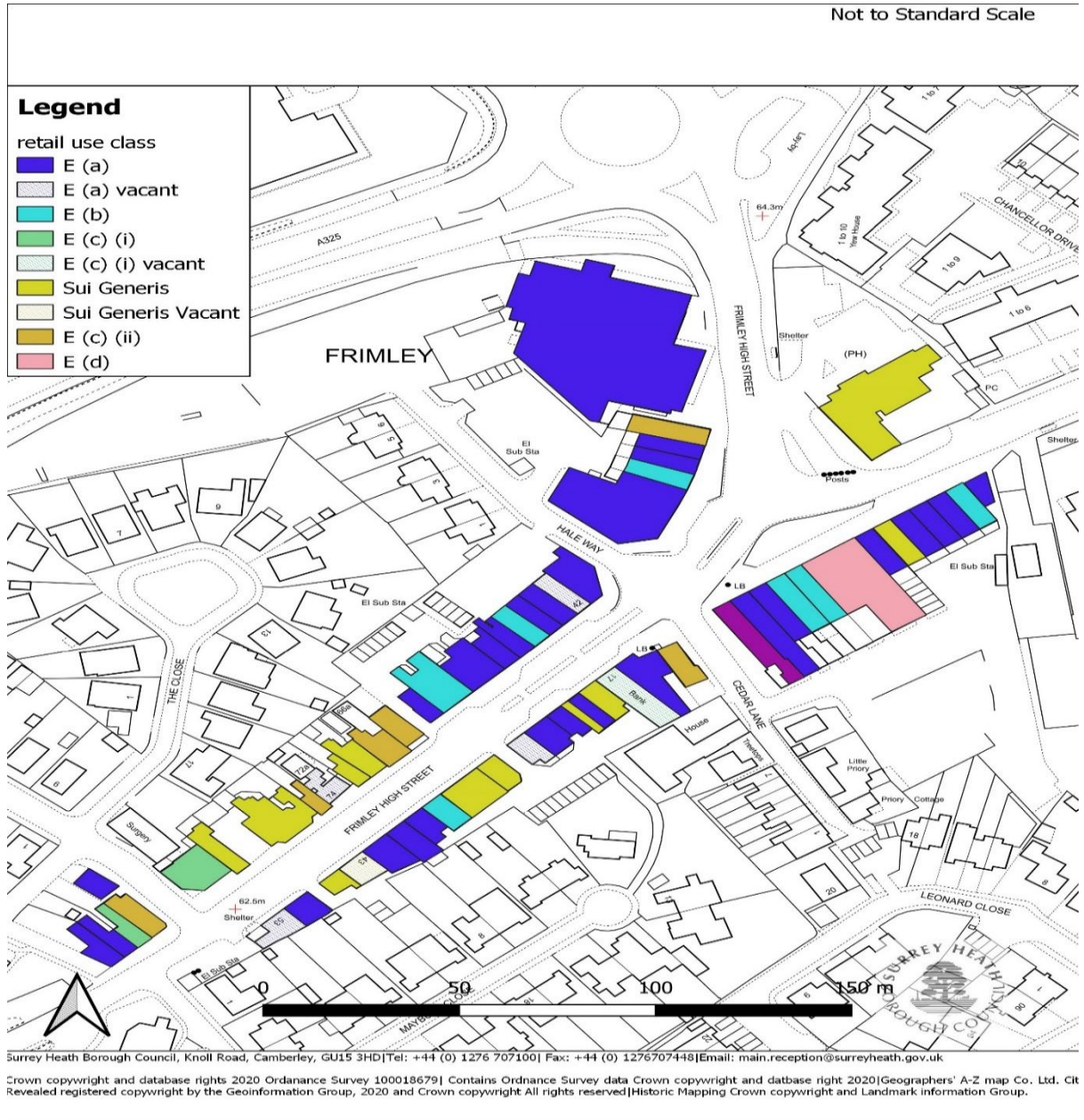


- 4.1. The Primary Shopping Area is extended at 47-69 High, 21-23 High Street and 1a, 1b and 1c The Square to account for its varied retail uses particularly E(a) and the historic frontage of the Square. This is despite the occurrence of a vacant unit at 21 High Street in view of the historic E (a) use classes that have taken place.
- 4.2. Bagshot District Centre retains a sizeable proportion of E (a) units however it is noted that the Primary Shopping area contains a large share of Sui Generis units and there are 4 vacant units within the designation. Although 69 High Street remains vacant and at the edge of the existing secondary shopping parade, it has historical value and remains commercial in its appearance, and therefore it is considered appropriate to retain its designation in the Primary Shopping Area.



## 5. Frimley District Centre – Survey undertaken May 2021

### Current Retail Use



## **Frimley District Centre comprises of the following occupied units:**

- 29 x E (a) units
  - 7 x E (b) units
  - 2 x E (c) (i) units
  - 6 x E (c) (ii) units
  - 1 x E (d) unit
  - 1 x E (e) unit
  - 11 x Sui Generis units
- 
- The current E (a) percentage of total use classes for Frimley District Centre is 51%.
  - Vacant units in the current Primary Shopping Area according to the 2017 Retail Assessment: 2
  - Vacant units in the current Primary Shopping Area according to the 2021 Retail Assessment: 1

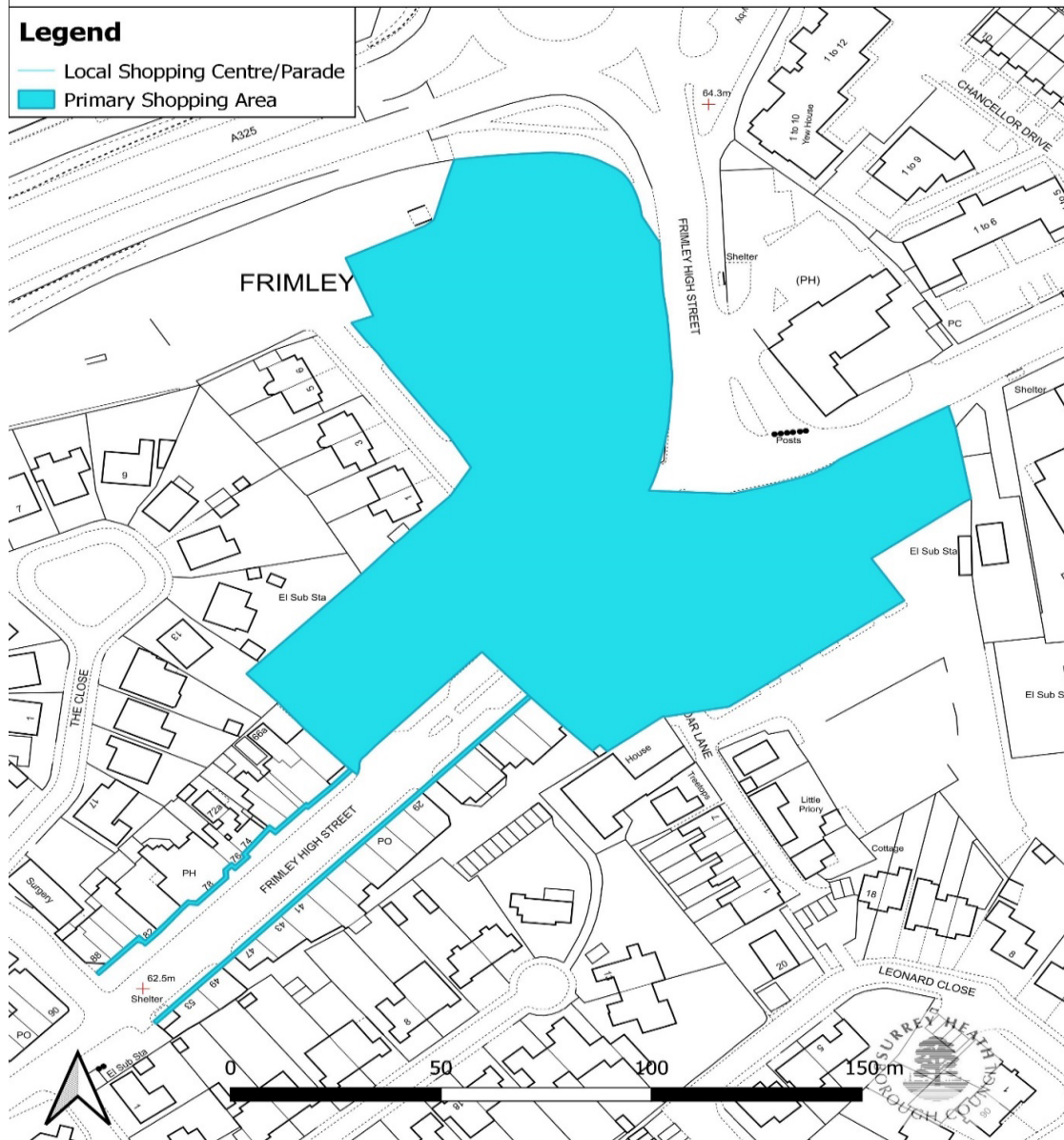


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

### Legend

- Local Shopping Centre/Parade
- Primary Shopping Area



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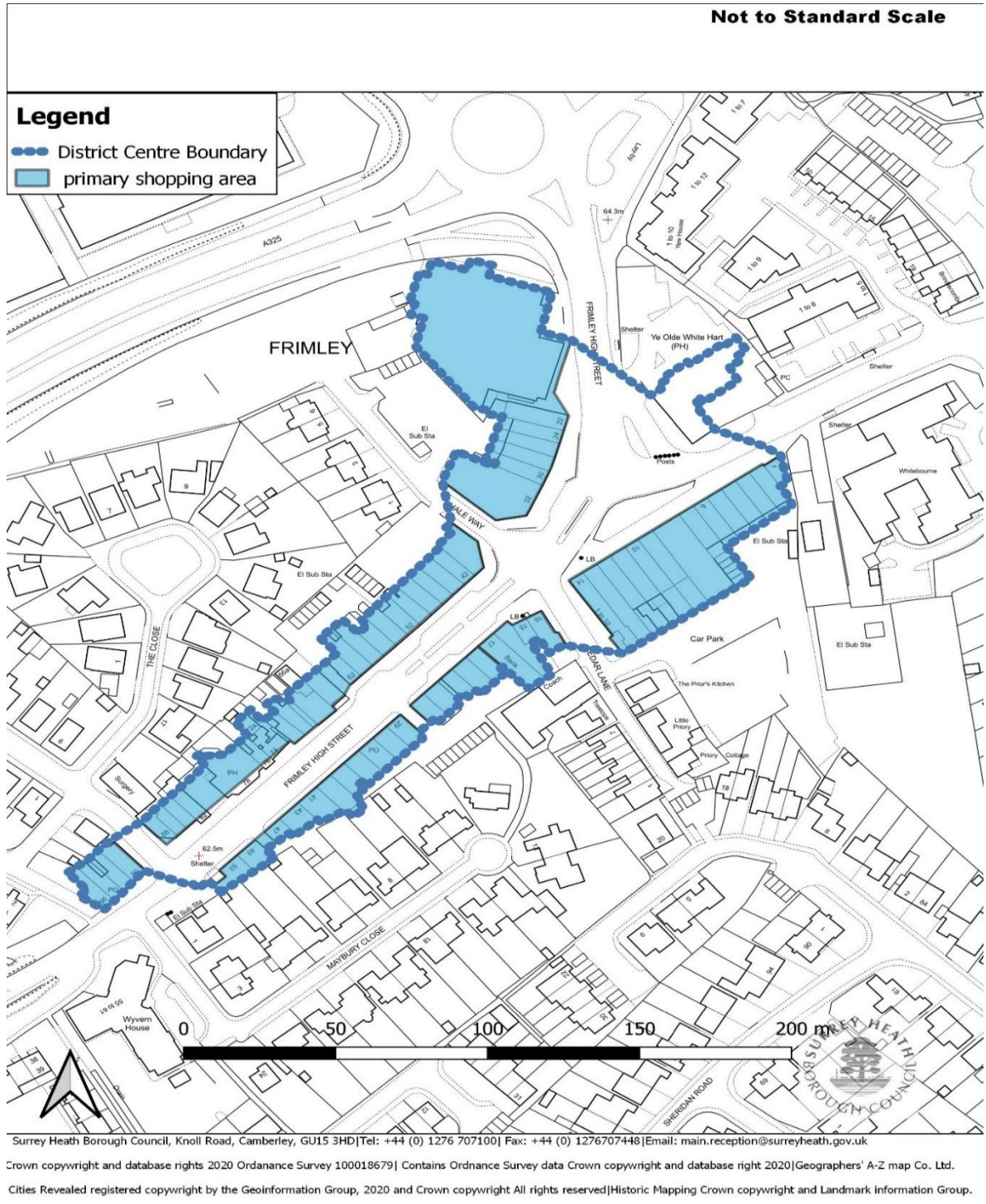
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# Primary Shopping Area: Suggested Amendments and Comments

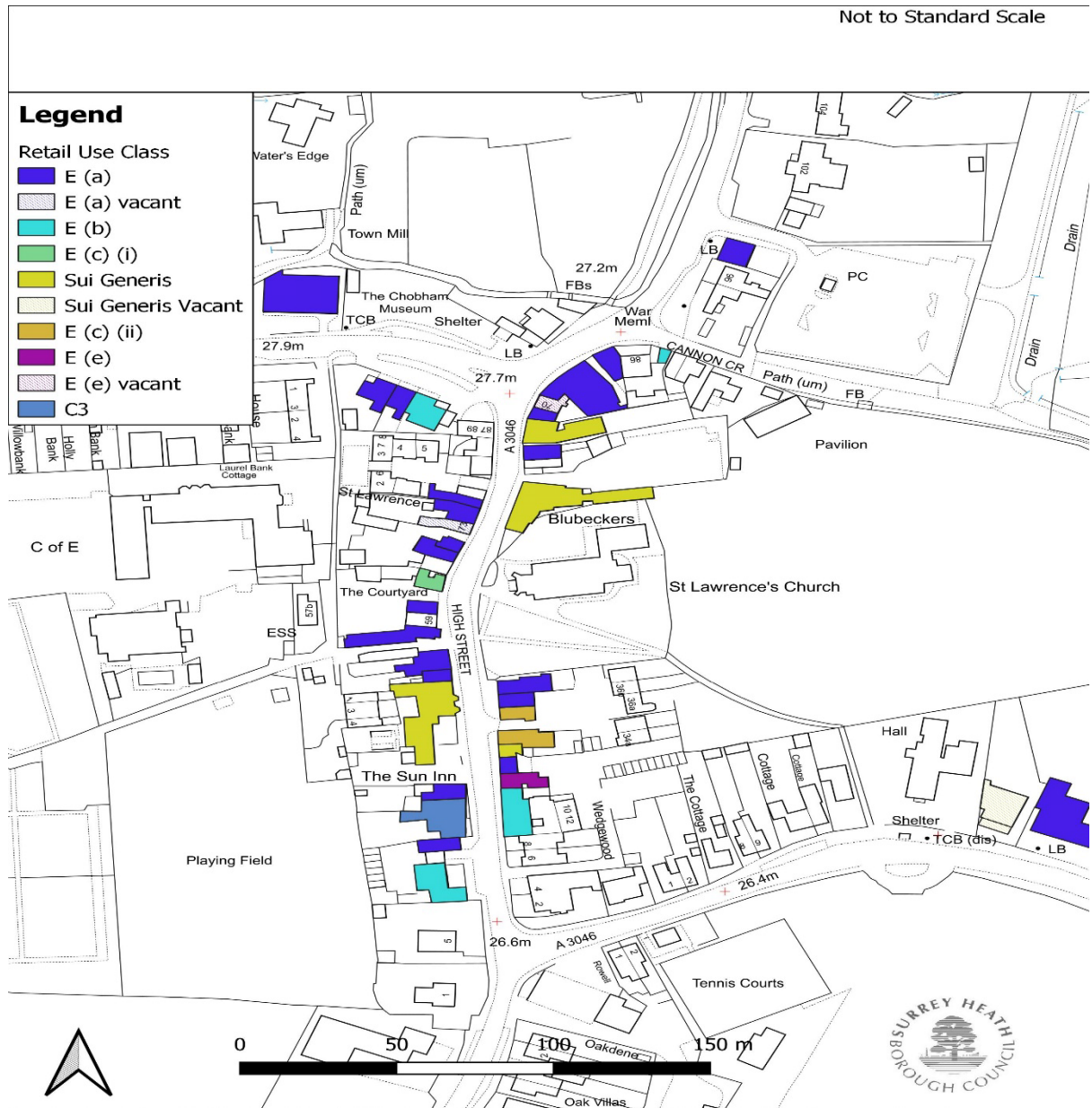


- 5.1. The Primary Shopping Area is extended at 19-53 and 64-96 High Street in order to extend the parade to both sides of Frimley High Street to better define the Primary Shopping Area. Frimley District Centre retains a significant share of E(a) units as well as providing a broad range of retail uses.
- 5.2. There are however six units that are currently vacant within the designation, of which 4 of these units were previously E (a) use class - 42 High Street has planning permission granted for a Sui Generis use ( planning application 20/0733) whilst 27 High Street has planning permission granted for residential use however this has yet to be implemented.



