



London Borough of Sutton Local Plan

Local Centres Health Check 2022

November 2022



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1 Introduction

- 1.1 Sutton has a network of town centres of different types that provide different levels of service for the community. As well as providing a wide range of goods and services, these town centres also provide a focus for community and many leisure, cultural and entertainment facilities. They also provide opportunities for business and employment in the borough.
- 1.2 The town centre hierarchy is shown in Table 1.1.

Table 1.1: Town Centre Hierarchy




Metropolitan Centre	
1.	Sutton Town Centre
District Centres	
1.	Carshalton Village
2.	Cheam Village
3.	Hackbridge
4.	North Cheam
5.	Rosehill
6.	Wallington
7.	Worcester Park
Local Centres	
1.	Angel Hill
2.	Banstead Road (Carshalton Beeches)
3.	Beeches Avenue
4.	Belmont
5.	Beynon Road
6.	Carshalton Road
7.	Church Hill Road
8.	Erskine Road / Florian Avenue
9.	Gander Green Lane (Sutton West Station)
10.	Hillcrest Parade, Clockhouse
11.	Lind Road
12.	London Road (corner of Hamilton Avenue)
13.	London Road (corner of Staines Avenue)
14.	Manor Road, Wallington
15.	Middleton Circle
16.	North Street (Carshalton Station)
17.	Oldfields Road
18.	Plough Lane, Beddington
19.	Roundshaw Centre
20.	Stanley Park Road
21.	Stonecot Hill
22.	Sutton Common Road
23.	Sutton Common Station
24.	The Chase, Stafford Road


25.	Upper Mulgrave Road
26.	Westmead Corner
27.	Westmead Road
28.	Wrythe Green
29.	Wrythe Lane

- 1.3 The location of all of these centres is shown on Map 1.1. Local centres typically serve localised catchments and include local parades and small clusters of shops, mostly for convenience goods and other services.
- 1.4 National planning policy and guidance emphasizes the importance of assessing the vitality, viability and health of town centres. The London Plan (2021) highlights the importance of regular Town Centre Health Checks (TCHC), which can support the preparation and implementation of local policy and implementation.
- 1.5 The information used in compiling this health check report comes from a comprehensive land-use survey carried out by council officers in summer 2021 as well as desk based research.
- 1.6 The last Local Centre Health Check was carried out in 2014 at each of the local centres. The previous survey, forming the baseline from which to compare changes arising from this health check. Town Centres are dynamic in nature and as such surveys should be carried out on a regular basis.
- 1.7 The survey was conducted on ground floor units only

