LDF Monitoring Report

Local Development Framework

Monitoring Report

MR2009/01

Retail Changes in the Town and District Centres 1991- 2008

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WOKING
BOROUGH COUNCIL

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Executive Summary

Woking Borough has one major town centre, Woking which lies in the centre of the Borough surrounded by smaller centres. These are defined in the Local Plan 1999 as seven district centres and 16 Local Centres, which include small parades of shops.

Woking Borough Council has carried out regular surveys of retail provision in the Town, District and Local Centres since 1991. The latest survey of all the retail areas was undertaken in summer 2008. Following the recent economic down-turn the primary and secondary shopping areas in Woking town centre were re-surveyed in March 2009 along with Goldsworth Road Regeneration Area which is also within the town centre boundary (see Map 1, page 6). This summary identifies key trends in retail provision in the Borough since 1991.

Key trends in Woking Town Centre:

- Until summer 2008 there was a long term trend for a reduction in vacancy rates in the Primary Shopping Area (primarily The Peacocks and Wolsey Place shopping centres). However the vacancy rate has increased in early 2009 and now stands at 8.8% (March 2009). This is still below the national average of 11.4%.
- The Primary Shopping Area remains overwhelmingly A1 (Retail) with 73% of units in A1 usage.
- The long running trend for the change of use of units in the Secondary Shopping Area from A1 to A2 (Financial and Professional) and A3/A4/A5 (restaurants and cafes, drinking establishments and hot food take-aways) has continued. The proportion of A1 units has fallen from 43% in 2000 to only 37% in summer 2008.
- This has been accompanied by an increase in vacancy rates in the Secondary Shopping Area in summer 2008 which were back up to 6.8% having fallen to only 2% in 2003. However this is down to 6.2% in March 2009.
- In March 2009 the vacancy rate in Goldsworth Road Regeneration Area was 18.6% up from zero in 2003 but this is fluctuated considerably over the years.

Key trends in the District Centres:

- The District Centres as set out in the Woking Borough Local Plan 1999 are: Byfleet, Goldsworth Park, Horsell, Knaphill, St Johns, Sheerwater and West Byfleet.
- Vacancy rates have increased in almost all the District Centres. In summer 2008 there were 7 vacant units in West Byfleet (7%) and 6 Byfleet (9%). Horsell, Knaphill and Sheerwater all had one vacant unit. Only Goldsworth Park and St Johns had no vacant units in 2008. This is compared to 2003 when Byfleet was the only District Centre with vacant units.
- The long term trend away from A1 (Retail) uses has continued and there has been an increase in restaurants, cafes, drinking establishments and take-aways.

Key trends in the Local Centres:

- The Local Centres as set out in the Woking Borough Local Plan 1999 are: Anchor Hill, Barnsbury, Brookwood, Gorsewood Road, Guildford Road, Hermitage Road, Kingfield, Maybury, Mayford, Old Woking, Oriental Road, Pyrford, Rydens Way, Walton Road, Westfield and Wych Hill.
- The trend here has mirrored that of the District Centres with an increase in vacancy rates between 2003 and 2008. Most Local Centres now have at least

one vacant unit in 2008 with the exception of Mayford, Oriental Road and Westfield.

- The long term trend away from A1 (Retail) uses has been more varied with some centres gaining and some losing A1 units since the last survey in 2003.

Wider Context:

- There is approximately 178,000 m^2 of retail floorspace in Woking which represents 10% of Surrey's total stock (see Table 1, p8).
- Prime retail yields in Woking remained constant over the period 1997-2002 at 6.5%. This dropped to 6.25% between 2002 and 2007 and held at 6.0% to 2008. Prime retail yields in centres outside the Borough such as Camberley and Guildford have followed this trend.
- In April 2008 research analysts CACI published lists of the UK retail destinations that they believed to be most resistant to the credit crunch due to a high proportion of 'credit crunch resistant' shoppers in their catchment areas. Woking was at number 6 in the national rankings, behind Guildford at 2 but ahead of both Kingston-upon-Thames and Reading.
- Woking Town Centre is facing increased competition as a shopping destination from other centres around Surrey and further afield. Westfield is proposing a significant extension to the Friary Shopping Centre in Guildford, which will more than double the centre's footprint, whilst Bracknell town centre is being comprehensively redeveloped to provide approximately 800,000 sq ft of new retail accommodation. Further developments are also proposed in Camberley in addition to the new Atrium centre which opened autumn 2008.

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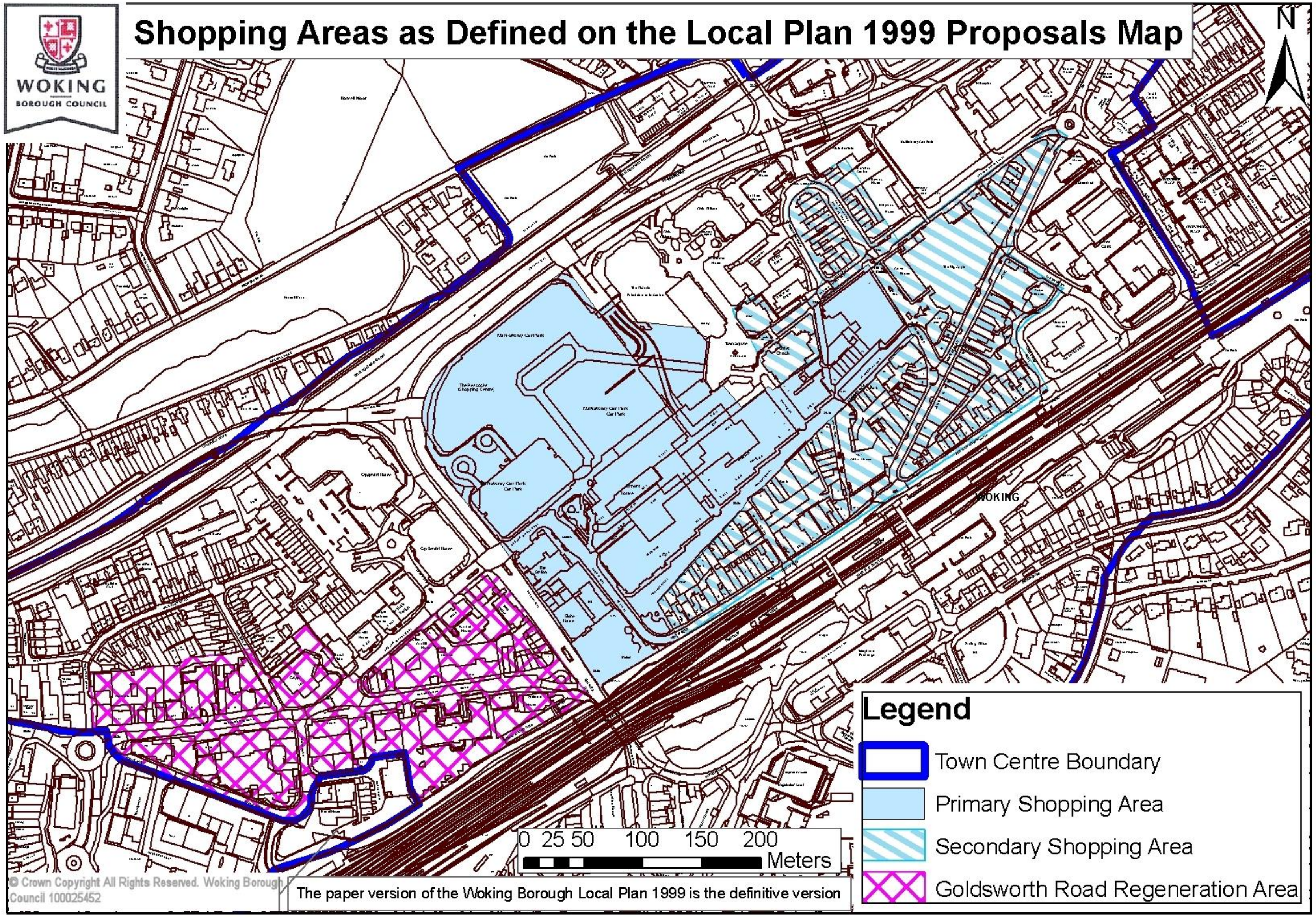
Map 1 – Woking Town Centre Shopping Areas as defined on the Local Plan 1999 Proposals Map



Introduction

1.1 Retail provision in the Town, District and Local Centres need to be monitored in order to understand changes and trends to inform policy direction, as it is important to:

- ensure that the vitality and viability of these centres is sustained and enhanced;
- ensure that retail development is focused in locations where the proximity of business facilitates competition from which all consumers are able to benefit and maximise the opportunity to use means of transport other than the car;
- maintain an efficient, competitive and innovative retail sector; and
- ensure the availability of a wide range of shops, employment, services and facilities which people have easy access to by a choice of means of transport.