# 6. Chobham Local Centre – survey undertaken May 2021

## Current Retail Use



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## Chobham Local Centre comprises of the following occupied units:

- 22 x E (a) units
  - 4 x E (b) units
  - 1 x E (c) (i) unit
  - 2 x E (c) (ii) units
  - 1 x E (e) unit
  - 4 x Sui Generis units
- 
- E (a) percentage of total uses classes for Chobham is 65%
  - Vacant units in the current Local Centre according to the 2017 Retail Assessment: 3
  - Vacant units in the current Local Centre according to the 2021 Retail Assessment: 2

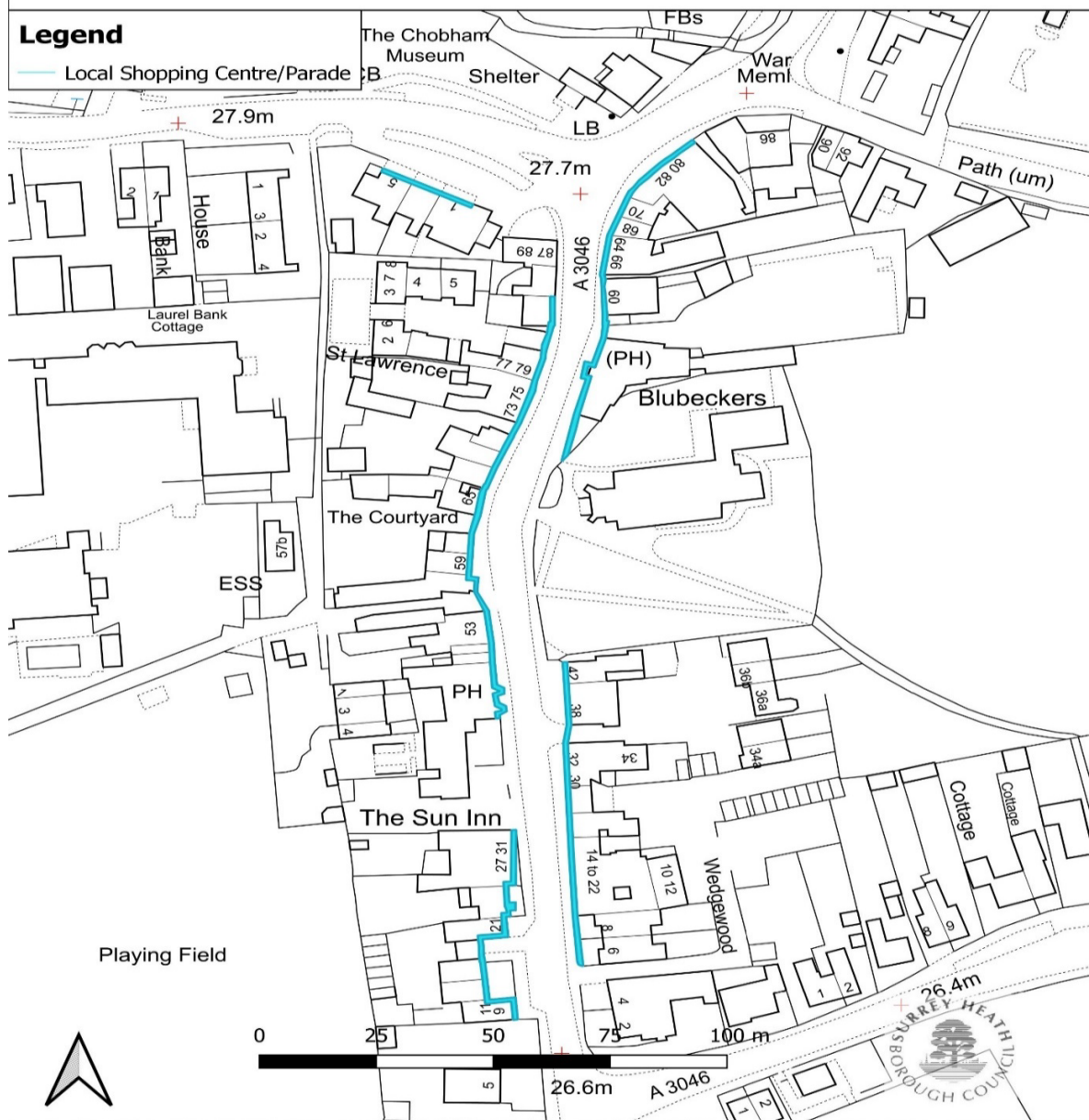


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

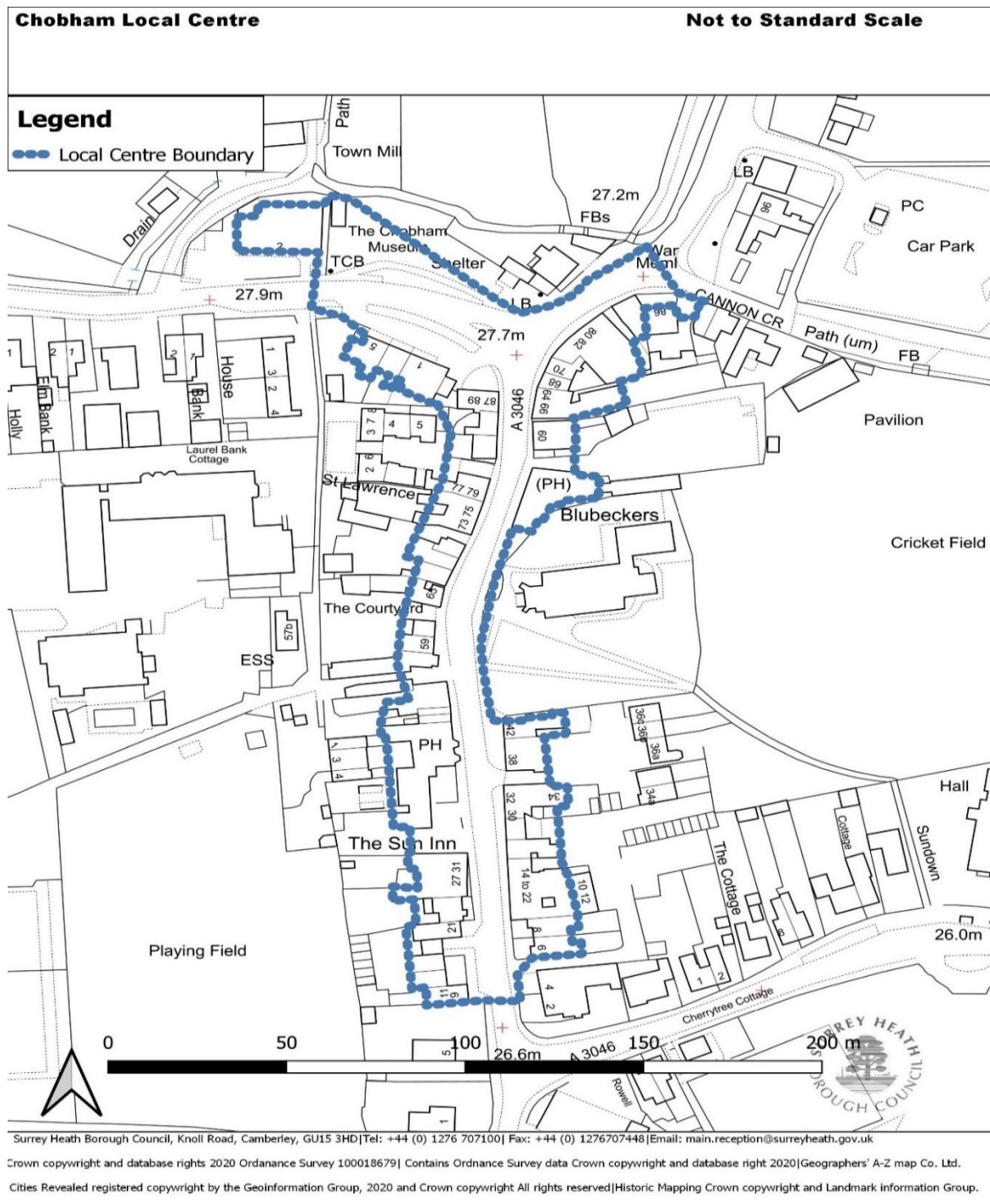
Local Shopping Centre/Parade



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## Local Centre Boundary : Suggested Amendments and Comments



- 6.1. The Local Centre Boundary is extended to the Northern end of the High Steet to incorporate number 84 and 88, in order to account for the E (a) and E (b) use classes and it's prominent position at the beginning of the High Street (although number 86 is in residential use).
- 6.2. The Local Parades are performing well in Chobham with a significant presence of E (a) units (66%). The Local Centre Boundary is also extended at 2 Bagshot Road to strengthen the designated units at 1-5 Bagshot Road. 25-29 High Street has been completed with 27-29 becoming residential and therefore is now omitted(planning application 15/0232). Furthermore the residential properties at 6-8 and 81-83 is now omitted from the designation in view of these discrepancies.



## 7. Deepcut Local Centre: Survey undertaken December 2020

### Current Retail Use





## Deepcut's Local Centre comprises of the following occupied units:

- 2 x E(b) units
  - 1 x E (e) unit
  - 1 x Sui Generis unit
- Vacant units in the current Local Centre according to the 2017 Retail Assessment: 0
- Vacant units in the current Local Centre according to the 2020 Retail Assessment: 2