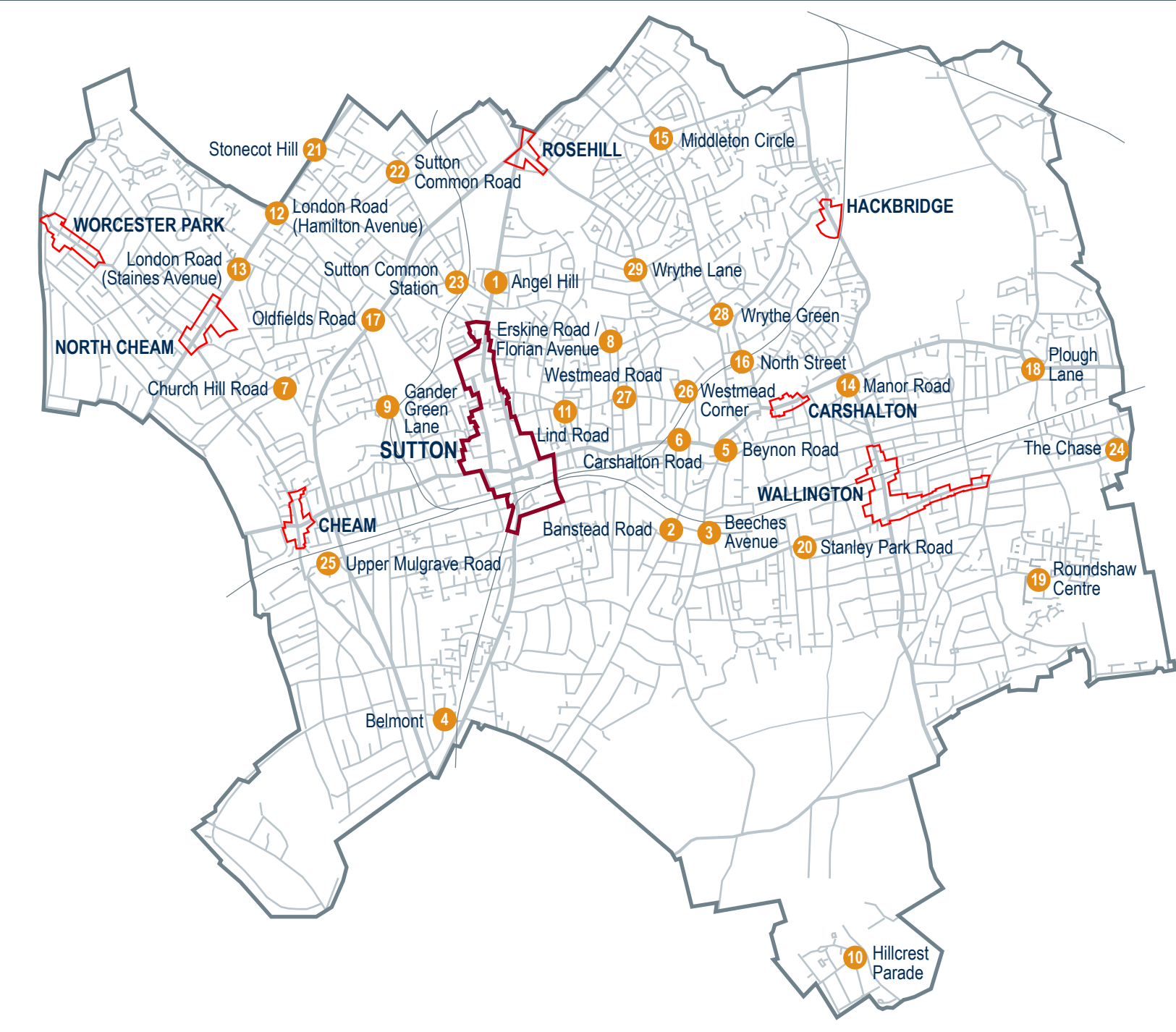
Map 1.1

Town Centre Network

-  Metropolitan Centre
-  District Centre
-  Local Centre

 November 2022
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2 Background

National and Regional Policy Context

- 2.1 Since the last Town Centre Reviews there have been changes to national Use Class Order. On the 21st July 2020 the government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on the 1st September 2020. This introduced three new use classes.

Use Class E – Commercial, Business and Service

- 2.2 This use class brings together existing classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single use class to allow for changes of use within Class E without the need of planning permission.

Use Class F1 – Learning and non-residential institutions

- 2.3 This use class brings together some elements of Use Class D1 namely, schools, colleges etc., galleries, museums, public libraries, public halls or exhibition halls and churches etc.

Use Class F2 – Local community uses

- 2.4 This use class is designed to protect local community assets and includes shops smaller than 280m² with no other shop within a 1000m (1km) radius, a hall or meeting place for the principal use of the local community (was Use Class D1), outdoor sport or recreation locations (was D2(e) Use Class) and swimming pools or skating rinks (was D2(e) Use Class).
- 2.5 The National Planning Policy Framework 2021 recognises the importance of using a proportionate evidence base stating:

“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals..” (Paragraph 31)

“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: (Paragraph 86)

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters
- b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
- c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;

- d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;
- e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and
- f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

2.6 The Mayor of London, in London Plan (2021) Policy SD8 Town centre network states that:

- “C The classification of International, Metropolitan and Major town centres (see Annex 1) can only be changed through the London Plan. Potential future changes to the strategic town centre network are set out in Figure A1.1 in Annex 1. Changes to District, Local, Neighbourhood centres and CAZ Retail Clusters can be brought forward through Local Plans where supported by evidence in development capacity assessments and town centre health checks and subject to assessments of retail impact where appropriate (see Policy SD7 Town centres: development principles and Development Plan Documents).
- F Local and neighbourhood centres should focus on providing convenient and attractive access by walking.”

2.7 In Policy SD9 Town centres: Local partnerships and implementation states that:

- “C Regular town centre health checks should be undertaken to inform strategic and local policy and implementation.”

“Boroughs should undertake town centre health checks regularly. This should be informed by the London- wide town centre health check and should be tailored to local circumstances. Town centre health checks should take information from a variety of sources, including desk-based research as well as on-the-ground surveys, to establish the overall health of the town centre. This should include an analysis of the performance of commercial premises in the town centre as well as wider issues such as environmental quality and accessibility.” (Paragraph 2.9.3)

Local Policy Context

2.8 The Council’s current policy towards maintaining and enhancing the role of Sutton Town Centre and the District Centres in the shopping hierarchy and sustaining their vitality and viability is set out in the Sutton Local Plan, adopted February 2018.

2.9 The Sutton Local Plan seek to enhance and promote the role of the town centres, especially proposals for shopping, office, housing, and accessible community and leisure facilities.