1.2 Policy SHP1 of the Woking Borough Local Plan 1999 states that the Council will seek to maintain and reinforce the existing pattern and hierarchy of retail centres in Woking Borough. The shopping hierarchy is as follows:

Woking Town Centre Defined Shopping Centre:
Primary Shopping Area, Secondary Shopping Area and Goldsworth Road Regeneration Area.
Where major retail development will be permitted.

District Centre Retail Service Areas:
Byfleet, Goldsworth Park, Horsell, Knaphill, St Johns, Sheerwater, West Byfleet.
Where smaller scale retail development appropriate to the size and function of these centres may be permitted in, or in close proximity to the defined area

Local Centres:
Anchor Hill, Barnsbury, Brookwood, Gorsewood Road, Guildford Road, Hermitage Road, Kingfield, Maybury, Mayford, Old Woking, Oriental Road, Pyrford, Rydens Way, Walton Road, Westfield, Wych Hill.
Where only very limited retail development appropriate to the size and function of the centres may be permitted.

1.3 Woking Borough Council has carried out regular retail surveys of the Town, District and Local Centres since 1991. The latest survey of all the retail areas was undertaken in summer 2008. This report identifies the main changes in retail provision in Woking since 1991 and identifies key trends. It will also highlight key changes since the last monitoring report was published in 2003.

1.4 Following the recent economic down-turn the primary and secondary shopping areas in Woking town centre were re-surveyed in March 2009 along with Goldsworth Road Regeneration Area which is also within the town centre boundary (see Map 1, page 6).

2.0 The Wider Context

2.1 There is approximately 178,000m² of retail floorspace in Woking Borough which represents 10% of Surrey's total stock (see table 1).

2.2 A comparison of the amount of retail floorspace in Woking Borough to other Surrey districts and as a percentage of the floorspace in Surrey is set out in table 1 below. This shows that in 2007 Woking had around 10% of the total amount of retail floorspace in Surrey.

Table 1 - Total stock of floorspace in retail by location

	Floorspace ($000m^2$)	%
Elmbridge	202	11.7%
Epsom and Ewell	114	6.6%
Guildford	257	14.9%
Mole Valley	121	7.0%
Reigate and Banstead	176	10.2%
Runnymede	87	5.0%
Spelthorne	174	10.1%
Surrey Heath	135	7.8%
Tandridge	95	5.5%
Waverley	185	10.7%
Woking	**178**	**10.3%**
Surrey	**1724**	**100.0%**

Source: DCLG, Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2007

2.3 The level of yield is an indicator of how investors predict rental income might change. The higher the yield the greater the concern that rental income might grow less rapidly in the future. The Valuation Office figures indicate that the prime retail yields in Woking remained constant over the period 1997-2002 at 6.5%. This dropped to 6.25% between 2002 and 2007 and held at 6.0% to 2008. Prime retail yields in other centres such as Camberley and Guildford have followed this trend, with yields falling in 2007. Guildford is the best performing centre in terms of yields, falling from 4.5% to 4.25% in 2007, demonstrating that it is an attractive centre for investors. However, Woking is as attractive a centre as Camberley for investors and more attractive than Farnham and Godalming.

2.4 In 2003 retail rental levels in the Wolsey Place Shopping Centre varied from £55 to £90 per sq ft depending on location. This had increased slightly to between £60 and £100 in 2008. Retail rents in the Peacocks Centre have risen from £95 - £100 per sq ft in 2003 to £65-£160 per sq. ft. in 2008.

2.5 In April 2008 research analysts CACI published lists of the UK retail destinations that they believed to be most resistant to the credit crunch due to a high proportion of 'credit crunch resistant' shoppers[1] in their catchment areas. Woking was at number 6

[1] Credit crunch resistant consumers are defined by CACI as people aged over 55, with the majority retired. They are generally better-off couples whose children have left home. These wealthy people have no mortgages or loans and their income is well above the norm. The proportion of households earning over £100,000 is one and a half times the national average and levels of savings and investments are high. Sainsbury's and Marks & Spencer are favoured for the weekly shop. They also tend to shop at John Lewis department stores.

in the national rankings, behind Guildford at 2 but ahead of both Kingston-upon-Thames and Reading.

2.6 The latest MHE Retail UK Shopping Index (2008), that takes into account Woking, ranked the town as the second strongest retail centre in Surrey after Guildford. However Woking is quite significantly behind Guildford at 94 compared to rank 24. Table 1 shows Farnborough rising 67 places from rank 199 to rank 132 so is increasingly competing with Woking.

Table 2 – The Sub-Regional Shopping Hierarchy

	Rank 2004	**Rank 2008**	**Change in Rank 2004 - 2008**
Guildford	20	24	-4
Woking	122	94	+28
Camberley	132	149	-17
Farnborough	199	132	+67
Aldershot	238	305	-67

Source: MHE – Retail UK Shopping Index 2004 and 2008

2.7 Woking Town Centre is facing increased competition as a shopping destination from other centres around Surrey and further afield. Westfield is proposing a significant extension to the Friary Shopping Centre in Guildford, which will more than double the centre’s footprint, whilst Bracknell town centre is being comprehensively redeveloped to provide approximately 800,000 sq ft of new retail accommodation. Further developments are also proposed in Camberley in addition to the new Atrium centre.

3.0 Retail Provision in Woking Town Centre

3.0.1 Chapter 8 of the Woking Borough Local Plan 1999, Shopping, reflects the guidance in former PPG6 (Town Centres and Retail Developments). This has now replaced by PPS6 (Planning for Town Centres) which seeks to ensure that the retail role of Woking Town Centre is maintained and enhanced by permitting the provision of additional retail floorspace within the Defined Shopping Centre. This section of the report summarises the key changes that have occurred in the Town Centre since 1991. As explained in paragraph 1.2, the Town Centre Defined Shopping Area is split in to the Primary Shopping Area and the Secondary Shopping Area. Goldsworth Road Regeneration Area also lies within the Town Centre boundary as defined on the Proposals Map (see map1, p6).

3.1 The Primary Shopping Area

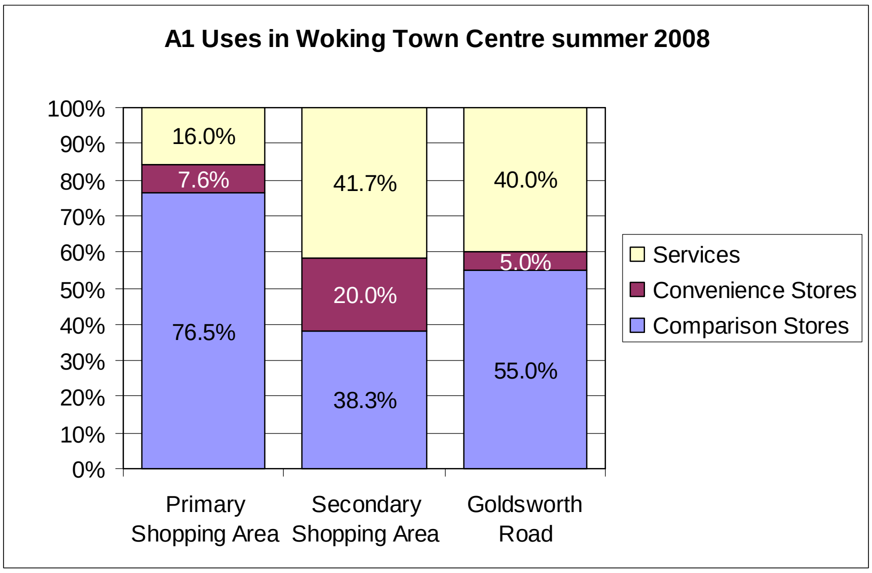
3.1.1 Policy WTC14 of the Local Plan relates to the Primary Shopping Area and seeks to ensure that the vitality and viability of the area is maintained by allowing only a limited number of changes from A1 use.