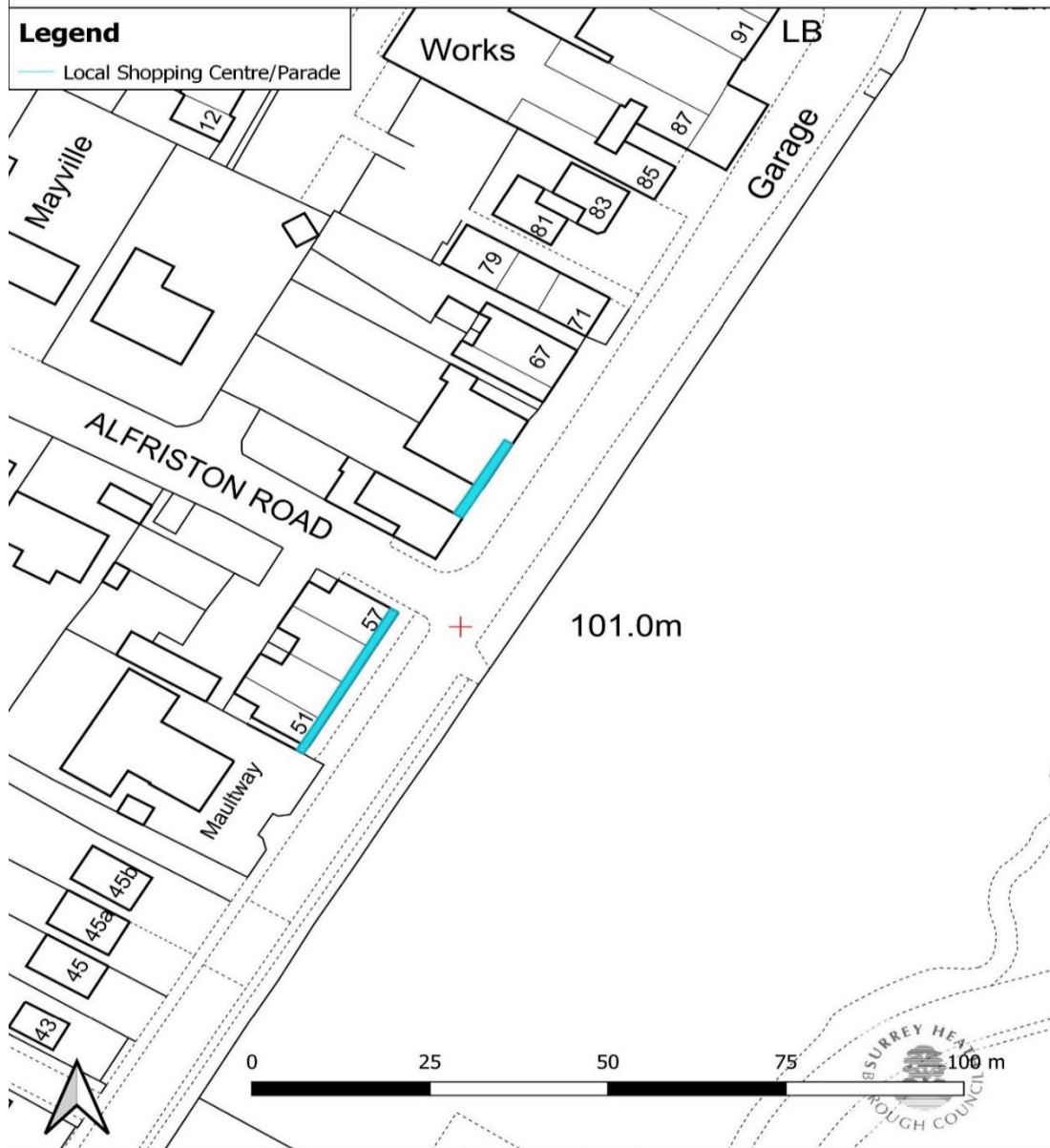


## Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

### Legend

Local Shopping Centre/Parade



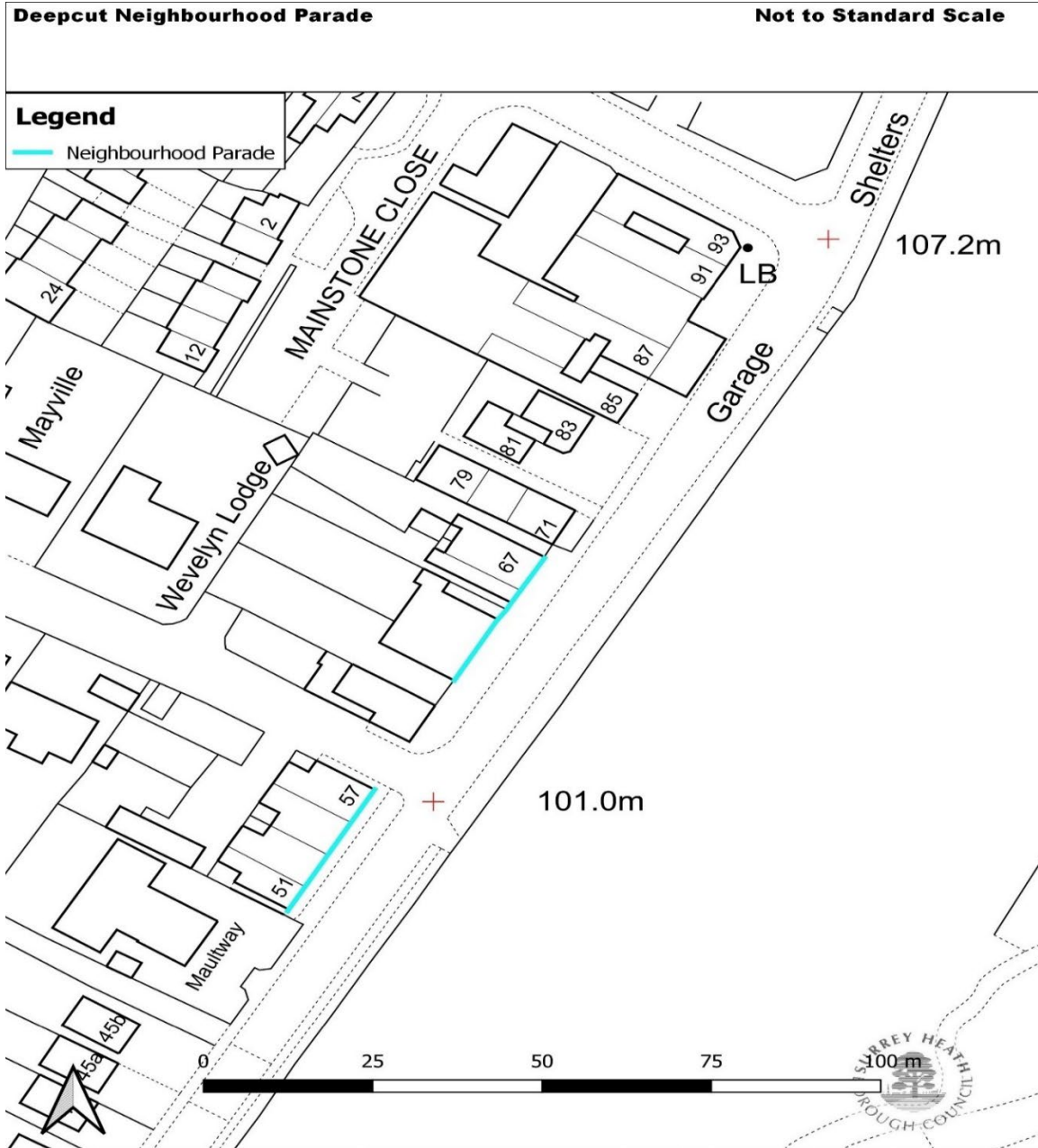
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## Local Centre Boundary : Suggested Amendments and Comments



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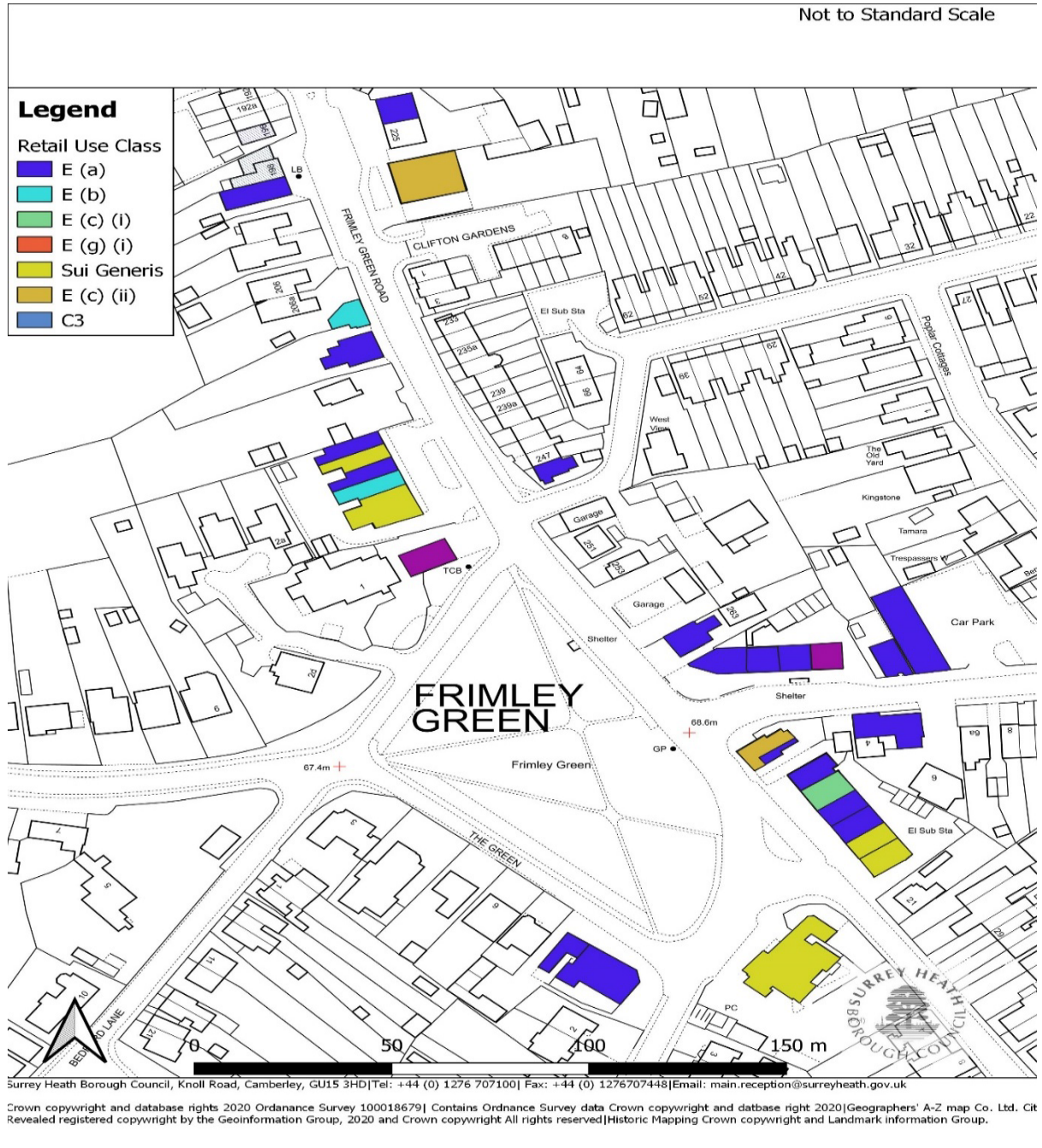


- 7.1. Deepcut Local Centre has seen three vacant unit arise in the current designation which were all previously E(a) units. There are now no E(a) units in the current designation. Therefore as a result of historic vacancy rates and the lack of strong retail core, Deepcut Local Centre is de-designated to a Neighbourhood Parade to reflect its current uses.
- 7.2. 51-53 Deepcut Bridge Road is currently vacant, a planning application (19/2012) to extend and alter 51 and 53 Deepcut Bridge Road to create an additional 2 flats has been withdrawn. Furthermore 55 Deepcut Bridge Road has had a planning application approved for the conversion of part of the existing ground floor retail E(a) into 4 one bedroom flats and a reduced E(a) at ground floor ( planning application 19/0187)- although this unit is currently vacant. The Neighbourhood Parade is extended to include 65 and 67 Deepcut Bridge Road which contains an E(e) unit and Sui Generis unit respectively.



## 8. Frimley Green Local Centre – survey undertaken May 2021

### Current Retail Use



## **Frimley Green Local Centre comprises if the following occupied units:**

- 19 x E(a) units
  - 2 x E (b) units
  - 1 x E ( c ) (i) unit
  - 2 x E ( c ) (ii) units
  - 5 x Sui Generis units
- 
- E(a) percentage of total use classes for Frimley Green: 66%
  - Vacant units in the current Local Centre according to the 2017 Retail Assessment: 0
  - Vacant units in the current Local Centre according to the 2021 Retail Assessment: 0

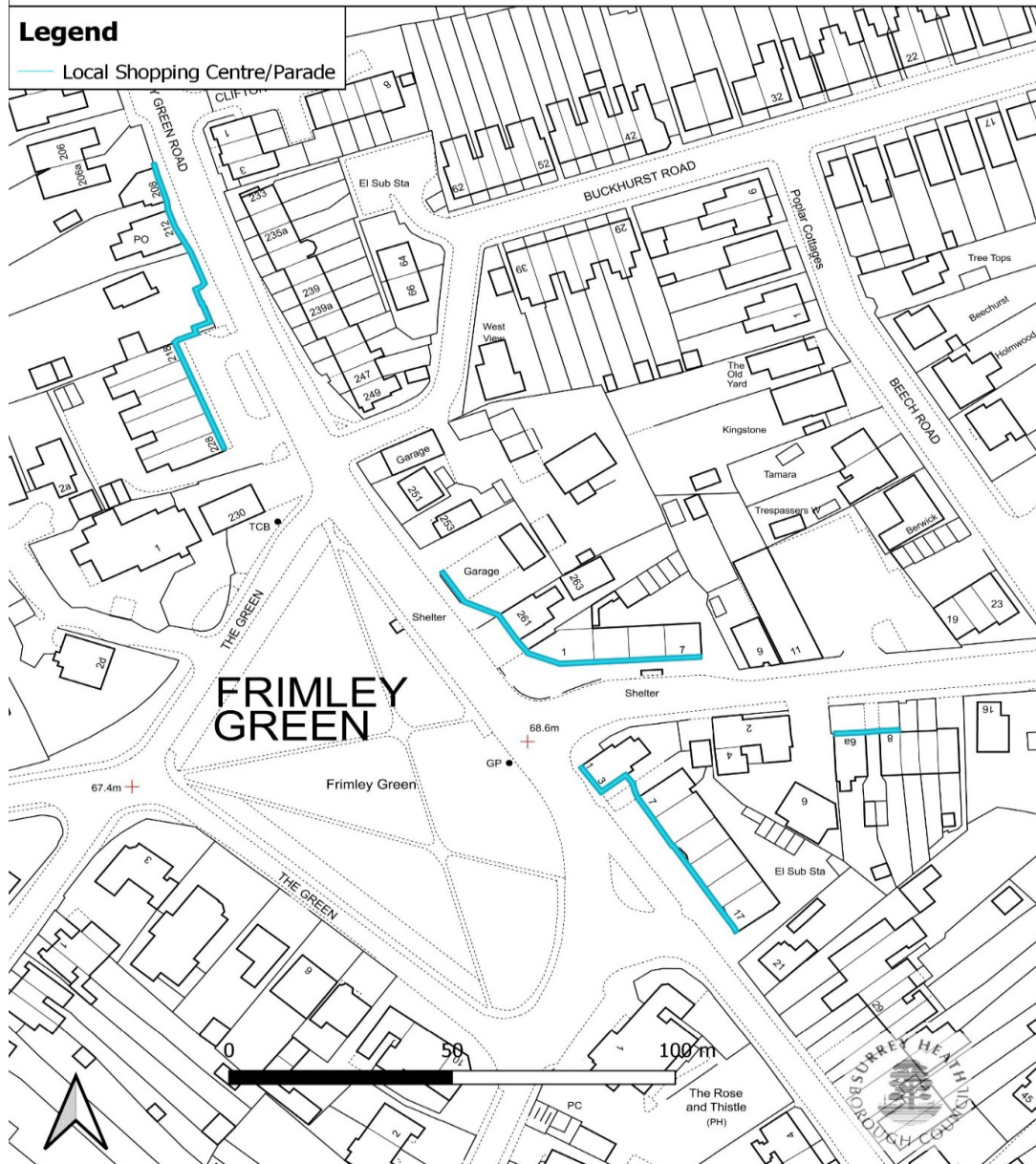


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

Local Shopping Centre/Parade



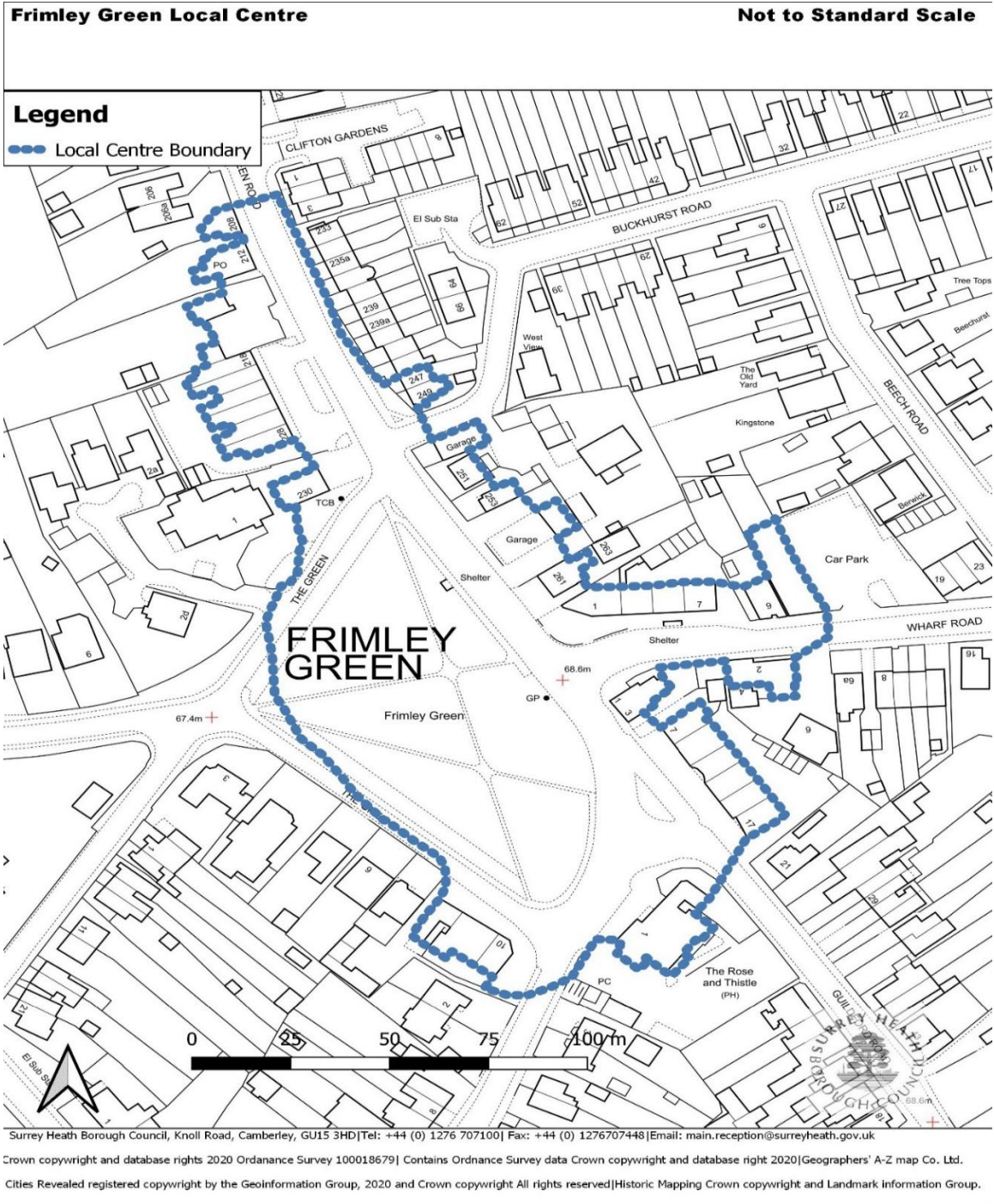
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# Local Centre Boundary: Suggested Amendments and Comments