2.10 The Sutton Local Plan includes a number of policies relating to Sutton Town Centre, district centres and local centres, namely:

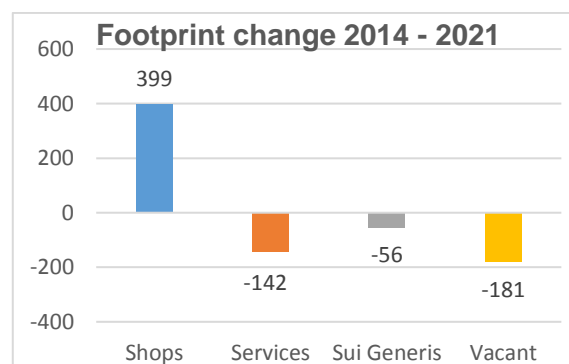
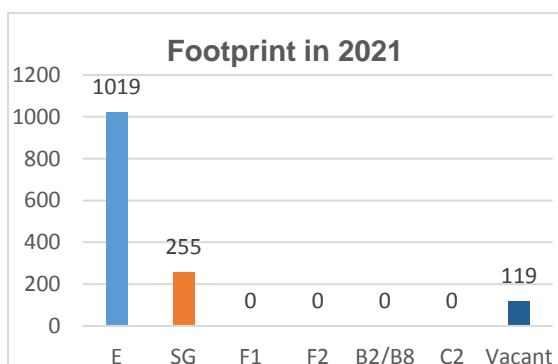
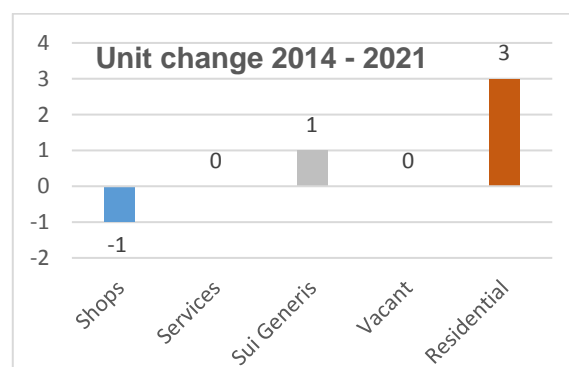
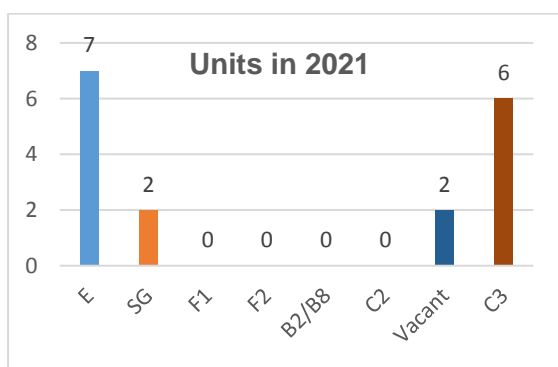
- Policy 3: Sutton Town Centre, which states the council will work to deliver a comprehensive approach to developments in Sutton Town Centre. These developments include housing, and retail and office floorspace.
- Policy 6: Distinctive District Centres, which sets out the council's long terms aspirations for the redevelopment of the local centres.
- Policy 16: Office Development, which states the council will not grant planning permission for proposals involving the loss of existing B1(a) office accommodation unless it meets specific marketing or development requirements.
- Policy 17: District and Local Centre Development, which states the council will grant planning permission for other town centre uses in District and Local Centres, subject to the use being suitable to the function of the centre.
- Policy 18: Shopping Frontages / Town Centre Uses, which sets out the council's approach to primary and secondary shopping frontages. Primary shopping frontages should have a predominantly retail character, whereas secondary frontages can be more service oriented.
- Policy 19: Local Centres and Isolated Shops, which states the council will encourage new convenience shops within existing communities or as part of new development provided that the proposals are of a suitable scale to the locality. The council will not grant permission for the loss of A1 shops within areas of more than 400 metres walking distance from alternative shopping facilities unless it has been demonstrated that the shop has been marketed at a reasonable market rent through a recognised agent for 12 months.

3 Methodology

- 3.1 In summer 2021 a survey of the 29 local centres was carried out and was supplemented by desk based research. The data collected is consistent with previous surveys to enable comparison over time. Reviews of the health of local centres have been and will be undertaken regularly in accordance with the methodology. The health checks aim to measure the performance of centres within the town centre network classified in the Sutton Local Plan, using key indicators of town centre vitality and viability.
- 3.2 The survey collected information on all ground floor units within each local centre boundary, as identified on the London Borough of Sutton's Policies Map. The latest survey also collected information on the address, name and description of the business, and the current use class, noting changes from previous years. The information was also recorded on a map for crosschecking and spatial analysis purposes. Each use class has a different colour on the map.
- 3.3 Units refer to the number of businesses not the number of properties a business occupies. For example, a convenience store that occupies numbers 83 and 85 Banstead Road is counted as one unit. The floorspace is calculated over both properties.
- 3.4 However, in the case of blocks of residential flats, the number of units counted for Use Class C3 Residential does not refer to the number of individual flats, rather the number of locations in which these are situated. For example, a block of flats at Fennell Court 6 Station Road Belmont is counted as one local centre unit.
- 3.5 Floorspace was calculated using the building footprint of each unit. Although this method is relatively accurate in calculating gross floorspace of the ground floor, it does not differentiate between ancillary and sales area for each unit. Where planning applications indicated that part of the ground floor was in residential use – this was excluded from the footprint. The floorspace for residential units was not calculated.
- 3.6 The following sections set out the survey results for each Local Centre. For each Local Centre, there is a brief description of the centre, a description and explanation of the changes since 2014 and a comment on any issues which that have arisen regarding the centre and may be addressed in a revision to the Local Plan. For each Local Centre, there are four graphs showing the total number of units in the centre and the total footprint of the buildings and the change in units and footprint since 2014 by use class. There are also two diagrams which show the breakdown of uses within Class E and Sui Generis uses, and a table detailing the change in units and footprint by use. There is also a map for each centre, which displays pictorially the current distribution of land uses for each centre.