3.1.2 Table 3 (p27), shows the number of units in the Woking Town Centre Primary Shopping Area according to the various use classes since 1991. In the most recent study the use classes in the table reflect the 2005 and 2006 changes to the Use Classes Order[2] (see Appendix 2, p24). Table 3 shows that in summer 2008 there were a total of 147 units in the Primary Shopping Area. The number has been fairly static since the opening of the Peacocks Centre in 1992; however several units have been lost since the last survey due to stores merging.

3.1.3 Table 3 shows that in summer 2008 there were 120 A1 (Retail) trading shops. This figure has been fairly stable since 1996.

3.1.4 A1 uses can be broken down into convenience stores, comparison stores and service stores (see Appendix 3, p25). Analysis of this breakdown can be used as an indicator of the range of shops and services provided. In summer 2008 the Primary Shopping Area had 77% comparison stores, 16% services stores and 7% convenience. Graph 1 shows the mix of A1 uses compared to the other town centre shopping areas.

Graph 1: A1 uses in Woking Town Centre. Source: WBC Records



[2] The Town and Country Planning (Use Classes) (Amendment) (England) Order 2006

3.1.5 The Primary Shopping Area has seen a significant increase in the number of A3 and A5) uses since 2001 from 5 to 14 units in summer 2008. The change in the Use Classes Order means it is now possible to show that in summer 2008 there were 12 restaurants/cafes and 2 hot food take-aways. The number of A2 (Financial and Professional) has also increased but more slowly. In 1999 there were 2 A2 units, 5 in 2001 and by summer 2008 were 7 A2 units in the Primary Shopping Area. The number of units in other use classes has remained stable.

3.1.6 Vacancy rates in the Primary Shopping Area fell from 35 units (nearly 23%) in 1994 to 9 units (5.5%) in summer 2008. As the Peacocks Shopping Centre opened in 1992, vacancy rates were much higher in 1994 when all units had yet to be let.

3.1.7 Since the last monitoring report was published in 2003, the key developments in the Primary Shopping Area to summer 2008 were:

- loss of 9 A1 units;
- gain of 1 A2 unit;
- an increase from 13 to 14 A3 and A5 units (primarily due to the food court development at the bottom level of the Peacocks Centre);
- a reduction in vacancy from 7% vacancy in 2003 to 4% vacancy in summer 2008;
- an overall loss of 5 units due to units merging.

March 2009 Update

3.1.8 Vacancy rates have increased in the Primary Shopping Area since the survey was completed in summer 2008. Woolworths, Marks & Spencer, Zavvi, Principles and Whittards have closed in the Peacocks Centre and Rosebys and Adams in Wolsey Place Shopping Centre. See Appendix 4 (page 26) for further information regarding retailers going into administration.

3.1.9 Key trends have been:

- loss of 9 further A1 units (17 lost since 2003) (8 of those lost are vacant)
- an increase in vacancy rates from 4.0% in summer 2008 to 8.8% in March 2009.

3.2 Retail Uses in the Secondary Shopping Area

3.2.1 The rest of the Woking Town Centre Defined Shopping Centre (as shown on the Proposals Map which accompanies the Local Plan 1999) is defined as the Secondary Shopping Area (see Map 1, p6). The focus of shopping in Woking has shifted away from this area since the opening of Wolsey Place and The Peacocks in the early 1990s. As a result of this, Policy WTC15 of the Local Plan policy permits changes to A2 (Financial and Professional Services) and A3 (Restaurants and Bars) in order to complement the Primary Shopping Area with a range of service uses and find new uses for vacant shops (See Appendix 1, p20 for full policy wording).

3.2.2 Table 4 (p27) shows the number of units in the Secondary Shopping Area according to the different use classes (see Appendix 2, p24). The table shows that in summer 2008 there were 162 shops in the Secondary Shopping Area a slight increase on 2003 which is mainly due to sub-division of shops.

3.2.3 Table 4 also shows that the number of A1 units has been stable at 61 units. In summer 2008 stood at 37% of units. In the last 10 years there has been a small decrease in the number of A1 units but the most significant fall was in the 1990s from 81 in 1991 to 64 in 1999.

3.2.4 The mix of A1 uses in the Secondary Shopping Area in summer 2008 was significantly different from the mix in the Primary Shopping Area (see Graph 1, p10). The Secondary Shopping Area had a far greater proportion of service uses (42% compared to 16%) and also a much higher proportion of convenience stores (20% compared to 8%).

3.2.5 In 1991 there were just 19 A3, A4 and A5 uses in the secondary shopping area. This has steadily increased over the years and in summer 2008 there were 43, a 126% increase. The changes to the Use Classes Order allow a further breakdown to be shown. In summer 2008 15% of these units were restaurants and cafes (A3), 5% were drinking establishments (A4) and 7% were hot food takeaways (A5).

3.2.6 Vacancy rates in the Secondary Shopping Area in summer 2008 were 6.8%, up from 2% in 2003. However historically the rate has been even higher. In 1996 and 1997 vacancy rates were up at 10 and 11% and even in 2000 stood at 7.6%.

3.2.7 Since the publication of the last retail monitoring report in 2003, the key developments in the Secondary Shopping Area have been:

- loss of 7 A2 units
- gain of 3 A3, A4 and A5 units
- an increase in vacancy rates from 1.9%% in 2003 to 6.7% in summer 2008

March 2009 Update

3.2.8 The Secondary Shopping Area seems to have been less impacted by the ‘credit crunch’ and vacancy rates here have actually fallen from 6.8% (11 units) to 6.2% (10 units). This may be due to cheaper rents for these units and less presence of multiple retailers.

3.2.9 Threshers off-licence, opposite Woking train station, has closed resulting in two vacant units in Albion House (the other being the former Woking Hospice shop). However a vacant store in Commercial Way has opened as Headmasters, a hairdresser, and a new dental surgery has opened in a vacant unit in Chobham Road.

3.3 Retail Uses in the Goldsworth Road Regeneration Area

3.3.1 The area around Goldsworth Road is defined as a separate policy area in the Local Plan 1999, the Goldsworth Road Regeneration Area. It lies within Woking Town Centre Boundary but is not part of the Defined Shopping Area, the boundary of which is shown on the Adopted Proposals Map (see Map 1, p6). Policy WTC16 of the Local Plan allows for a change of use from retail uses to other non-retail uses. See Appendix 1 (p20) for full policy text.

3.3.2 Table 5 (p28) shows that there were 43 units in the Goldsworth Road Regeneration Area. Various buildings in the area have been redeveloped over the years so the number has fallen from 50 units in 2000. Currently 45-49 Goldsworth Road is under development meaning the loss of 3 units (1 A1 and 2 A3) but the new development will have replacement A class use at ground level.

3.3.3 In summer 2008 there were 20 A1 trading shops in the Goldsworth Road Regeneration Area. This has increased from 18 shops in 2001 but has been stable since 2003. The long term trend is a slow decline in A1 stores from 1991 when there were 24.

3.3.4 The mix of A1 uses in the Goldsworth Road Regeneration Area in summer 2008 was significantly different from the mix in the Primary and Secondary Shopping Areas. The area had 55% comparison stores and 5% convenience stores and 40% service units. Graph 1 (p10) shows the mix of A1 uses compared to the other town centre shopping areas.

3.3.5 The number of A2 uses in this area fell to just 5 (12%) in summer 2008, down from 10 units in 1999 (20%). The number has fallen slowly over the 9 years from 1999

3.3.6 The number of A3, A4 and A5 units has fallen sharply since the previous study in 2003. In 2008 there were just 7 units (16%), down from 11 units (25%) in 2003.

3.3.7 In December 2003 there were no vacant units in the Goldsworth Road Regeneration Area but this rose to 14% (6 units) in summer 2008. 3 of the vacant units were in the same row 97-101 Goldsworth Road. The building is a relatively new redevelopment and the stores have not yet been let.

3.3.8 Since the publication of the last retail monitoring report in 2003, the key changes in the Goldsworth Road Regeneration Area to summer 2008 were:

- a loss of 2 A2 units
- a loss of 4 A3, A4 and A5 units
- an increase in vacancy rates from 0% in 2003 to 14% in summer 2008.