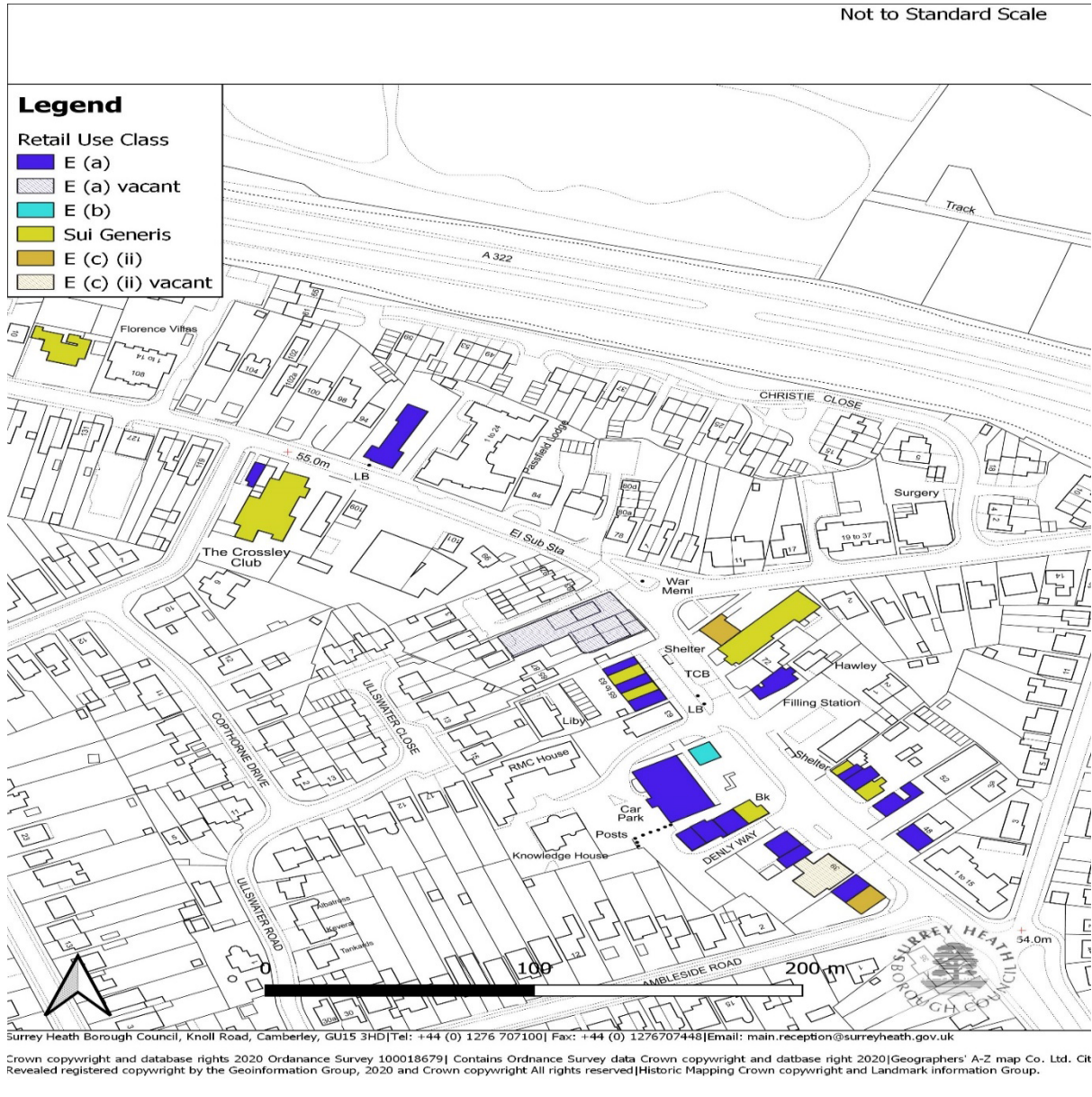


- 8.1. The local centre boundary is extended to include 219-227 Frimley Green Road to better reflect the range of retail units present on the edge of the Local Centre. Furthermore the local centre boundary is also extended to include 9 and 11 Wharf Road to strengthen the E(a) uses on this side of the road. The boundary is also extended at The Rose and Thistle Public House and 8-10 The Square in view of their position onto the Green. Frimley Green's Local Parades are performing well and provide a diverse mix of units. It is of particular note that there are no vacant units as a result of the survey. The designation of 6a and 8 Wharf Road is omitted as these units are now residential.



## 9. Lightwater Local Centre – survey undertaken May 2021

### Current Retail Use



## Lightwater Local Centre comprises of the following occupied units:

- 17 x E (a) units
  - 1 x E (b) unit
  - 2 x E (c ) (ii) unit
  - 8 x Sui Generis units
- 
- E (a) percentage of total use classes for Lightwater: 61%
  - Vacant units in the current Local Centre according to the 2017 Retail Assessment: 0
  - Vacant units in the current Local Centre according to the 2021 Retail Assessment: 1

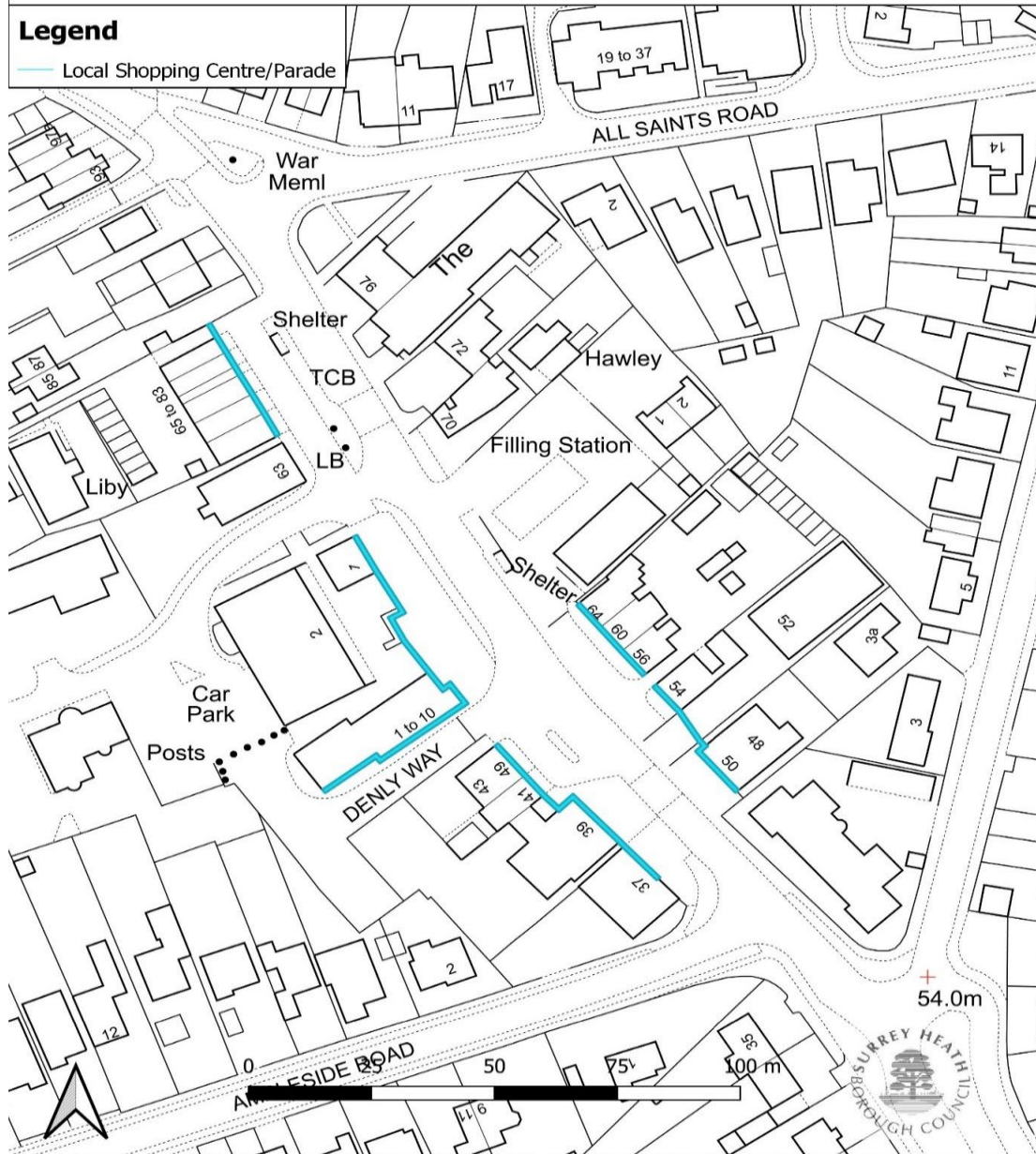


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

Local Shopping Centre/Parade



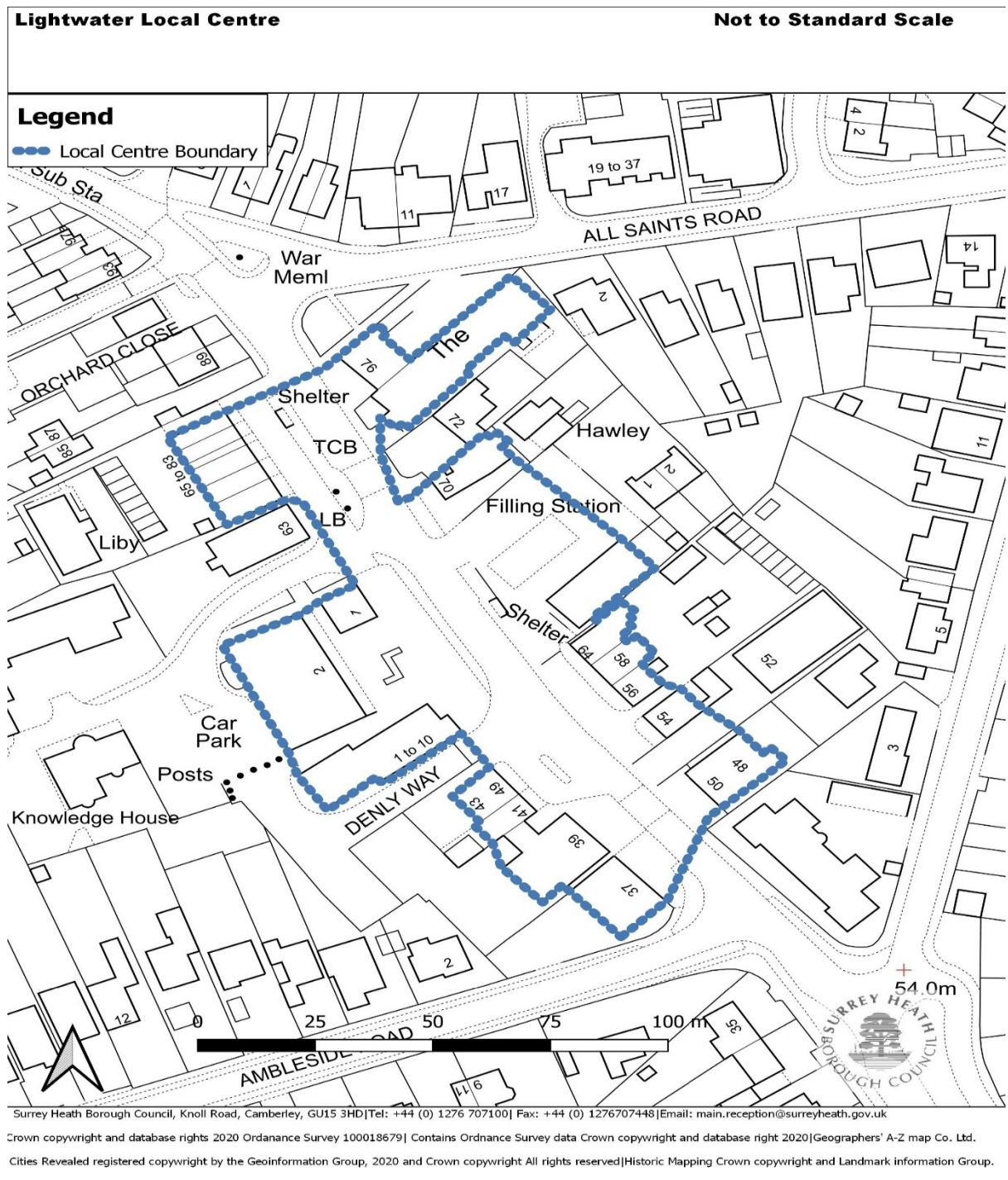
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## Local Centre Boundary : Suggested Amendments and Comments

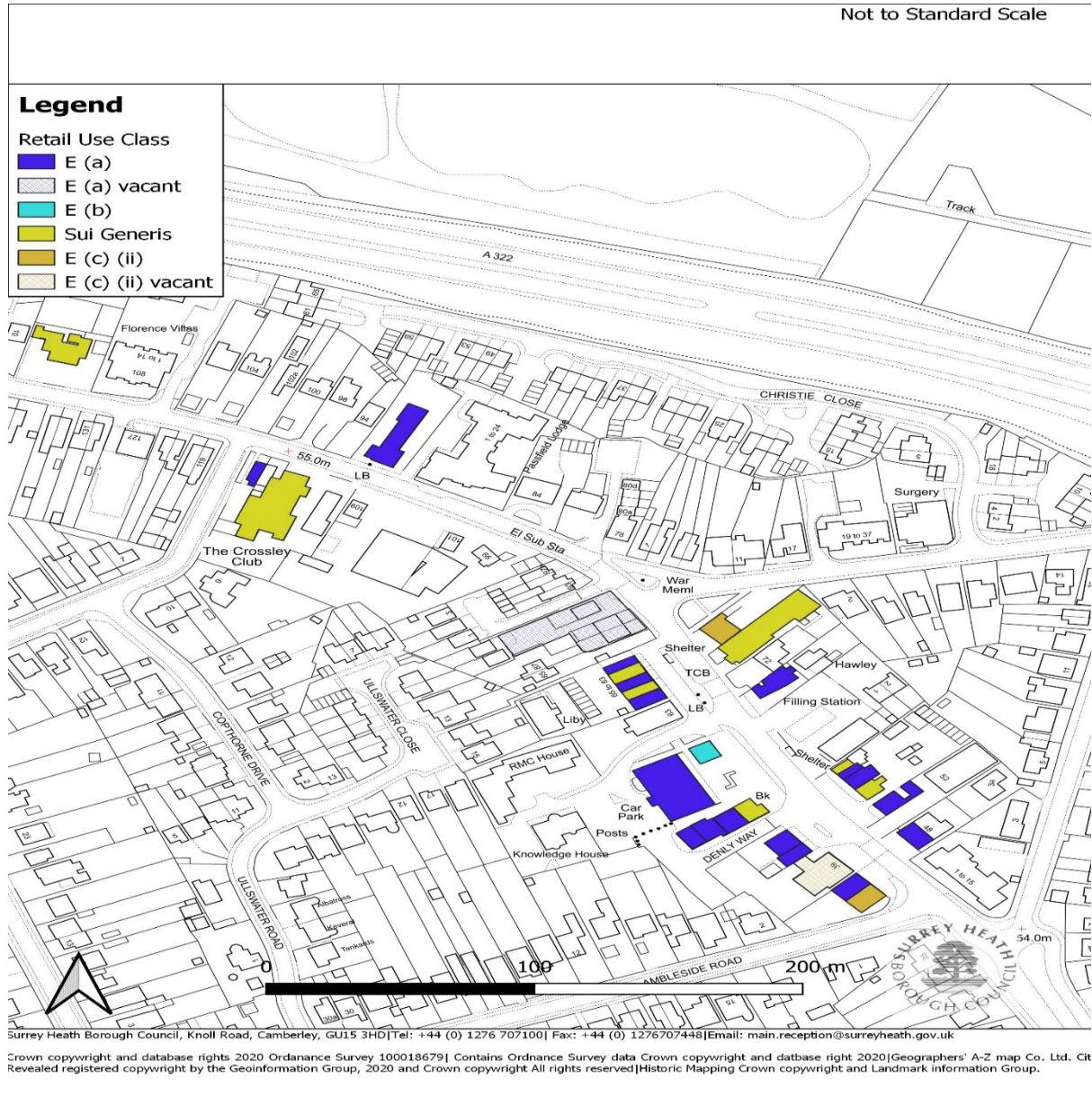


- 9.1. The local centre boundary is extended at 70, 74-76 Guildford Road to cover the existing E(a), Sui Generis and E (c ) (ii) uses and to strengthen further the retail uses on the opposite side of Guildford Road. The existing designations in Lightwater are performing extremely well. There is only one vacant unit which was previously use class E (c ) (ii).