4 Angel Hill

- 4.1 Angel Hill Local Centre is one of the borough's smallest local centres and primarily serves the Sutton Garden Suburb residents to its east. It lies along the busy B230, with most of the centre facing the open aspect of the Rosehill Recreation Ground.
- 4.2 As well as offering basic goods through convenience stores, the centre is also noticeable for its trade shops with two adjacent tool hire shops. 29% of all units are in Class E(a) shop use, there are no hot-food takeaways and two units are vacant (12% of all units).
- 4.3 Since 2014 a vacant office unit has been converted to form three residential dwellings and a beauty salon. A further vacant office has also been converted to form a residential dwelling, and two shop units became vacant.
- 4.4 The Tesco Express shop, the former Angel Public House, was included within the Local Centre and a residential dwelling on the edge of the centre was removed following boundary changes at the last Local Plan review in 2018. Whilst the number of Class E(a) shops has decreased, the footprint for Class E(a) shop use increased given the addition of the Tesco Express which has a larger than average footprint for this centre.
- 4.5 Overall the number of units within the Local Centre has increased from 14 in 2014 to 17 in 2021, taking account of the sub-division of units and boundary changes noted above. A key change is the increase in residential dwellings which account for 35% of all units. One office to residential conversion was allowed on appeal, and a further two allowed under permitted development rights through prior approval applications.
- 4.6 There is potential to amend the local centre boundary to exclude residential units adjacent to the boundary, at 54-58 Angel Hill.



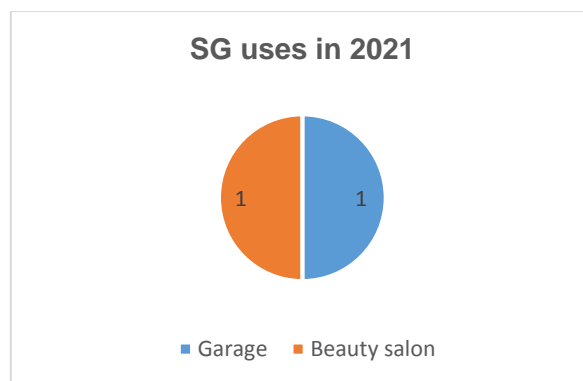
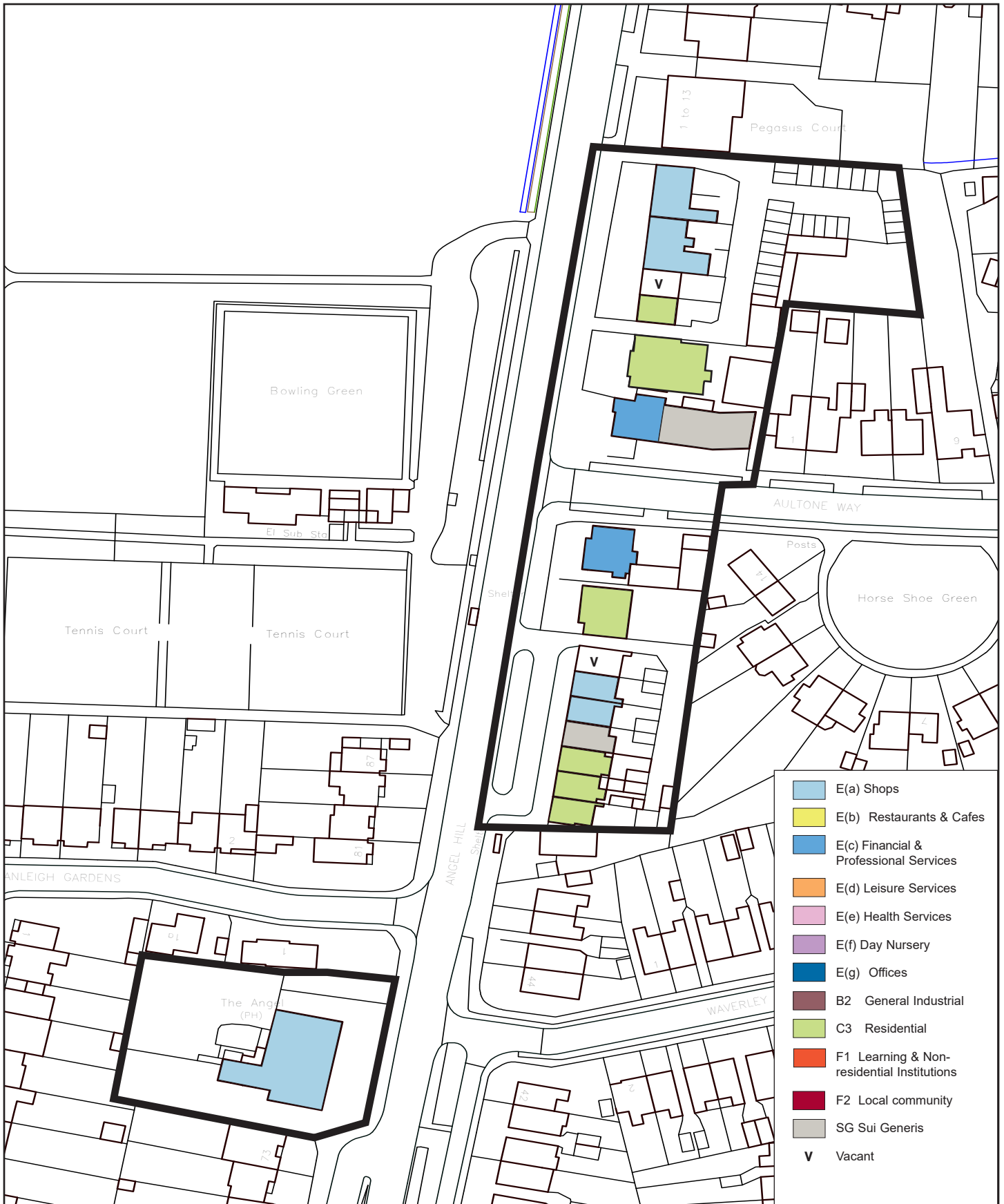