March 2009 Update

3.3.9 Vacancy rates have increased in the Goldsworth Road Regeneration Area since the survey was completed in summer 2008. Urban Beauty (A1) and Metro Bet (A2) have both closed.

- loss of 1 A1 unit (1 lost since 2003)
- loss of 1 A2 unit (3 lost since 2003)
- an increase in vacancy rates from 14.0% (6 units) in summer 2008 to 18.6% (8 units) in March 2009.

3.4 Outstanding Planning Permissions in Woking Town Centre

(includes Primary and Secondary Shopping Areas and Goldsworth Road Regeneration Area)

3.4.1 As at 01/02/2009 there was one outstanding planning permission affecting A1 units in the Primary Shopping Area:

- part change of use of an A1 unit on Commercial way to A3.

3.4.2 At 01/02/2009 there were 5 outstanding planning permissions in the Secondary Shopping Area:

- demolition of 2 A1 units (1 vacant) and erection of a 9 storey, 80 bedroom hotel with rooftop restaurant;
- a change of use from A1 to A2;
- a change of use from A1 to A2, A3 or A4 use;
- a change of use from A1 to A3;
- a change of use from A1 to D1.

3.4.3 At 01/02/2009 there were 7 outstanding planning permissions in Goldsworth Road Regeneration Area:

- demolition of 3 A1 units and erection of 23 dwellings with A1, A2 or A3 units at ground floor level (45-49 Goldsworth Road);
- part change of use of ground floor from A2 to D1 (solarium);
- change of use from A1 to A3 or A5;
- demolish light industrial unit (B1c)and erect 13 dwellings;
- demolish buildings (2,500m² B1 office use) and erect 18 storey commercial building (17,400m² B1 office use) (11-13 Victoria Way).

4.0 Retail Provision in the District and Local Centres

4.0.1 This section will highlight the trends in the District and Local Centres and identifies key changes that have occurred from 1991 to summer 2008.

4.1 Retail Provision in the District Centres

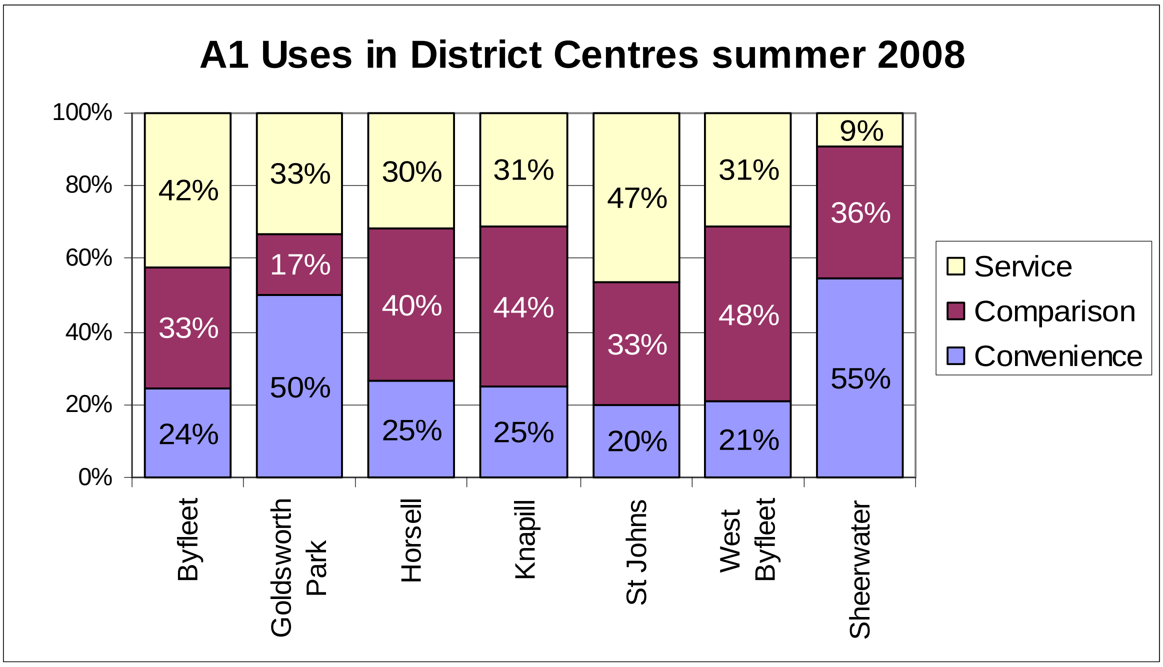
4.1.1 Policy SHP1 of the Local Plan 1999 states that small scale retail development may be permitted in the District Centres if it is considered to be appropriate to the size and function of the centre. The District Centres in Woking are of varying sizes and offer different ranges of facilities to serve the retail and service requirements of a significant proportion of the Borough's population. Policy SHP3 states that retail development will be permitted in the District Centres providing that it is appropriate to the scale and function of the Centre and that it has no adverse impact on other shopping centres. Policy SHP4 permits the change of use of ground floor premises from A1 to A2 and A3 providing it contributes to the vitality and viability of the Centre. See Appendix 1 (p20) for full policy details.

4.1.2 In terms of numbers of units, the largest District Centre in Woking is West Byfleet which has 100 units, followed by Knaphill with 70. The smallest is Goldsworth Park with only 9 units however it should be noted that one of these is a large supermarket with a large car park.

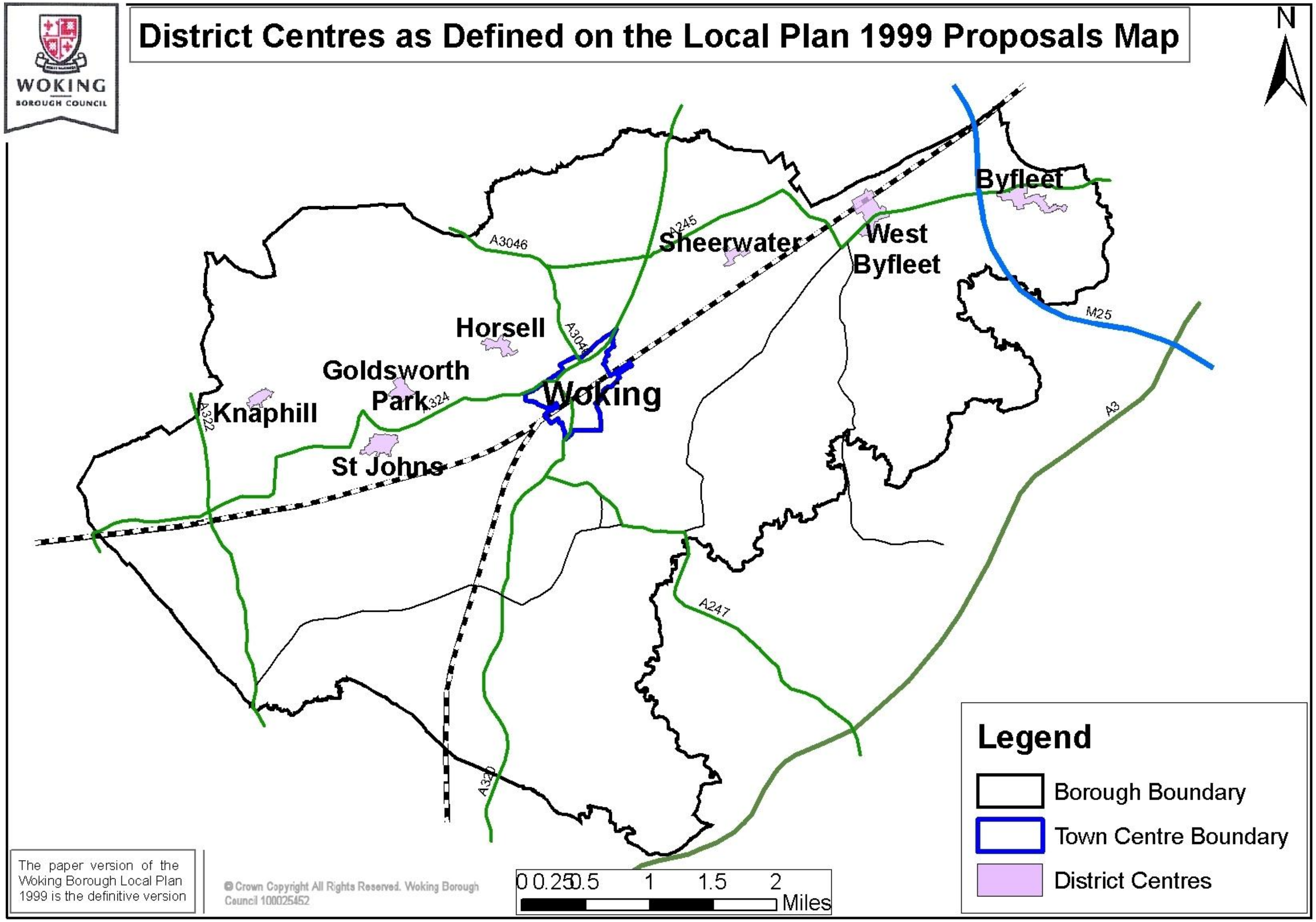
4.1.3 The proportion of A1 units varies considerably across the District Centres – from 46% A1 in Knaphill and St Johns to nearly 67% A1 in Goldsworth Park and Sheerwater. Some centres have seen a loss of A1 units since 1991 and others have remained fairly stable.