# 10. Windlesham Local Centre – survey undertaken May 2021

## Current Retail Use



## Windlesham Local Centre comprises of the following occupied units:

- 13 x E (a) units
  - 1 x E (b) unit
  - 1 x Sui Generis unit
- E(a) percentage of total use classes in Windlesham Local Centre is 87%
  - Vacant units in the current Local Centre according to the 2017 Retail Assessment: 2
  - Vacant units in the current Local Centre according to the 2021 Retail Assessment: 0



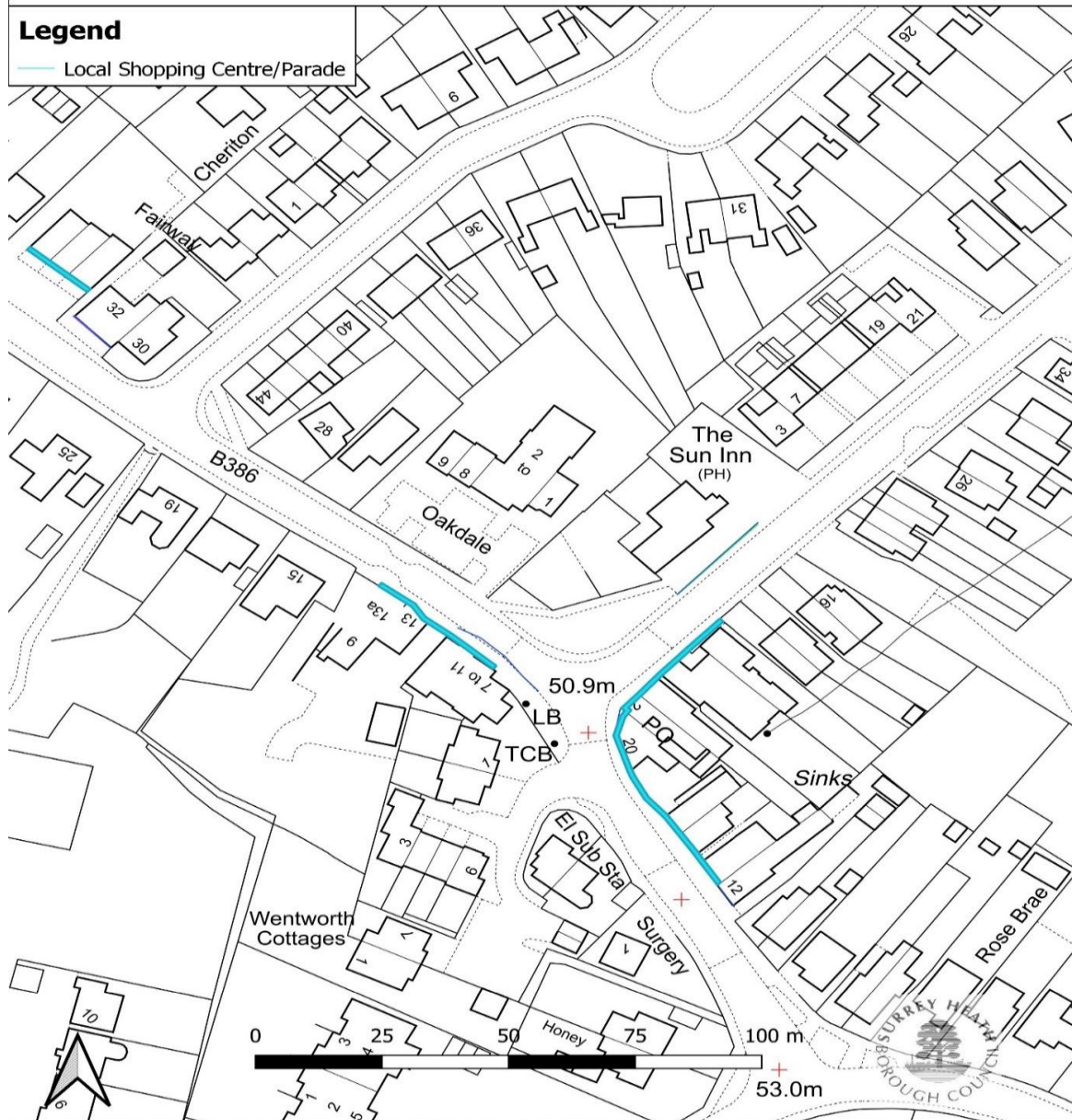


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

Local Shopping Centre/Parade



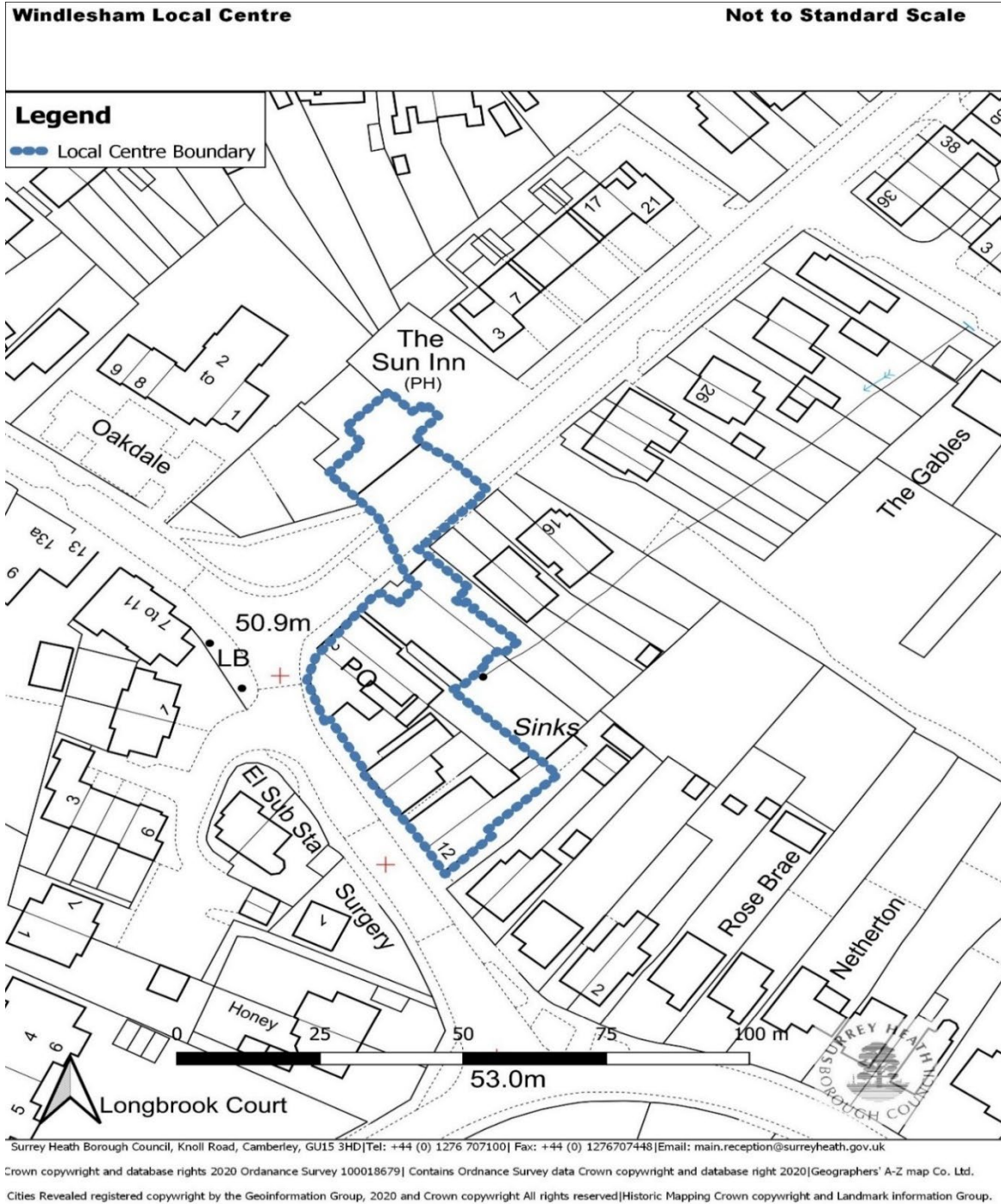
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## Local Centre Boundary: Suggested Amendments and Comments



- 10.1. The local centre boundary is extended to include 12 Updown Hill and The Sun Public House to strengthen the presence of E(a) units in the designation and reinforce the retail core on Chertsey Road. Windlesham is performing very well with a strong presence of independent E(a) units within the existing parades.
- 10.2. The designated units covering 7-11 Updown Hill have been omitted. These units were previously E (a) use class however this has now been converted to residential including details of a new 50sqm unit as part of a larger mixed use development (Planning Application 15/0216), it is currently unclear whether this was in use however searches on Rightmove indicate it was being marketed for retail use. The erection of an E (a) unit (Planning Application 19/0386) at 13 Updown Hill has now been completed and the unit is opening in due course, however due to the peripheral nature of this unit and its location within residential uses, it has now been omitted.