Table 4.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	6	5	-1	387	786	399
Financial / Professional Services: A2 - E(c)	2	2	0	375	233	-142
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	1	2	1	311	255	-56
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	3	6	3	-	-	-
Vacant	2	2	0	300	119	-181
Totals	14	17	3	1,373	1,393	20



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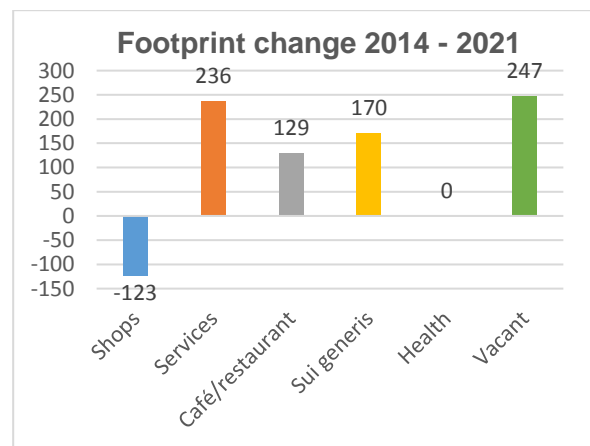
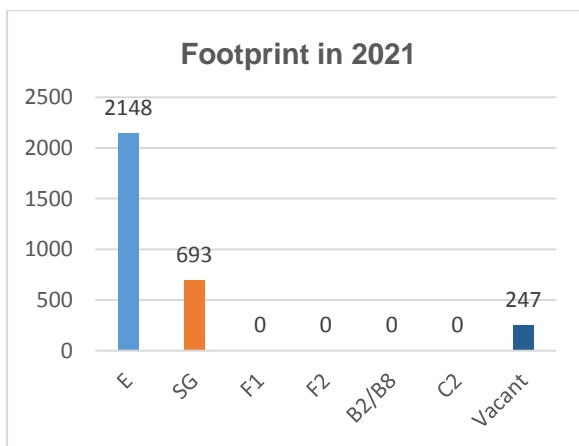
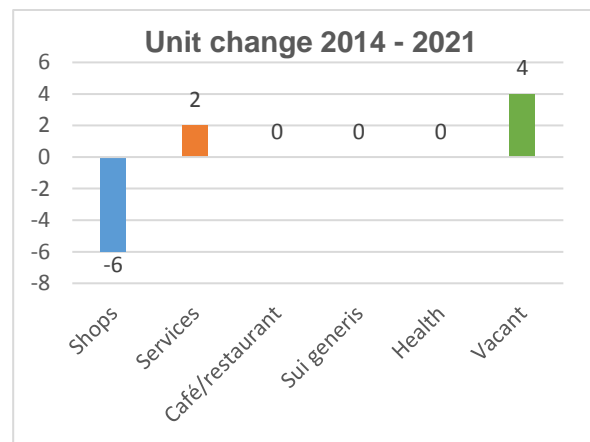
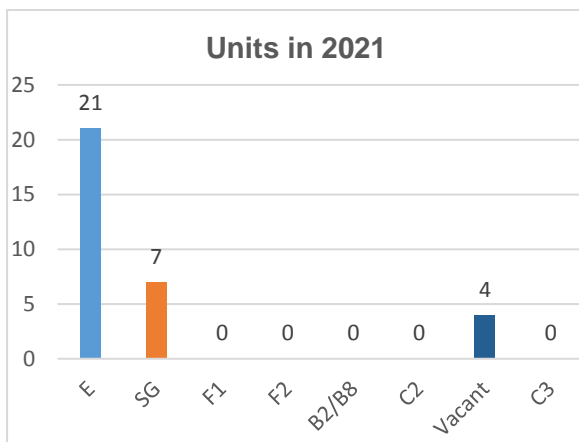
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Map 4.1
Mix of Use on Ground Floor Frontages within Angel Hill Local Centre (2021)