4.1.4 The mix of A1 uses also varies across the centres. The proportion of comparison shops ranges from 17% in Goldsworth Park to 48% in West Byfleet. The proportion of convenience stores ranges from 20% in St Johns to 55% in Sheerwater. The proportion of service units ranges from 9% in Sheerwater to 47% in St Johns.

Graph 2: A1 Uses in the District Centres summer 2008



Map 2 – Woking Borough District Centres as Defined on the Local Plan 1999 Proposals Map



4.1.5 The District Centres have experienced different levels of development of non-A1 uses. The number of A3, A4 and A5 units has more than doubled in Horsell from 3 to 7 units and in summer 2008 this sector represented 18% of units in Horsell. 6 of the 7 units are restaurants (A3 use). Knaphill has also seen an increase from 13 to 17 units and A3, A4 and A5 in summer 2008 made up 24% of units here.

4.1.6 Vacancy rates have risen since the previous survey in 2003 when Byfleet was the only District Centre with vacant units. West Byfleet had 7 (7%) vacant units in summer 2008 and Byfleet had 6 (9%). Horsell, Knaphill and Sheerwater all had one vacant unit in summer 2008, only Goldsworth Park and St Johns had none.

4.1.7 Since the last monitoring report was published in 2003 the key trends to summer 2008 were:

- most District Centres have seen a loss of a small number of A1 units;
- the number of A2 units has halved in Byfleet from 6 to 3 but has increased in West Byfleet from 13 to 17. The number is stable in the other District Centres.
- the number of A3, A4 and A5 units has more than doubled in Horsell from 3 to 7 units and increased in Knaphill from 13 to 17 units;
- vacancy rates have increased in most of the District Centres and now stand at:
    - Byfleet = 6 units (8.7%) up from 4 units in 2003 (5.5%)
    - West Byfleet = 7 units (7%) up from 0 units in 2003
    - Horsell (2.6%), Knaphill (1.4%) and Sheerwater (4.8%) = 1 unit in each
    - Goldsworth Park and St Johns no vacant units

4.1.8 Overall it would seem that Local Plan policies have been effective in protecting the vitality and viability of the District Centres however the current economic downturn has had an impact on them.

4.2 Retail Provision in the Local Centres

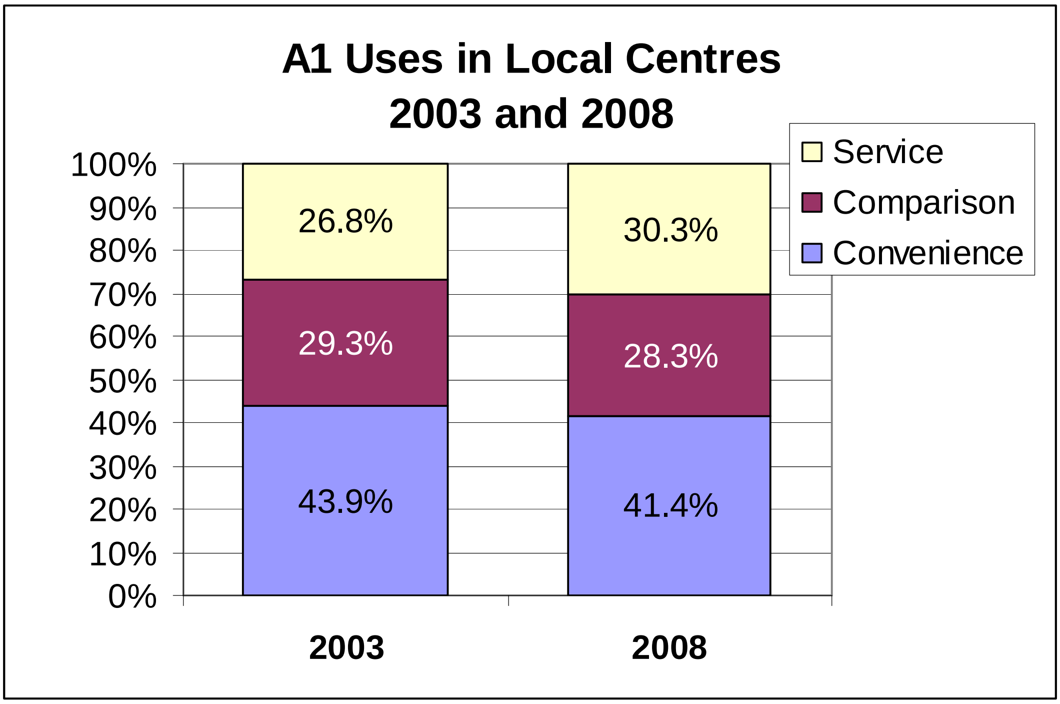
4.2.1 Policy SHP1 also states that only very limited retail development will be permitted in the Local Centres, which are generally smaller neighbourhood type centres, providing mainly convenience shopping for the population in the immediate area. Policy SHP6 allows only very limited additional retail development in the Local Centres as defined on the Proposals Map. Changes of use from A1 to any other appropriate use will be permitted provided that the retail character of the centre is not undermined and that it contributes to vitality and viability. See Appendix 1 (p20) for full policy details.

4.2.2 The largest Local Centre is Kingfield which has a total of 25 units and the smallest is Mayford with 2 units followed by Barnsbury and Rydens Way which have only 3 units each. There has been no significant development in the Local Centres. The number of units in the Walton Road has increased

4.2.3 The proportion of A1 units across the centres varies from 75% in Anchor Hill to only 25% in Old Woking. There has been very little change in the proportion of A1 units in these centres as a whole since 1991.

4.2.4 The mix of A1 uses also varies across the centres (Graph 3 below). In total in summer 2008 there were 41 convenience stores in the Local Centres (up from 36 in 2003), 28 comparison stores (up from 24) and 30 service units (up from 22).

Graph 3: A1 Uses in Local Centres



4.2.5 The majority of the Local Centres have a low proportion of non- A1 uses in summer 2008. Overall A1 units made up 52% of units in the Local Centres, 8% were hot food take-away (A5), 5% were financial and professional services (A2), 5% were restaurants and cafes (A3) and 4% were drinking establishments (A4).

4.2.6 Overall there were 16 vacant units in the Local Centres in summer 2008, meaning an average vacancy rate of 8.2%. This had increased from 2003 when vacancy rates were generally very low and many centres had no vacant units.

4.2.7 It appears from the trends in the Local Centres since the last monitoring report was published in 2003 that Local Plan Policy is achieving its objectives. The key trends have been:

- the number of units of A1, A2 and A3 units has remained generally stable in the Local Centres since 1999;
- vacancy rates have increased since the last survey in 2003 and in summer 2008 averaged at 8%;
- the number of overall units in the Local Centres has also remained fairly stable.

Appendix 1 Relevant Local Plan Policies

SHP1: The Shopping Hierarchy

The Council will seek to maintain and reinforce the existing pattern and hierarchy of retail centres in Woking borough, as follows: sustain and enhance the vitality and viability of the defined shopping areas shown on the Proposals Map, based on the hierarchy set out below. The preferred location for new retail development will be within these centres, in accordance with this hierarchy.