## II. Bisley Neighbourhood Parade – survey undertaken December 2020

### Current Retail Use



**Bisley Neighbourhood Parade comprises of the following occupied units:**

- 3 x E(a) units
- 1 x Sui Generis unit

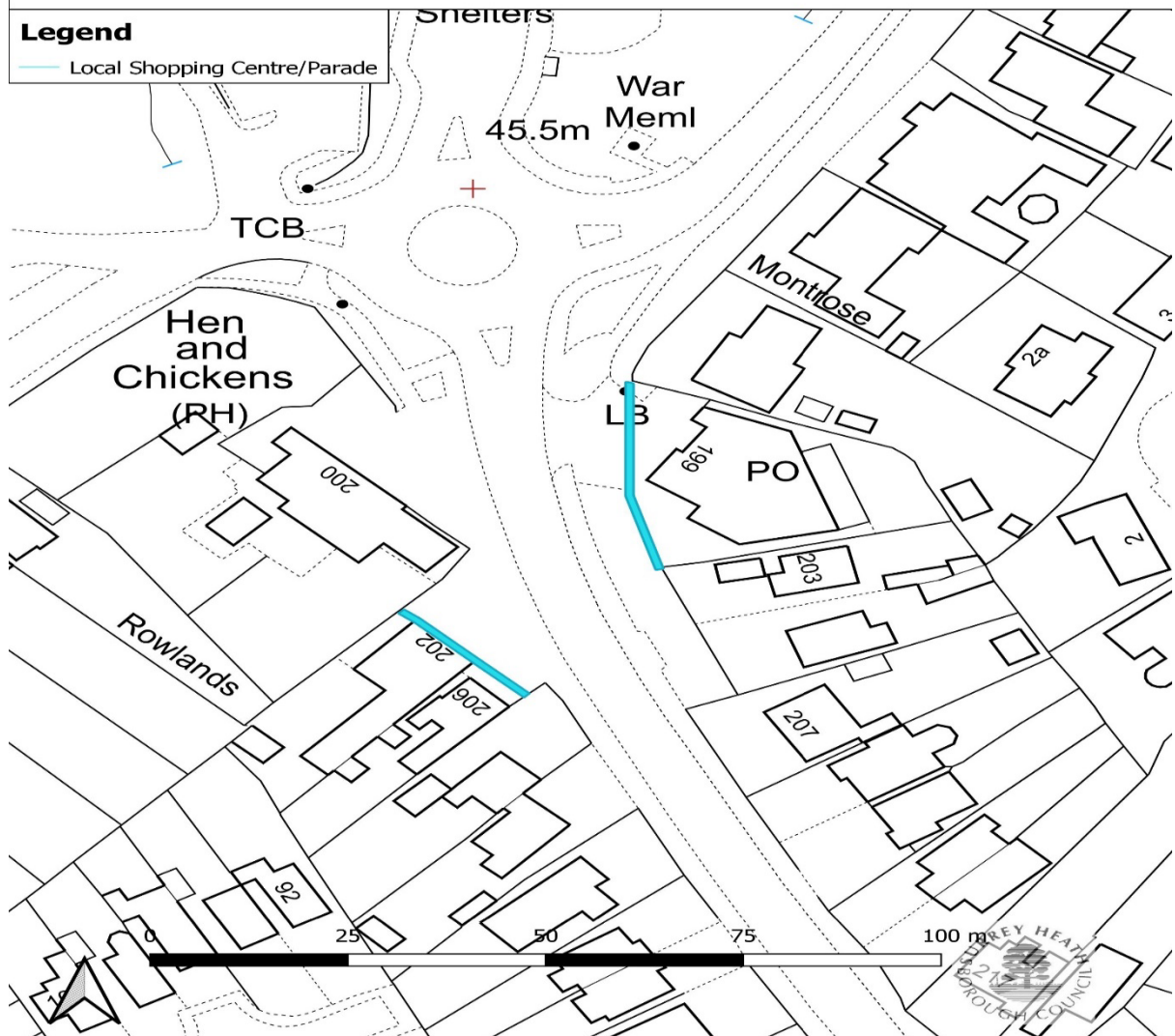


## Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

### Legend

Local Shopping Centre/Parade



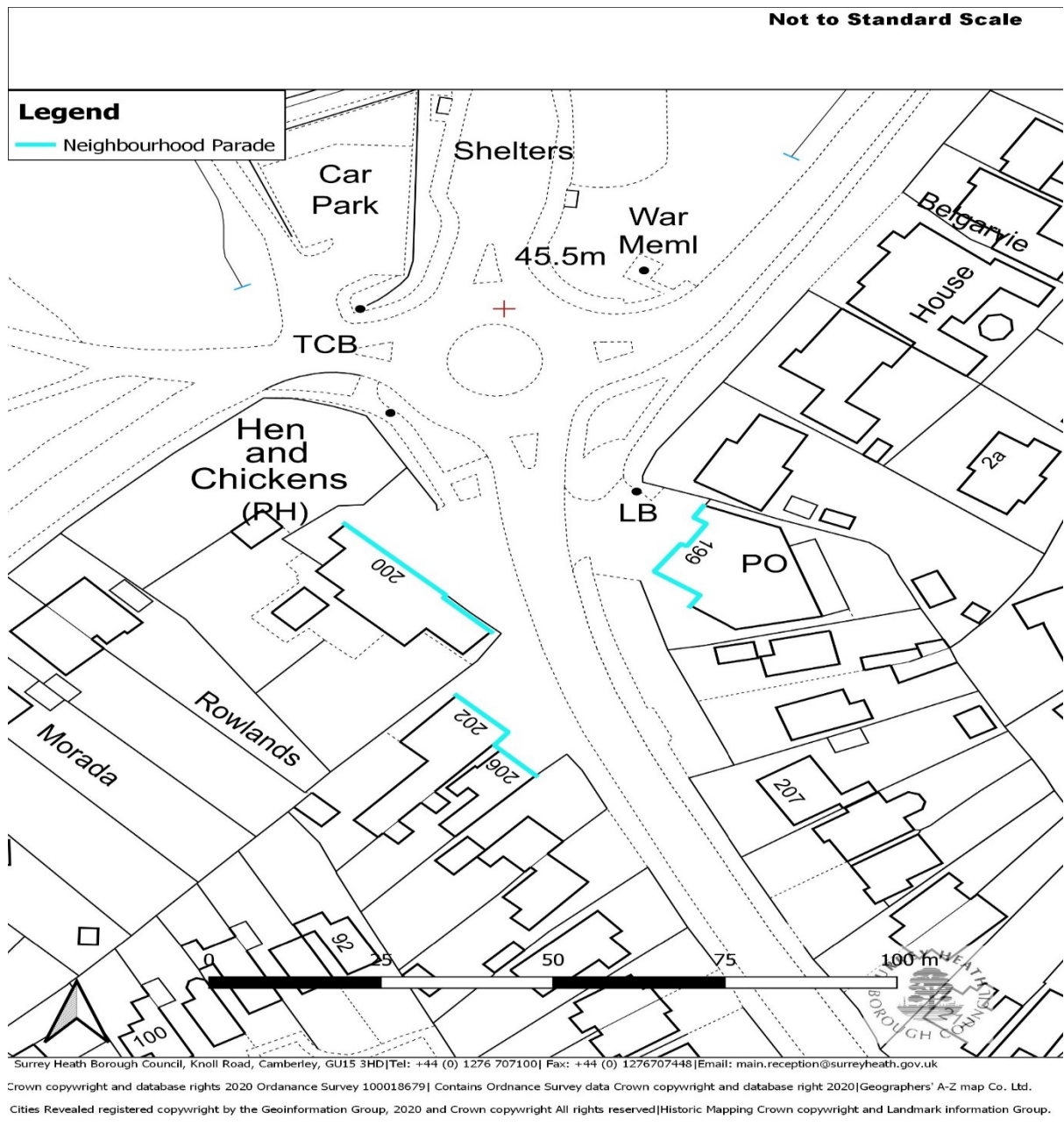
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## Neighbourhood Parade: Suggested Amendments and Comments

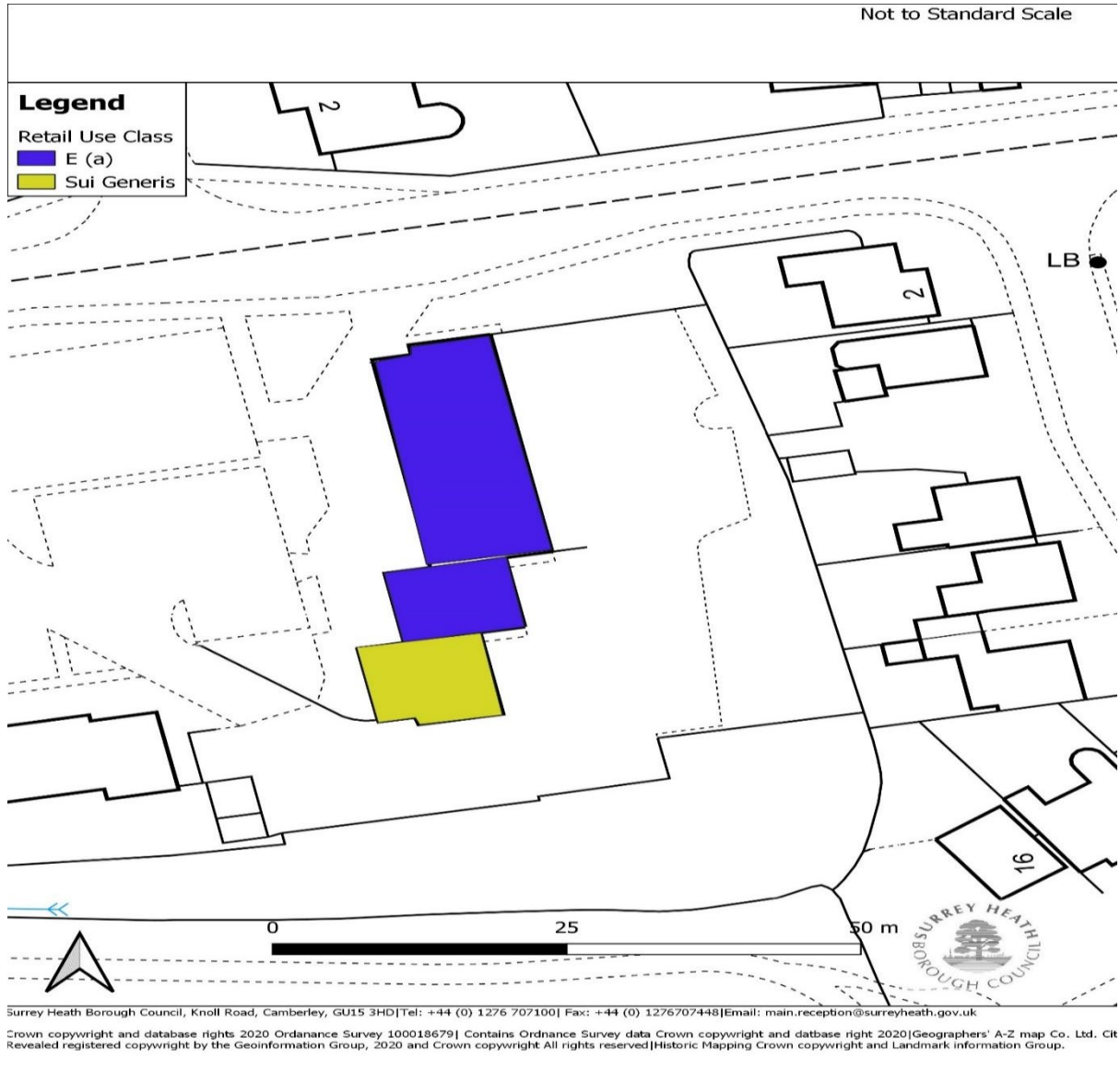


- 11.1. A small parade offering a Butchers, a Bakers and a Local Store (incorporating a Post Office). The local parade is extended to include 200 Guildford Road in the designation (the Hen and Chickens Public House) to increase the diversity of the local parade. No other suggested changes.



## 12. Beaumaris Neighbourhood Parade – survey undertaken December 2020

### Current Retail Use





**Beumaris Neighbourhood Parade comprises of the following occupied units:**

- 2x E(a) units
- 1 x Sui Generis unit

**Neighbourhood Parade – Suggested Amendments and Comments**

- 12.1. All three units in the existing designation remain occupied. There are no further amendments suggested.



### 13. Chertsey Road Neighbourhood Parade – survey undertaken May 2021

#### Current Retail Use

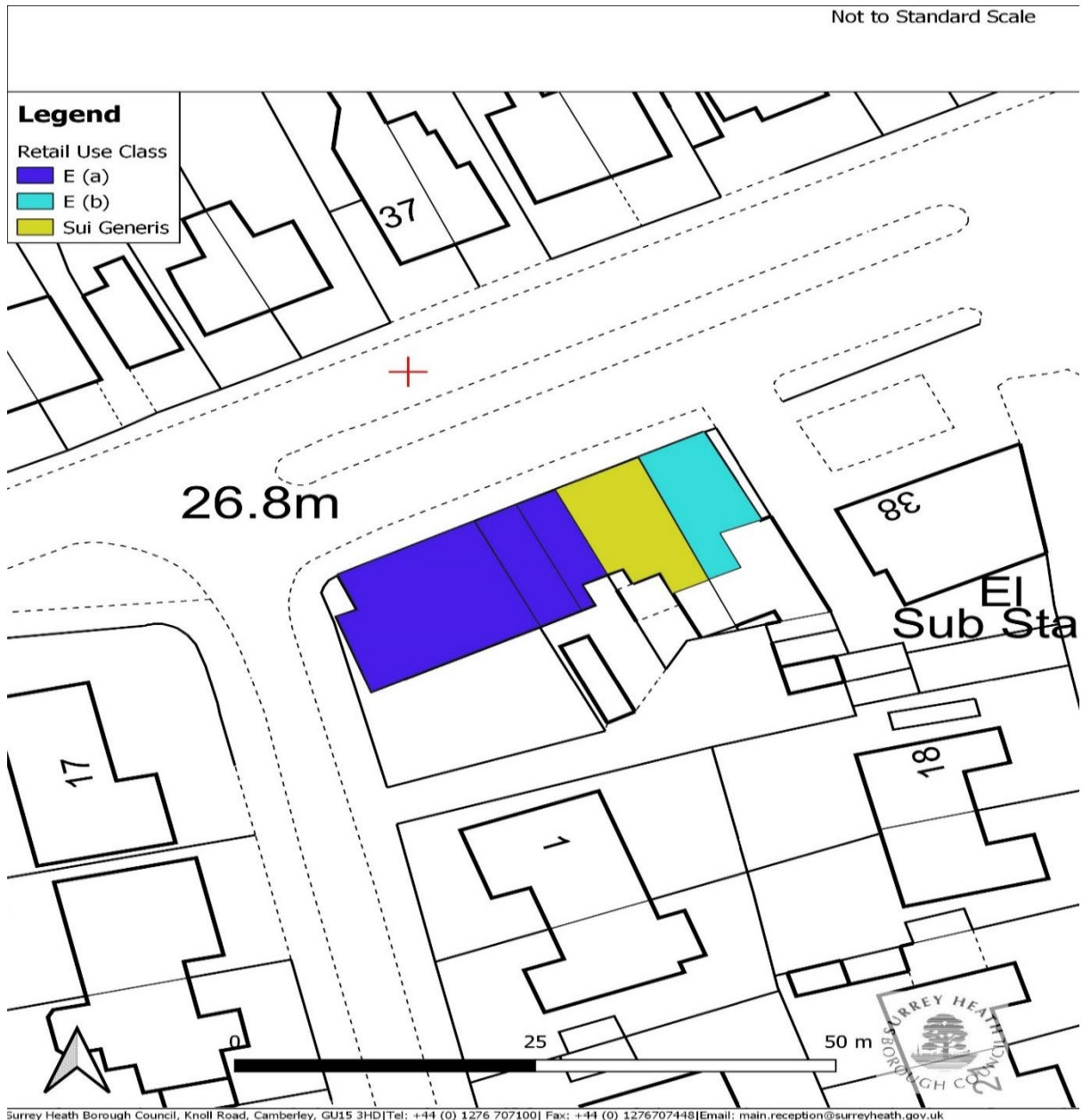


Figure 13.1: Chertsey Road Neighbourhood Parade location map and use classes.



## Chertsey Road Neighbourhood Parade comprises of the following occupied units:

- 3 x E(a) units
- 1 x E (b) unit
- 1 x Sui Generis unit

### Neighbourhood Parade – Suggested Amendments and Comments

- 13.1. All five units in the existing designation remain occupied. There are no further amendments suggested.



# 14. Farm Road Neighbourhood Parade – survey undertaken December 2020

## Current Retail Use



## **Farm Road comprises of the following occupied units:**

- 3 x E(a) units
- 1 x E(f) unit
- 2 x Sui Generis units

## **Neighbourhood Parade - Suggested Amendments and Comments**

- 14.1. The parade functions well with A1 uses having a significant share. No suggested amendments.



# 15. Heather Ridge Arcade Neighbourhood Parade – survey undertaken December 2020

## Current Retail Use



## Heather Ridge Arcade comprises of the following occupied units:

- 4 x E(a) units
- 1 x E(e) unit
- 4 x Sui Generis units
- 1 x F2(a) unit

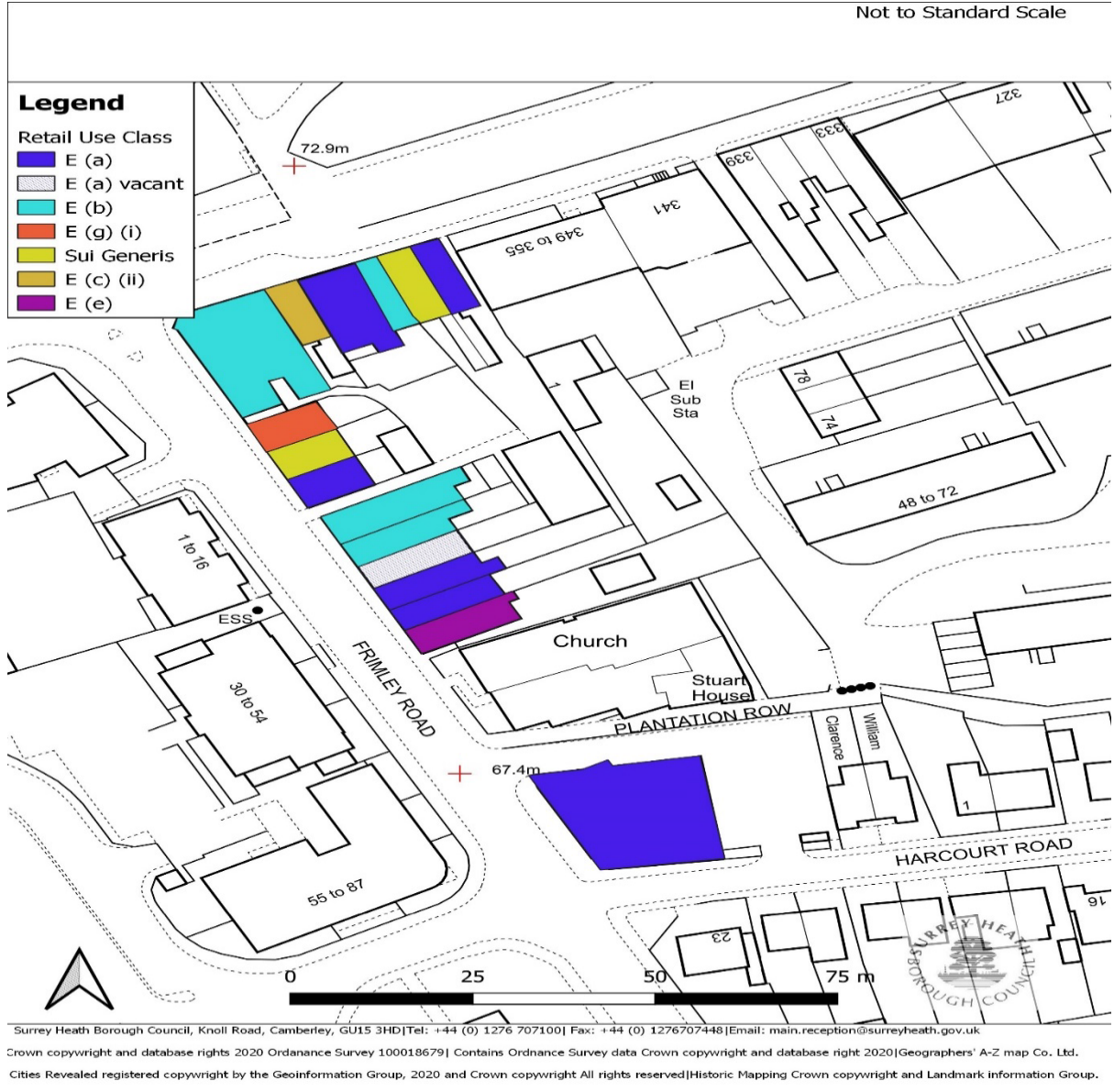
## Neighbourhood Parade – Suggested Amendments and Comments

- 15.1. The Heather Ridge Arcade is performing well with a significant presence of E(a) units. There are no current vacancies however one Sui Generis unit (restaurant) was only accepting takeaways at the time of the assessment due to the National Lockdown. There is also an F2(a) unit in the Arcade which is a Convenience Store for the local population. There are no suggested amendments to the designation.