5 Banstead Road

- 5.1 Banstead Road Local Centre serves the areas of Carshalton Beeches and south Sutton. The centre is concentrated around the crossroads of Banstead Road with Waverley Way and Downside Road. The centre has a high quality public realm with wide pavements, good street trees and generally sympathetic shopfronts.
- 5.2 The centre has a good range of essential shops (Class E(a) 34% of units) including a small supermarket, a butchers, a chemist and dry cleaners. There are five professional services units (Class E(c) 16% of units) including three estate agents, and three restaurants and cafes (Class E(b) 9% of units) There are seven *sui generis* uses, comprising three hot-food takeaways (9% of units), three beauty salon/nail bars (9% of units) and a repair garage.
- 5.3 Since 2014, the vacancies have risen from zero to four (13% of units) involving the loss of an optician, pet shop, wool shop and charity shop. In other changes, a barber shop has replaced a betting office, two shop units have changed to estate agents and a further shop unit to an accountant's office.
- 5.4 Whilst the number of vacancies has increased, it is noted that planning permission has been granted to enable two of these to be merged with the adjacent local supermarket to create a larger shop unit. There is potential to include the adjacent church to the southern boundary of the local centre, consistent with the approach in other centres.



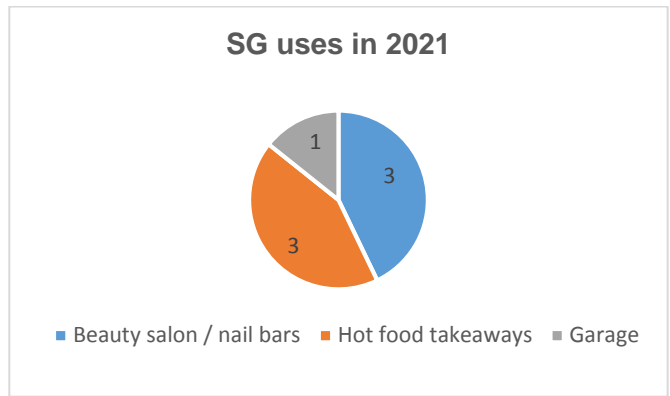
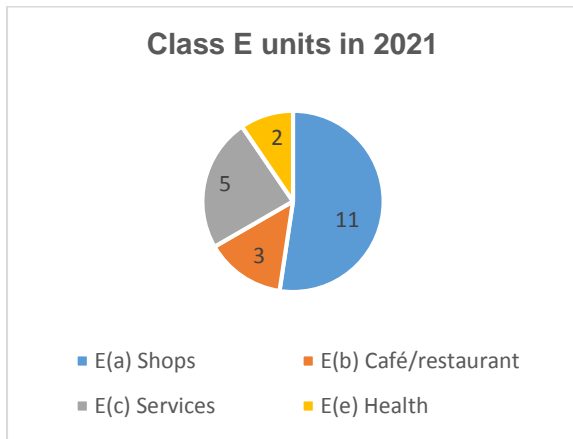
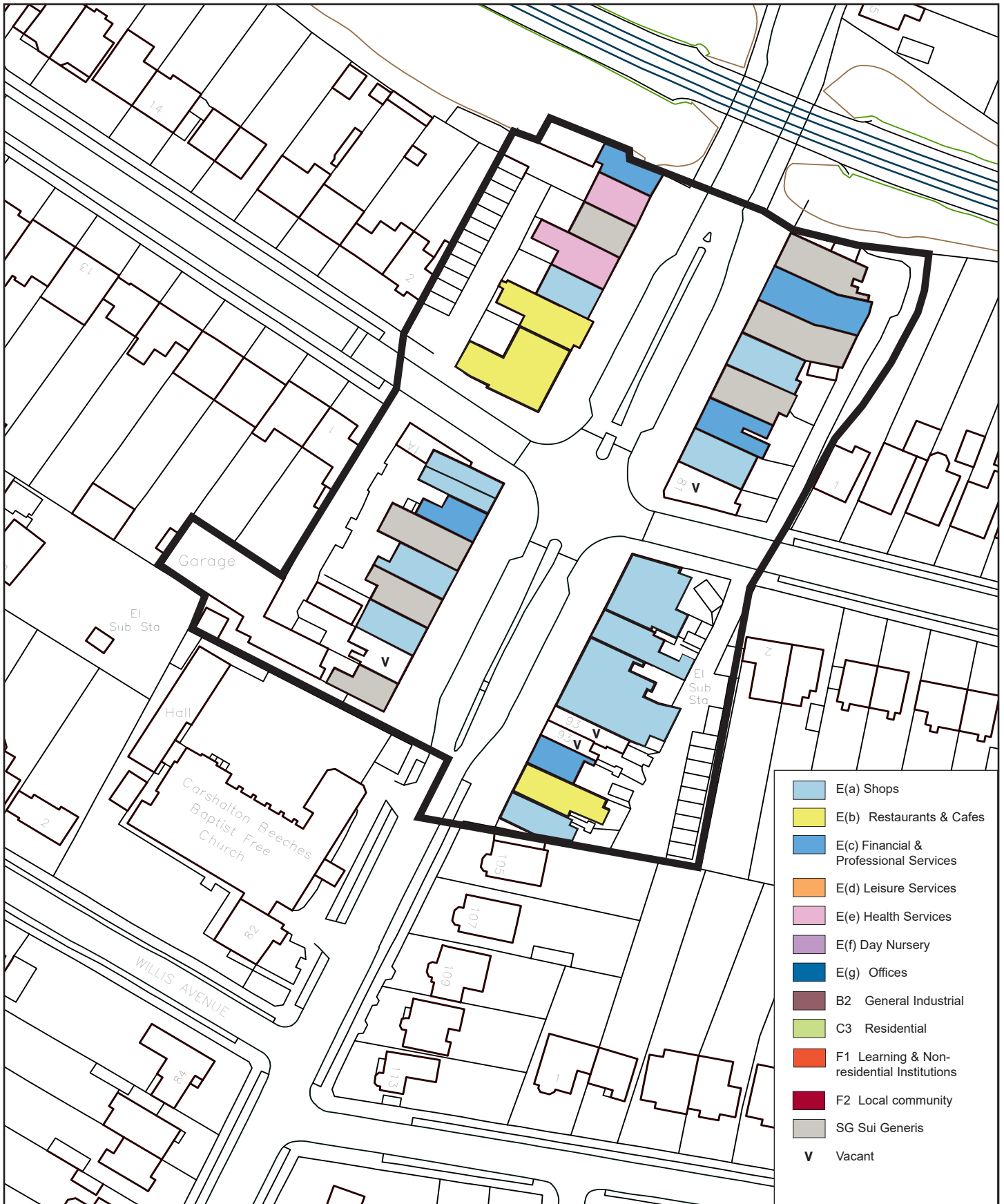