Woking Town Centre Defined Shopping Centre where major retail development will be permitted**.**

District Centre Retail Service Areas: Byfleet, Goldsworth Park, Horsell, Knaphill, St Johns, Sheerwater, West Byfleet, where smaller scale retail development appropriate to the size and function of these centres may be permitted in, or in close proximity to the defined area.

Local Centres: Anchor Hill, Barnsbury, Brookwood, Gorsewood Road, Guildford Road, Hermitage Road, Kingfield, Maybury, Mayford, Old Woking, Oriental Road, Pyrford, Rydens Way, Walton Road Area, Westfield, and Wych Hill, where only very limited retail development appropriate to the size and function of the centres may be permitted.

The boundaries of these centres and their retail areas are shown on the Proposals Map, with the exception of Mayford, Old Woking and Walton Road area, where it is not appropriate to define a boundary.

Applications for major retail development outside these centres will be assessed against the criteria in policy SHP2

SHP2: Major New Retail Development

The primary location in the borough for large scale retail developments is the defined shopping centre of Woking Town Centre.

If it can be proved that no suitable site is available in this location, a site on the edge of the defined shopping centre of Woking, or within or on the edge of the retail service area of a district centre and easily accessible on foot, may be acceptable

Only if it can be demonstrated that no sites are available in the above locations may a site elsewhere in the urban area be considered. For such sites, the following criteria must be met:

(i) It must be clearly demonstrated that the development(s) would not harm the vitality and viability of any defined shopping area
(ii) The site must be easily accessible by a range of transport modes, including cycle, foot and public transport, and contribute to the overall aim of reducing reliance on the car for all trips

SHP3: New Retail Provision in the District Centres

Within the district centres as defined on the Proposals Map, extensions to existing shops and additional retail floorspace appropriate to the scale and character of the centre will be permitted provided:

(i) the development is located in, or in close proximity to, the Retail Service Area and
(ii) the proposal has no adverse impact on other shopping centres and
(iii) the relevant design and car parking requirements are met.

SHP4: Change of Use and Redevelopment Within the Retail Services Areas of District Centres

Within the Retail Services Areas of the District Centres, as defined on the Proposals Map, the change of use of ground floor premises from class A1 to A2, or A3 will be favourably considered.

Changes to other uses appropriate to a shopping area will be favourably considered provided the use would contribute to the vitality and viability of the centre.

In all cases the Council will need to be satisfied that:-

(i) an adequate range of retail (A1) uses remains and the retail character of the centre will not be undermined
(ii) the A1 unit does not comprise a large “anchor” retail unit.

Any redevelopment within the retail and local service areas will be expected to provide units at ground floor level in accordance with this policy.

SHP5: Changes of Use Outside the Retail Services Areas of District Centres

Outside the Retail Services Areas in District Centres, the change of use of ground floor units from an “A” class to any use appropriate to a shopping area or to B1 use will be permitted.

Other uses may be permitted where it can be demonstrated the proposed use would have no materially adverse effect on the amenity of the area or adjoining occupiers.

This policy will also apply to proposals for the redevelopment of units at ground floor level in these areas of the district centres.

SHP6: New Development and Change of Use in the Local Centres

Within the Local Shopping Centres, as defined on the Proposals Map, only very limited additional retail development, appropriate to the size and function of the centre, will be permitted.
Proposals for the change of use of ground floor premises from class A1 to any use appropriate to a shopping centre will be permitted provided:

(i) an adequate range of retail (A1) uses remains and the retail character of the centre will not be undermined

(ii) the A1 unit does not comprise a large “anchor” unit
(iii) the proposed use would contribute to the vitality and viability of the centre and
(iv) it is shown that the unit has been unsuccessfully marketed for A1 purposes for a period of at least 12 months.

Alternative uses will only be considered if none of the preferred uses are forthcoming and then only if a further period of marketing has been carried out.

This policy will also apply to proposals for the redevelopment of units at ground floor level in the local centres.

SHP7: Change of Use of Isolated Shops

The change of use of isolated shops to residential will be permitted provided that:

(i) A designated District or Local Centre is within 400 metres or
(ii) It is shown the premises have been unsuccessfully marketed for A1 purposes for a period of at least 12 months.

Other uses may be permitted provided there is no adverse effect on the amenity of the area.

SHP8: Restaurants, Winebars, Pubs and Hot Food Takeaways

Restaurants, winebars, pubs and hot food takeaways will be permitted in Woking Town Centre, the District and Local centres provided the proposal:

(i) Complies with the requirements of the relevant policy on change of use and
(ii) Does not have a materially adverse effect in terms of noise or disturbance to occupiers of nearby properties and
(iii) Does not generate an unacceptable increase in kerb-side parking.

In considering proposals the council may impose conditions relating to:

§ The hours of opening and the playing of music
§ Provision of adequate sound proofing
§ Compliance with relevant car parking standards
§ Installation of a ventilation/extraction system which effectively removes cooking smells, but does not involve unsightly ducting
§ Provision of satisfactory storage facilities for refuse

SHP9: Amusement Centres, Motor Vehicle Showrooms and Exhaust Fitting Services

The Council will permit uses such as amusement centres, motor vehicle showrooms and exhaust fitting services within the Town Centre and District Centres provided the following criteria are met:

(i) The use is situated within a secondary shopping area of Woking Town Centre or in the district centres outside the retail services areas, and is in accordance with the relevant change of use policy.

(ii) Hours of opening are restricted in appropriate cases, the exact times to be determined through conditions attached to the planning permission
(iii) Noise attenuation measures are taken where necessary
(iv) The proposal would not have a materially adverse effect on neighbouring occupiers

SHP10: Farm Shops

Proposals outside the town centre, district and local centres, for farm shops and/or retail nurseries will be permitted where the goods retailed are predominantly grown on site and:
(i) They comply with the council's policies for protecting the Green Belt (GRB1 - GRB5)
(ii) There would be no adverse effect on the viability of any nearby shop or shops
(iii) Adequate access and parking can be provided.

Appendix 2 – Use Classes Order

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2006

Use Class	Uses Included
A1	**Shops** Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
A2	**Financial and professional services** Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3	**Restaurants and cafés** For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	**Drinking establishments** Public houses, wine bars or other drinking establishments (but not a night clubs).
A5	**Hot food takeaways** For the sale of hot food for consumption off the premises.
B1	**Business** Offices, research and development, light industry appropriate in a residential area.
B2	**General industrial**
B8	**Storage or distribution** This class includes open air storage.
C1	**Hotels** Hotels, boarding and guest houses where no significant element of care is provided.
C2	**Residential institutions** Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C3	**Dwelling houses** Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
D1	**Non-residential institutions** Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	**Assembly and leisure** Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
Sui Generis	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos.

Appendix 3 - A1 Use Definitions

A1 Convenience Shopping
Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.
For example: newsagents, supermarkets and off licences.

A1 Comparison shopping
Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
For example: retail warehouses selling carpets, furniture, electrical goods and DIY items.

A1 Services
These are shops which provide household services to the public.
For example, hairdressers, travel agents, funeral directors.

Appendix 4: Major Retailers in administration – March 2009

The economic downturn has had a significant impact on the UK retail industry. A number of retailers have gone into administration meaning well-know high street chains have closed. This has increased vacancy rates in many town centres including Woking.

Retailers in administration with Stores in Woking Borough:
Vacancy rates in the Primary Shopping Area in Woking increased between summer 2008 and March 2009 due to the closure of the following stores.