# 16. Frimley Road/ London Road Neighbourhood Parade – survey undertaken December 2020

## Current Retail Use





**Frimley Road/London Parade comprises of the following occupied units:**

- 6x E(a) units
- 4 x E(b) units
- 1 x E (e) unit
- 1 x E(g) (l) unit
- 1 x E ( c) (ii) units
- 2 x Sui Generis unit

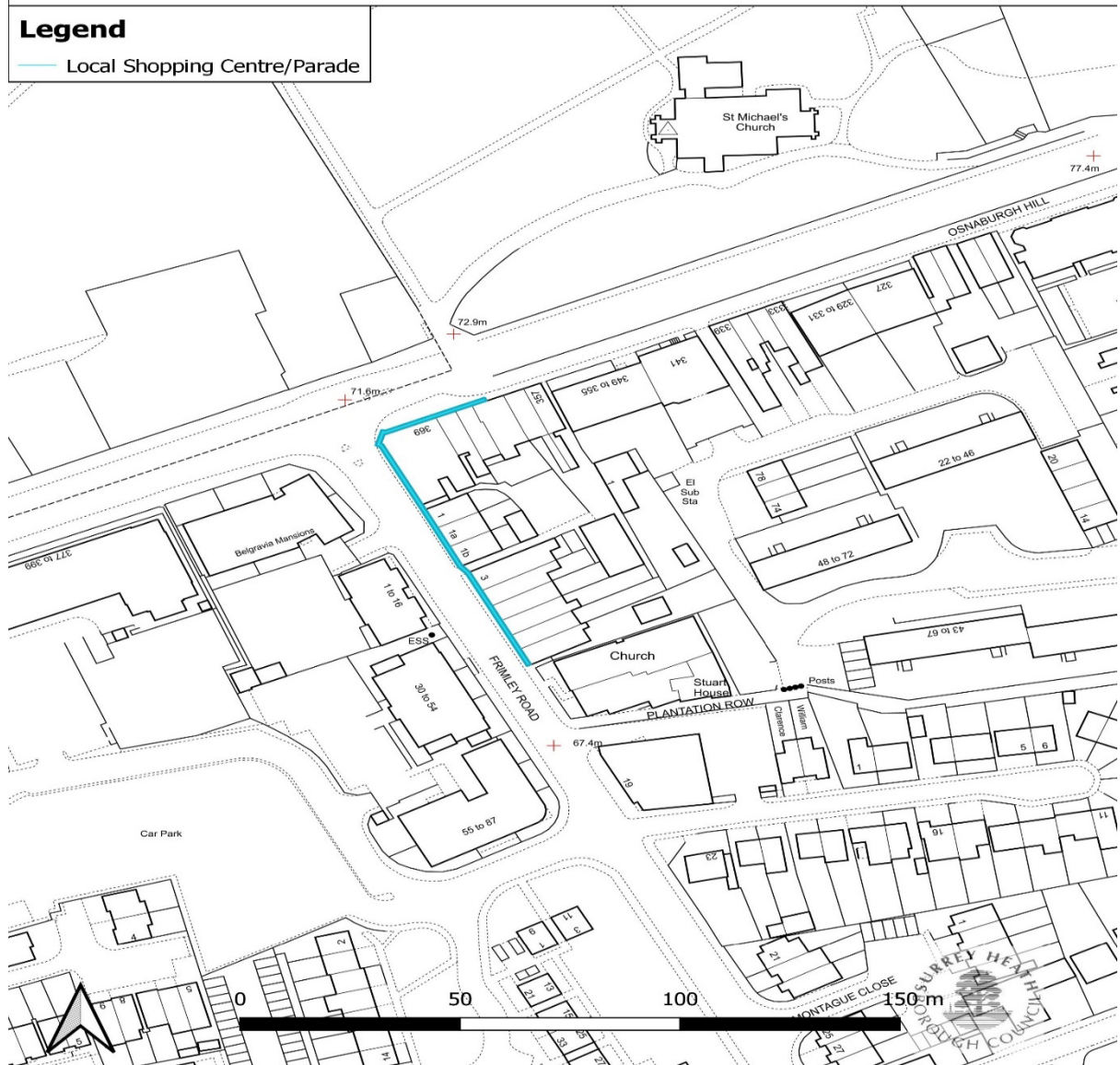


# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

Local Shopping Centre/Parade



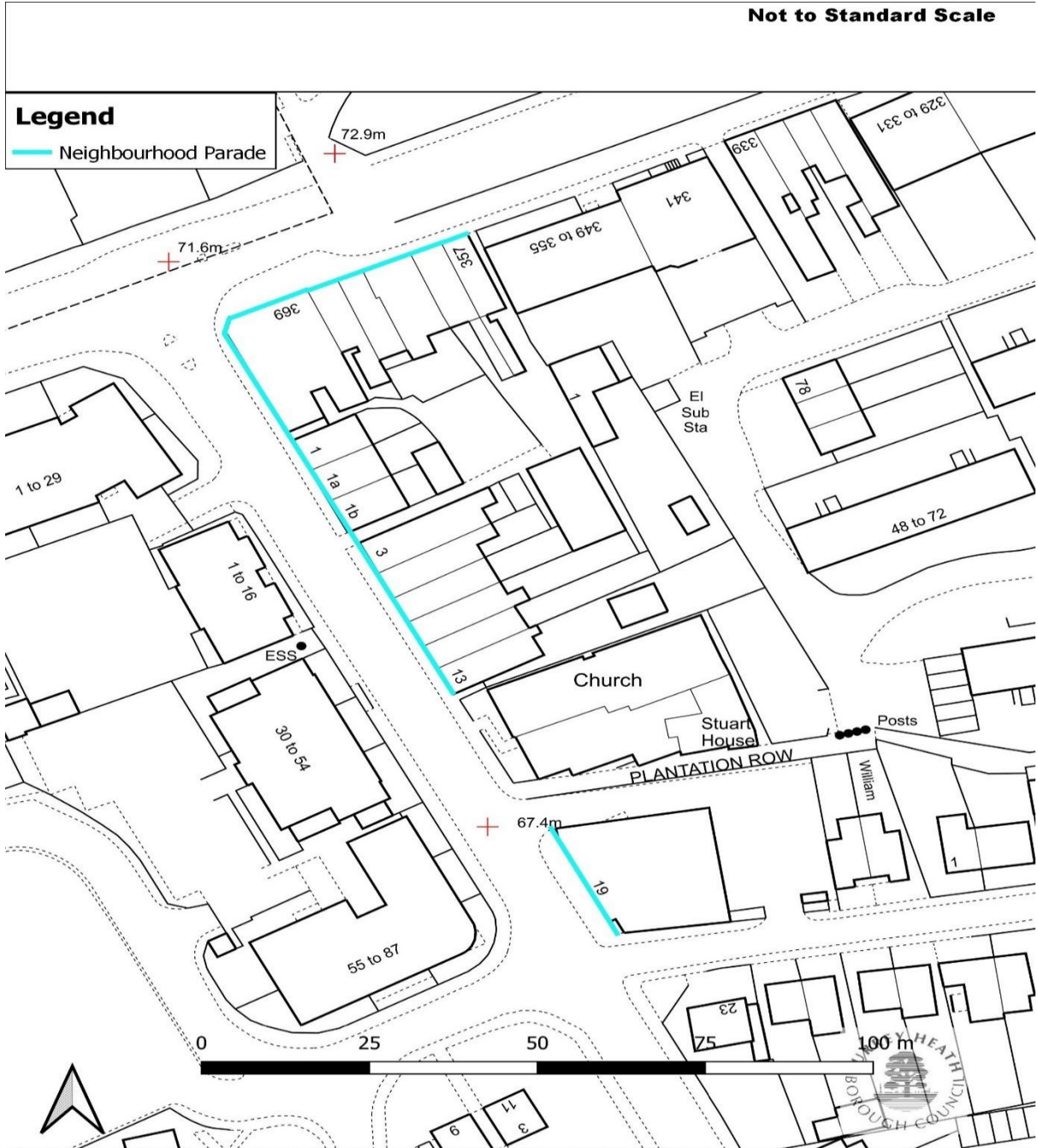
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# Neighbourhood Parade – Suggested Amendments and Comments



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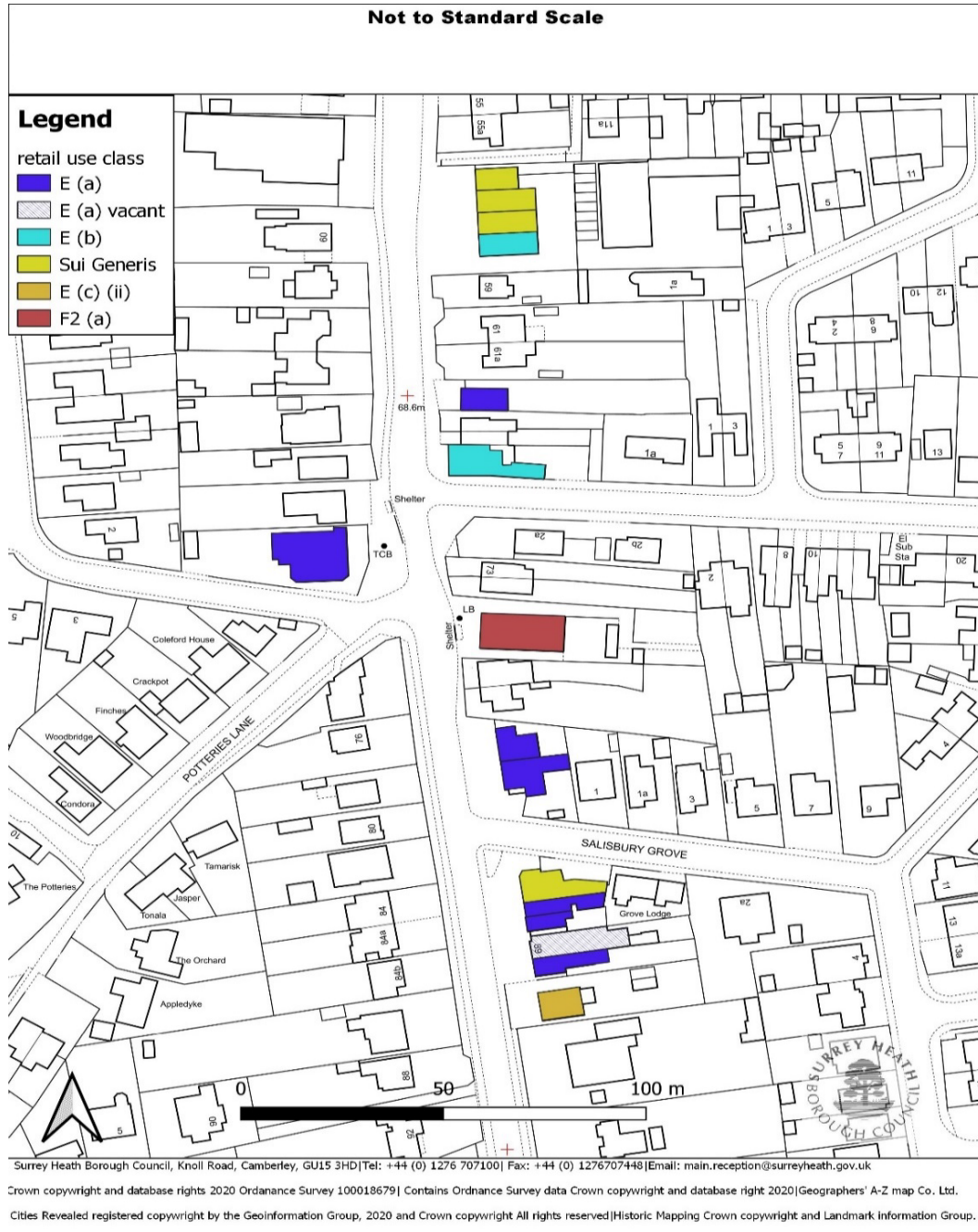


- 16.1. The existing designation provides a diverse mix of units. It is suggested to extend the designation at 369 London Road to include 357-367 London Road to account for the range of E use class in a prominent location, of which one E (a) unit replaced a previously vacant unit. It is also suggested to include 19 Frimley Road in the designation in view of its E (a) use at the edge of the neighbourhood parade.



# 17. Mytchett Neighbourhood Parade – survey undertaken May 2021

## Current Retail Use



**Mytchett Neighbourhood Parade comprises of the following occupied units:**

- 7 x E (a) units
- 2 x E (b) unit
- 1 x E (c) (ii) unit
- 4 x Sui Generis units
- 1 x F2 (a) unit



# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation



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# Neighbourhood Parade – Suggested Amendments and Comments



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- 17.1. The current parade is performing well with a strong representation of E (a) units. It should be noted that the current identification of 79 Mytchett Road as part of the parade is incorrect as this relates to a residential unit. It should in fact be 77 Mytchett Road that is recognised as part of the parade which will require amendment to add to the designation as well as being designated as F2(a) use class as a shop selling essential goods. Furthermore the map should not cover no's 65-67 which are residential and should cover no 69 to reflect its E(b) use class, therefore this has been amended.