Table 5.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	17	11	-6	1272	1149	-123
Financial / Professional Services: A2 - E(c)	3	5	2	192	428	236
Restaurants / Cafes: A3 - E(b)	3	3	0	269	398	129
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	7	7	0	523	693	170
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	2	2	0	173	173	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0	-	-	-
Vacant	0	4	4	0	247	247
Totals	32	32	0	2,429	3,088	659



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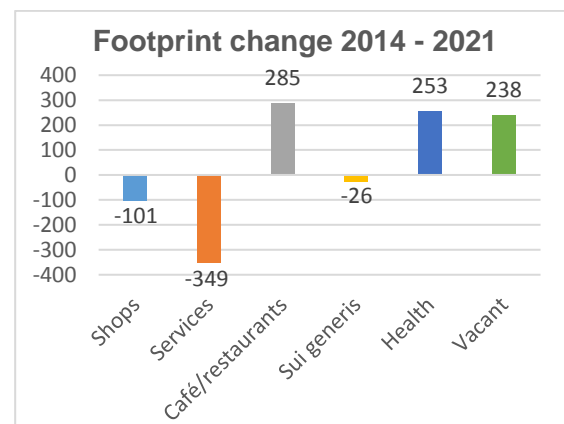
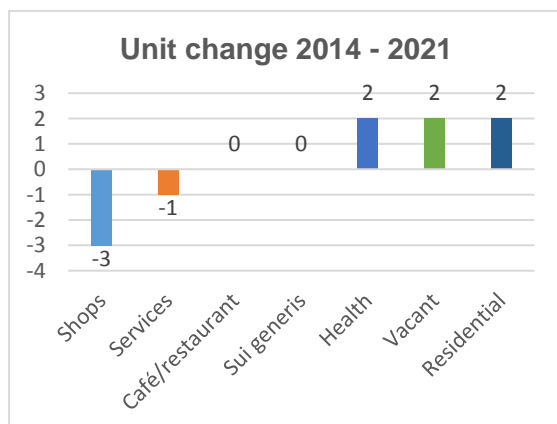
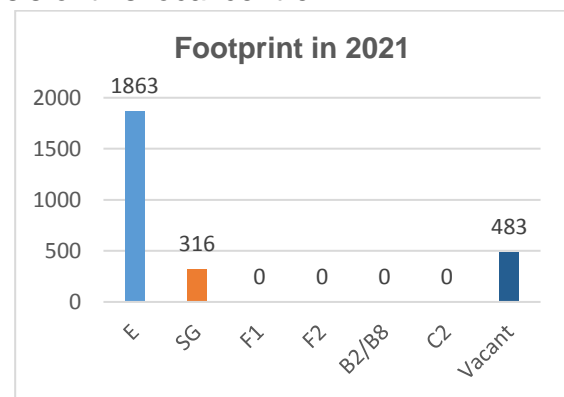
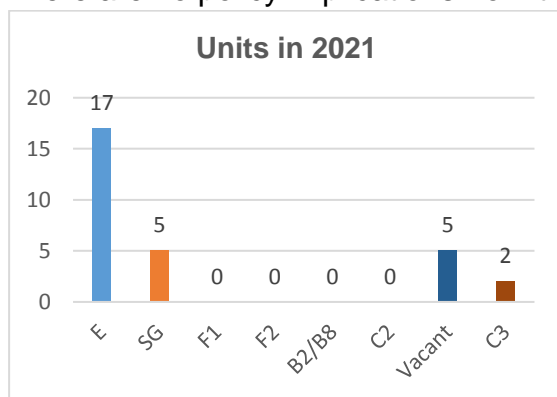
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Map 5.1
 Mix of Use on Ground Floor Frontages
 within Banstead Road (Carshalton Beeches) Local
 Centre (2021)