Woolworths – Woking store closed
Zavvi – Woking store closed
Whittards - Woking store closed
Principles – Woking store closed
Rosebys – Woking store closed
Adams (children's clothes chain) - Woking store closed (will not be re-opening as JS Childrenswear Ltd)

MFI – Byfleet (Wey Retail Park) store closed

MK One (fashion store) – Woking store will be closing soon but re-opening in April under new brand Internacionale

Other Stores Closed in Woking
Marks and Spencer – Woking store closed

Retailers in administration without Stores in Woking Borough:
Woking Borough has not been impacted by the closure of the following stores:

Priceless Shoes
JJB sports
Barratts
The Pier
FrostFrench (Sadie Frost's clothes label)
Royal Worcester (the Queen's pottery supplier)
Land of Leather
Waterford Wedgewood,
Morgan
USC (designer clothing chain)
Officers Club
Passion for Perfume

Table 3: Use Classes in Woking Town Centre Primary Shopping Area

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% 2008	2009	% 2009
A1	66	112	119	120	123	125	130	130	127	118	80.3%	110	74.8%
A2	0	2	3	2	2	2	5	5	6	7	4.8%	7	4.8%
A3	-	-	-	-	-	-	-	-		10	6.8%	11	7.5%
A4	-	-	-	-	-	-	-	-		0	0.0%	0	0.0%
A5	-	-	-	-	-	-	-	-		4	2.7%	4	2.7%
A3+A4+ A5	2	3	6	6	6	6	6	5	13	14	9.5%	15	10.2%
Other	1	2	3	2	3	2	2	2	1	2	1.4%	2	1.4%
Vacant	2	35	23	24	23	19	11	11	5	6	4.1%	13	8.8%
N.I.S.	82	0	1	1	1	1	1	1	0	0	0.0%	0	0.0%
Total	153	154	155	155	158	155	155	154	152	147	100.0%	147	100.0%
% Vacant	1.3%	22.7%	14.8%	15.5%	14.6%	12.3%	7.1%	7.1%	3.3%	4.1%		8.8%	

Table 4: Use Classes in Woking Town Centre Secondary Shopping Area

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% 2008	2009	% 2009
A1	81	75	70	66	65	64	68	66	61	61	37.4%	61	37.7%
A2	42	43	43	44	48	46	42	45	46	39	23.9%	39	24.1%
A3	-	-	-	-	-	-	-	-	-	24	14.7%	24	14.8%
A4	-	-	-	-	-	-	-	-	-	8	4.9%	8	4.9%
A5	-	-	-	-	-	-	-	-	-	11	6.7%	11	6.8%
A3+A4+ A5	19	22	25	27	29	30	32	35	40	43	26.4%	43	26.5%
Other	5	4	4	4	4	4	4	5	6	8	4.9%	9	5.6%
Vacant	8	13	16	17	11	14	12	7	3	11	6.7%	10	6.2%
N.I.S.	3	2	0	0	0	0	0	1	0	0	0.0%	0	0.0%
Total	158	159	158	158	158	157	158	159	156	162	100.0%	162	100.0%
% Vacant	5.1%	8.2%	10.1%	10.8%	7.0%	8.9%	7.6%	4.4%	1.9%	6.8%		6.2%	

Table 5: Use Classes in the Goldsworth Road Regeneration Area (Woking Town Centre)

Use C	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% 2008	2009	% 2009
A1	24	24	17	23		20	23	18	20	20	46.5%	19	44.2%
A2	7	7	8	8		10	9	8	7	5	11.6%	4	9.3%
A3	-	-	-	-	-	-	-	-	-	4	9.3%	4	9.3%
A4	-	-	-	-	-	-	-	-	-	1	2.3%	1	2.3%
A5	-	-	-	-	-	-	-	-	-	2	4.7%	2	4.7%
A3+A4+ A5	5	6	7	8		8	8	8	11	7	16.3%	7	16.3%
Other	3	2	4	4		3	3	3	3	2	4.7%	2	4.7%
Vacant	8	9	11	4		6	4	6	0	6	14.0%	8	18.6%
N.I.S.	3	2	3	3	50	3	3	3	3	3	7.0%	3	7.0%
Total	50	50	50	50	50	50	50	46	44	43	100.0%	43	100.0%
% Vacant	16.0%	18.0%	22.0%	8.0%	0.0%	12.0%	8.0%	13.0%	0.0%	14.0%		18.6%	

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Table 6: Use Classes in Byfleet District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	49	45	45	43	39	38	36	37	38	33	47.8%
A2	5	6	8	8	7	8	7	6	6	3	4.3%
A3	-	-	-	-	-	-	-	-	-	8	11.6%
A4	-	-	-	-	-	-	-	-	-	2	2.9%
A5	-	-	-	-	-	-	-	-	-	5	7.2%
A3+A4+A5	6	6	9	10	10	10	12	12	14	15	
Other	4	5	5	7	13	14	16	14	10	11	15.9%
Vacant	8	8	10	11	10	9	8	9	4	6	8.7%
N.I.S.	7	9	2	0	0	0	0	0	0	1	1.4%
Total	79	79	79	79	79	79	79	78	72	69	100.0%

Table 7: Use Classes in Goldsworth Park District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	6	6	6	6	6	6	6	6	6	6	66.7%
A2	1	1	1	1	1	1	1	1	1	1	11.1%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	1	11.1%
A5	-	-	-	-	-	-	-	-	-	1	11.1%
A3+A4+A5	2	2	2	2	2	2	2	2	2	2	22.2%
Other	0	0	0	0	0	0	0	0	0	0	0.0%
Vacant	0	0	0	0	0	0	0	0	0	0	0.0%
N.I.S.	0	0	0	0	0	0	0	0	0	0	0.0%
Total	9	9	9	9	9	9	9	9	9	9	100.0%

Table 8: Use Classes in Horsell District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	29	28	27	23	24	22	23	23	22	20	52.6%
A2	3	2	5	5	5	6	7	7	6	7	18.4%
A3	-	-	-	-	-	-	-	-	-	6	15.8%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	1	2.6%
A3+A4+A5	1	1	3	3	3	4	4	4	3	7	18.4%
Other	3	3	3	3	3	3	3	3	3	2	5.3%
Vacant	0	2	1	5	3	3	1	0	0	1	2.6%
N.I.S.	2	2	0	0	0	0	0	0	0	1	2.6%
Total	38	38	39	39	38	38	38	37	34	38	100.0%

Table 9: Use Classes in Knaphill District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	42	43	42	37	37	37	35	37	36	32	45.7%
A2	11	12	12	12	14	14	16	15	13	14	20.0%
A3	-	-	-	-	-	-	-	-	-	11	15.7%
A4	-	-	-	-	-	-	-	-	-	2	2.9%
A5	-	-	-	-	-	-	-	-	-	4	5.7%
A3+A4+A5	7	7	8	12	14	14	14	13	13	17	24.3%
Other	4	3	5	5	5	4	5	7	5	4	5.7%
Vacant	3	2	2	5	5	3	1	1	0	1	1.4%
N.I.S.	6	5	4	1	1	0	0	0	0	2	2.9%
Total	73	72	73	72	76	72	71	73	67	70	100.0%

Table 10: Use Classes in Sheerwater District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	14	14	14	13	14	14	14	15	14	11	52.4%
A2	1	1	1	1	1	1	1	1	1	2	9.5%
A3	-	-	-	-	-	-	-	-	-	1	4.8%
A4	-	-	-	-	-	-	-	-	-	1	4.8%
A5	-	-	-	-	-	-	-	-	-	2	9.5%
A3+A4+A5	3	3	4	4	4	4	4	4	4	4	19.0%
Other	2	2	2	2	2	2	2	1	2	2	9.5%
Vacant	0	0	0	1	0	0	0	0	0	1	4.8%
N.I.S.	1	1	0	0	0	0	0	0	0	1	4.8%
Total	21	21	21	21	21	21	21	21	21	21	100.0%

Table 11: Use Classes in St Johns District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	18	18	19	19	20	18	18	17	16	15	45.5%
A2	2	1	4	4	4	4	3	3	5	3	9.1%
A3	-	-	-	-	-	-	-	-	-	3	9.1%
A4	-	-	-	-	-	-	-	-	-	1	3.0%
A5	-	-	-	-	-	-	-	-	-	3	9.1%
A3+A4+A5	3	5	6	6	6	7	7	7	6	7	21.2%
Other	4	3	2	2	2	2	3	3	3	4	12.1%
Vacant	1	2	1	1	0	0	0	1	0	0	0.0%
N.I.S.	3	3	1	0	0	0	0	0	0	4	12.1%
Total	31	32	33	32	32	31	31	31	30	33	100.0%

Table 12: Use Classes in West Byfleet District Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	52	48	53	54	52	56	55	53	56	48	48.0%
A2	14	15	18	17	16	16	15	16	13	17	17.0%
A3	-	-	-	-	-	-	-	-	-	11	11.0%
A4	-	-	-	-	-	-	-	-	-	2	2.0%
A5	-	-	-	-	-	-	-	-	-	4	4.0%
A3+A4+A5	9	10	16	15	17	16	17	16	18	17	17.0%
Other	7	6	7	8	8	8	7	7	7	9	9.0%
Vacant	4	6	1	2	3	0	2	0	0	7	7.0%
N.I.S.	11	11	1	0	0	0	0	0	0	2	2.0%
Total	97	96	96	96	96	96	96	92	94	100	100.0%