## 18. Old Dean Neighbourhood Parade – survey undertaken December 2020

### Current Retail Use



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**Old Dean Neighbourhood comprises of the following occupied units:**

- 5 x E(a) units
- 1 x E(b) unit
- 2 x Sui Generis units
- 1 x F2(a) unit



## Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation



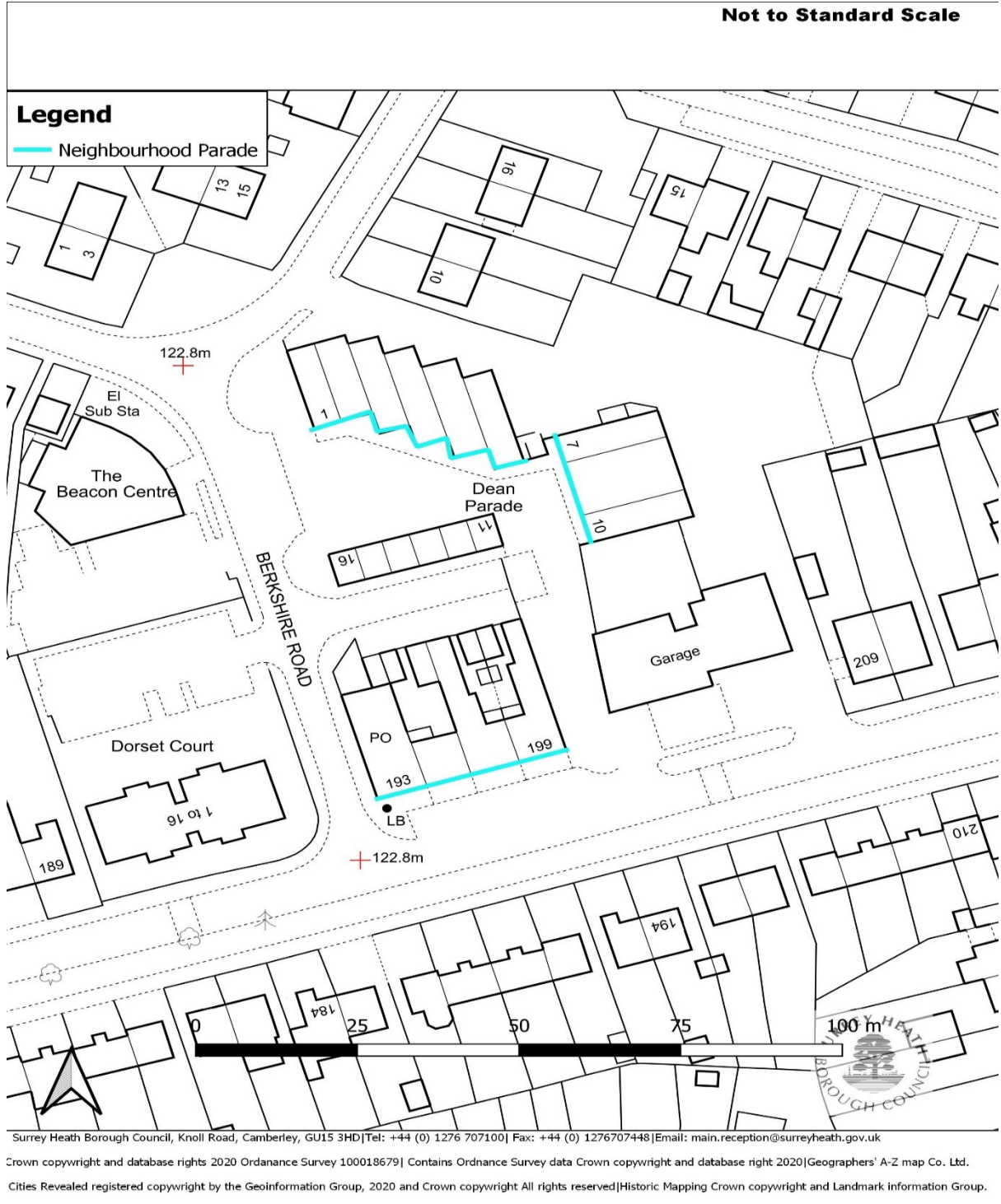
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## Neighbourhood Parade – Suggested Amendments and Comments

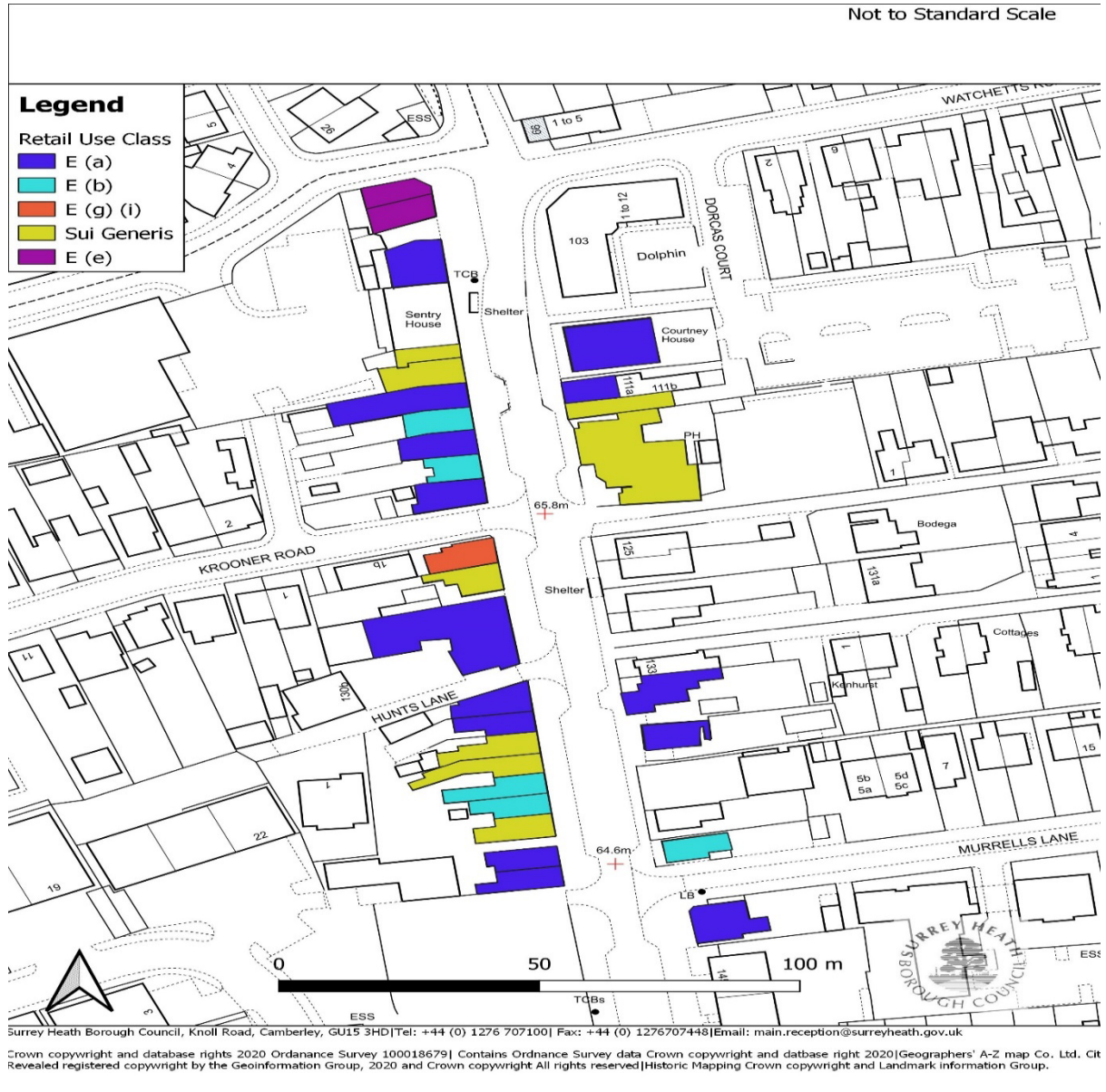


- 18.1. Following assessment it would appear that the Old Dean Parade has a considerable amount of vacant units, with 4 currently vacant between no 11 and no 16. There does remain a significant presence of E(a) units and the Parade consists of an F2(a) unit comprising a Convenience store serving the local population.
- 18.2. The proposals map should be amended to take into account the actual units rather than a square designation and the suggested deletion of 11-16 Old Dean Parade to take account of the condition of the units and the historic vacancy rates. Furthermore 1-7 Old Dean Parade should be amended as an addition to the Neighbourhood Parade to account for the range of E use classes.



# 19. Watchetts Neighbourhood Parade – survey undertaken December 2020

## Current Retail Use



## Watchetts Parade comprises of the following occupied units:

- 14 x E(a) units
  - 5 x E(b) units
  - 2 x E(e) units
  - 1 x E(g) (l) unit
  - 8 x Sui Generis units
- 
- E(a) percentage of total use classes in Watchetts Local Centre is 45%.
  - Vacant units in the current Local Centre according to the 2017 Retail Assessment: 0
  - Vacant units in the current Local Centre according to the 2020 Retail Assessment: 0





# Current Primary Shopping Area/Local Shopping Centre/Parade 2012 designation

Not to Standard Scale

## Legend

Local Shopping Centre/Parade



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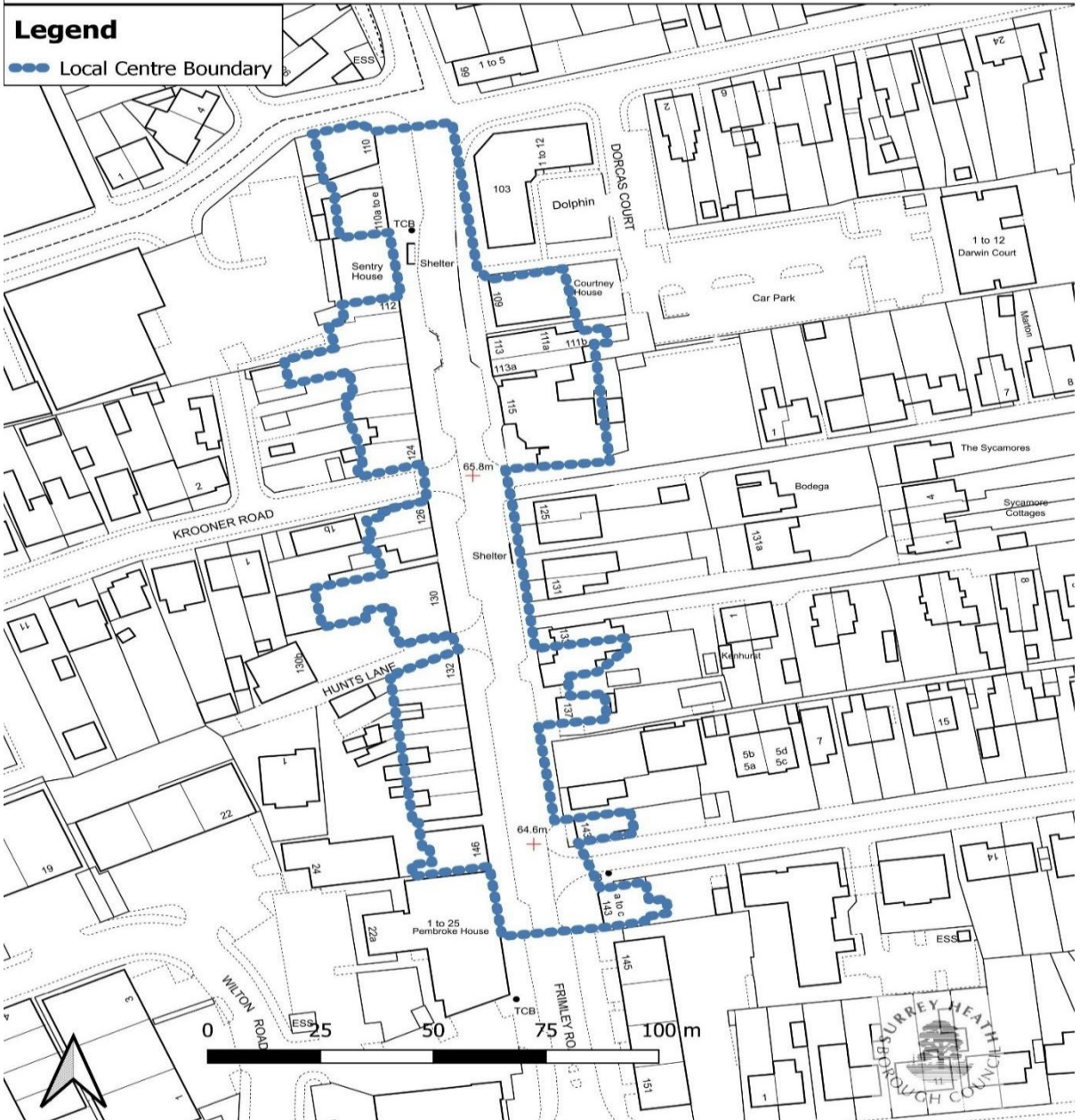
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# Neighbourhood Parade – Suggested Amendments and Comments

**Watchetts Local Centre**

**Not to Standard Scale**



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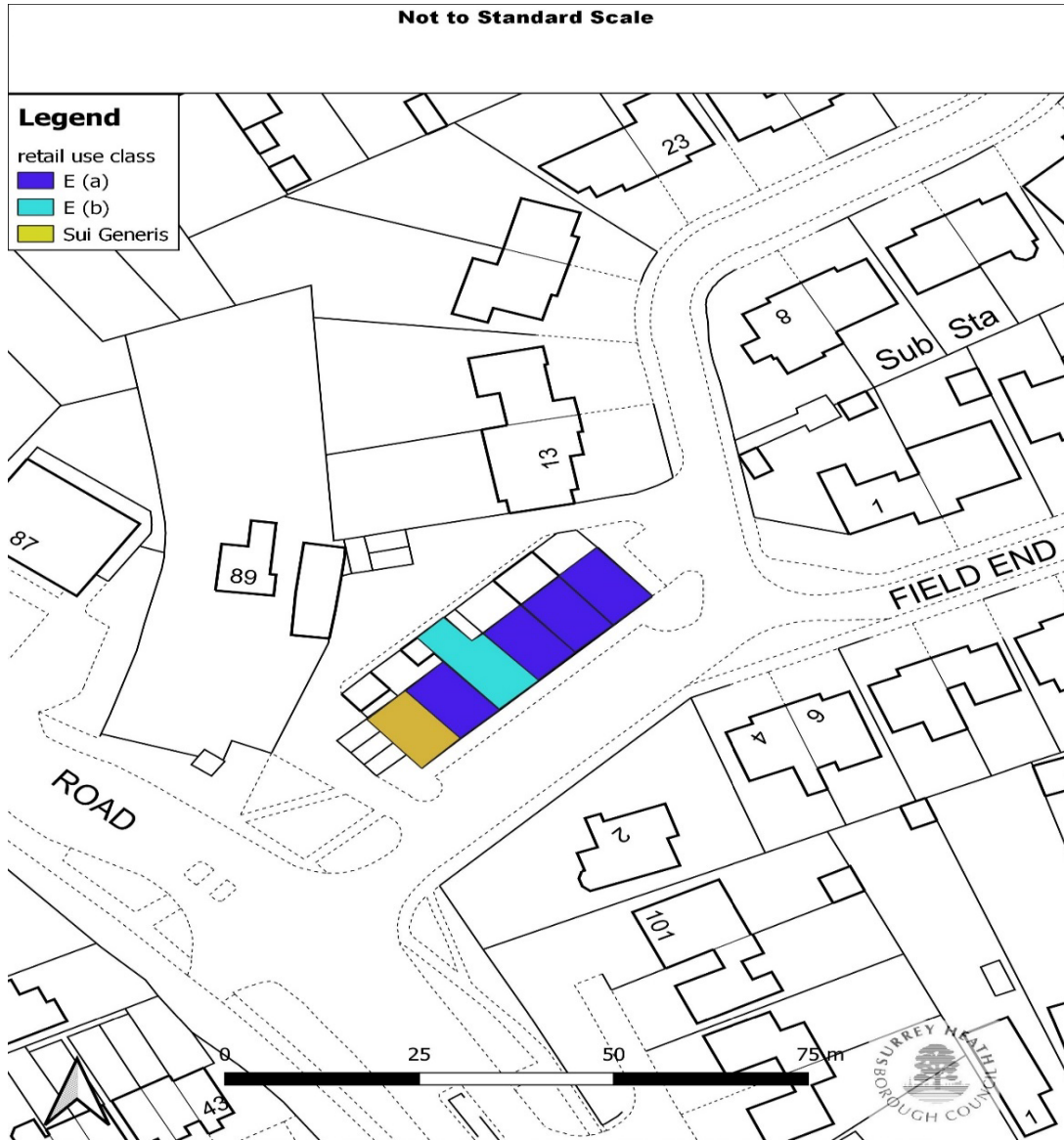


- 19.1. Watchetts local parade is performing well with a diverse mix of use classes, a significant presence of E(a) units and no vacant units in the current designation. There is a wide range and growth of retail units within the local parade since previous Retail Site Survey Assessments, therefore it is proposed that Watchetts is designated as a Local Centre.
- 19.2. The Local Centre is extended to include 110,110e and 112 Frimley Road as well as including of no's 109-143 on the opposite side of the road to reflect the diverse range of active units in the Parade and to strengthen the retail core on Frimley Road.



## 20. West End Neighbourhood Parade – survey undertaken December 2020

### Current Retail Use



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## West End Comprises of the following occupied units:

- 4 x E(a) units
- 1 x E(b) unit
- 1 x E(c) (ii) unit

## Neighbourhood Parade – Suggested Amendments and Comments

- 20.1. The Parade is performing well with a significant presence of E(a) units. No amendments to the designation are suggested.