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Table 13: Retail Uses in Anchor Hill Village Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	0	0	8	8	8	8	8	7	9	9	75.0%
A2	0	0	1	1	1	1	1	1	1	1	8.3%
A3	-	-	-	-	-	-	-	-	-	1	8.3%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	2	2	2	2	2	2	2	1	8.3%
Other	0	0	0	0	0	0	0	0	0	0	0.0%
Vacant	0	0	0	0	0	0	0	1	0	1	8.3%
N I S	11	11	0	0	0	0	0	0	0	0	0.0%
Total	11	11	11	11	11	11	11	11	12	12	100.0%

Table 14: Use Classes in Barnsbury Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	2	3	3	3	2	2	2	2	2	2	66.7%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	0	0	0	0	0	0	0	0	0.0%
Other	0	0	0	0	0	1	0	0	0	1	33.3%
Vacant	1	0	0	0	1	0	1	1	1	0	0.0%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	3	3	3	3	3	3	3	3	3	3	100.0%

Table 15: Use Classes in Brookwood Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	14	14	12	14	14	11	13	13	13	10	38.5%
A2	0	0	0	0	0	0	0	0	0	1	3.8%
A3	-	-	-	-	-	-	-	-	-	4	15.4%
A4	-	-	-	-	-	-	-	-	-	1	3.8%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	2	1	4	4	4	4	4	4	4	5	19.2%
Other	1	3	3	6	6	7	7	7	8	2	7.7%
Vacant	2	2	1	1	1	3	1	1	0	2	7.7%
N I S	6	5	5	0	0	0	0	0	0	6	23.1%
Total	25	25	25	25	25	25	25	25	25	26	100.0%

Table 16: Use Classes in Guildford Road Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	15	19	19	18	17	19	18	18	19	11	52.4%
A2	3	3	3	3	3	3	2	3	3	4	19.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	2	9.5%
A5	-	-	-	-	-	-	-	-	-	1	4.8%
A3+A4+A5	2	4	5	5	5	6	8	7	8	3	14.3%
Other	2	3	3	2	1	1	2	2	2	0	0.0%
Vacant	1	1	2	3	5	3	2	2	0	1	4.8%
N I S	8	1	0	0	0	0	0	0	0	1	4.8%
Total	31	31	32	31	31	32	32	32	32	21[3]	100.0%

[3] The loss of 11 units is being investigated as the reasons for it are currently unclear. The 2008 data is correct and the historical data is being analysed.

Table 17: Use Classes in Kingfield Road Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	15	14	13	14	15	21	13	14	14	15	60.0%
A2	1	1	1	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	1	4.0%
A4	-	-	-	-	-	-	-	-	-	1	4.0%
A5	-	-	-	-	-	-	-	-	-	4	16.0%
A3+A4+A5	3	3	5	5	5	5	5	6	5	6	24.0%
Other	0	1	0	0	0	0	0	0	0	3	12.0%
Vacant	1	1	1	2	1	1	3	1	1	1	4.0%
N I S	3	3	0	0	0	0	0	0	0	0	0.0%
Total	23	23	20	21	21	27	21	21	20	25	**100.0%**

Table 18: Use Classes in Maybury Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	4	4	3	3	3	3	3	3	3	2	28.6%
A2	0	0	0	0	0	0	0	0	0	-	0.0%
A3	-	-	-	-	-	-	-	-	-	-	0.0%
A4	-	-	-	-	-	-	-	-	-	1	14.3%
A5	-	-	-	-	-	-	-	-	-	2	28.6%
A3+A4+A5	1	1	2	2	2	2	2	2	2	3	42.9%
Other	1	1	1	1	1	1	0	0	1	0	0.0%
Vacant	0	0	0	0	0	0	1	1	0	2	28.6%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	6	6	6	6	6	6	6	6	6	7	100.0%

Table 19: Use Classes in Mayford Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1			1	2	2	2	2	2	2	2	100.0%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	0	0	0	0	0	0	0	1	0.0%
Other	0	0	0	0	0	0	0	0	0	2	0.0%
Vacant	0	0	1	0	0	0	0	0	0	0	0.0%
N I S	2	2	0	0	0	0	0	0	0	0	0.0%
Total	2	2	2	2	2	2	2	2	2	2	100.0%

Table 20: Use Classes in Old Woking Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	0	0	5	3	4	5	5	5	4	3	25.0%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	1	8.3%
A4	-	-	-	-	-	-	-	-	-	1	8.3%
A5	-	-	-	-	-	-	-	-	-	2	16.7%
A3+A4+A5	0	0	2	2	2	2	3	3	3	4	33.3%
Other	0	0	3	2	2	2	2	2	2	4	33.3%
Vacant	0	0	1	4	3	3	2	2	1	0	0.0%
N I S	11	11	0	0	0	0	0	0	0	1	8.3%
Total	11	11	11	11	11	12	12	12	10	12	100.0%

Table 21: Use Classes in Oriental Road Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	5	6	6	6	6	6	6	6	4	5	62.5%
A2	0	0	0	0	0	0	0	0	0	1	12.5%
A3	-	-	-	-	-	-	-	-	-	1	12.5%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	1	12.5%
A3+A4+A5	0	0	0	0	0	0	0	0	2	2	25.0%
Other	1	0	0	0	0	0	0	0	0	0	0.0%
Vacant	0	0	0	0	0	0	0	0	0	0	0.0%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	6	6	6	6	6	6	6	6	6	8	100.0%

Table 22: Use Classes in Pyrford Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	8	8	7	7	8	7	7	8	8	6	85.7%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	0	0	0	0	0	0	0	0	0.0%
Other	0	0	0	0	0	0	0	0	0	0	0.0%
Vacant	0	0	1	1	0	1	0	0	0	1	14.3%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	8	8	8	8	8	8	8	8	8	7	100.0%

Table 23: Use Classes in Rydens Way Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	2	2	1	1	1	1	1	1	1	1	33.3%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	0	0	0	0	0	0	0	0	0.0%
Other	0	0	0	0	0	0	0	0	0	1	33.3%
Vacant	1	1	2	2	2	2	2	2	2	1	33.3%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	3	3	3	3	3	3	3	3	3	3	100.0%

Table 24: Use Classes in Walton Road Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	0	0	12	9	10	11	12	10	12	8	40.0%
A2	0	0	1	1	1	0	0	0	0	1	5.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	3	15.0%
A3+A4+A5	0	0	2	2	2	2	1	1	2	3	15.0%
Other	0	0	0	0	0	1	1	2	3	0	0.0%
Vacant	0	0	1	4	5	4	4	5	1	1	5.0%
N I S	18	18	2	2	0	0	0	0	0	7	35.0%
Total	18	18	18	18	18	18	18	18	18	20	100.0%

Table 25: Use Classes in Westfield Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	6	6	6	6	5	4	5	5	5	5	71.4%
A2	0	0	0	0	0	0	0	0	0	0	0.0%
A3	-	-	-	-	-	-	-	-	-	2	28.6%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	1	1	2	2	2	2	2	2	28.6%
Other	1	1	0	0	0	0	0	0	0	0	0.0%
Vacant	0	0	0	0	0	1	0	0	0	0	0.0%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	7	7	7	7	7	7	7	7	7	7	100.0%

Table 26: Use Classes in Wych Hill Local Centre

Use Class	1991	1994	1996	1997	1998	1999	2000	2001	2003	2008	% Retail
A1	3	3	3	3	3	3	3	3	3	1	25.0%
A2	0	0	0	0	0	0	0	1	1	1	25.0%
A3	-	-	-	-	-	-	-	-	-	0	0.0%
A4	-	-	-	-	-	-	-	-	-	0	0.0%
A5	-	-	-	-	-	-	-	-	-	0	0.0%
A3+A4+A5	0	0	0	0	0	0	0	0	0	0	0.0%
Other	1	1	1	1	1	1	1	0	0	0	0.0%
Vacant	0	0	0	0	0	0	0	0	0	2	50.0%
N I S	0	0	0	0	0	0	0	0	0	0	0.0%
Total	4	4	4	4	4	4	4	4	4	4	100.0%