6 Beeches Avenue (Carshalton Beeches Station)

- 6.1 Beeches Avenue Local Centre serves the surrounding residential area as well as commuters going to or coming from Carshalton Beeches station. The local centre is effectively in two halves. The Beeches Avenue portion is pleasant with established shops, wide pavements and street trees. The Gordon Road portion has smaller units and narrower pavements, and less consistency in character with a number of single storey buildings interspersed along the frontage, including at the junction with Beeches Avenue.
- 6.2 The centre has a lower proportion of Class E(a) shops compared to other centres (24% of all units) and a higher proportion of Class E(c) professional services (17% of units). There are two restaurants (7% of units) and two hot-food takeaways (7% of units). The vacancy rate is 17% and is comprised of five units: two former shops and a takeaway on Gordon Road and a former estate agent and accountants on Beeches Avenue.
- 6.3 Since 2014, two offices have been converted to provide residential dwellings (under permitted development rights), and two formerly vacant units are now in use as local service offices on Beeches Avenue. A former shop is also now in use as an estate agents. On Gordon Road a former vacant unit has been sub-divided and is now in use as an osteopaths and a beauty salon. In addition, a premises on Waverley Way within the local centre boundary is now in use as a medical facility. Taking into account the sub-division of a unit and the inclusion of an additional premises within the local centre, the number of units increased from 27 in 2014 to 29 in 2021.
- 6.4 There are no policy implications from the analysis of this local centre.



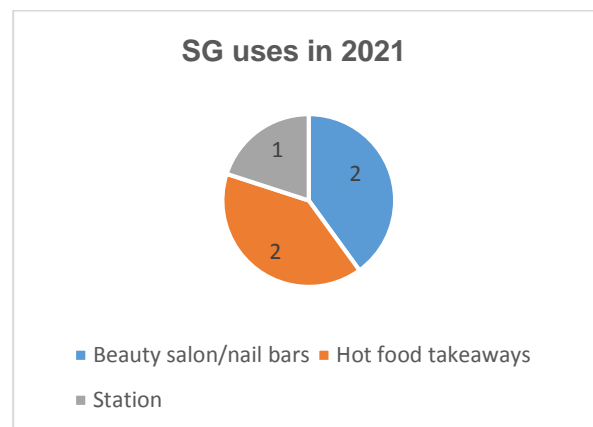
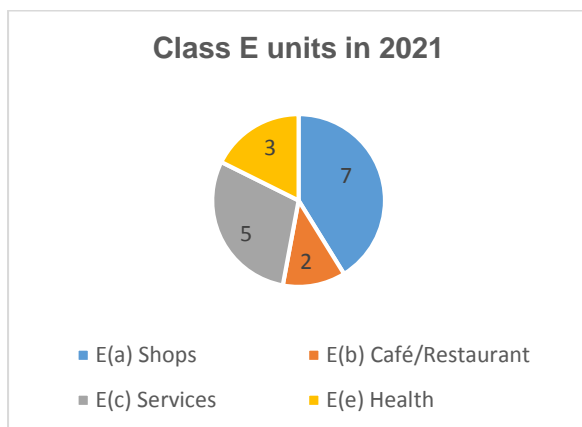



Table 6.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	10	7	-3	876	775	-101
Financial / Professional Services: A2 - E(c)	6	5	-1	656	307	-349
Restaurants / Cafes: A3 - E(b)	2	2	0	155	440	285
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	5	5	0	342	316	-26
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	3	2	88	341	253
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	2	2			
Vacant	3	5	2	245	483	238
Totals	27	29	2	2,362	2,662	300



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Map 6.1
 Mix of Use on Ground Floor Frontages within Beeches Avenue Local Centre (2021)

7 Belmont

- 7.1 Belmont Local Centre is the borough's second largest local centre, and serves the areas of south Cheam, south Sutton and Belmont. The centre is mainly concentrated along Station Road, and also extends along Brighton Road adjacent to Belmont station. Some properties at the western end of Station Road fall within the Kings Road Area of Special Local Character.
- 7.2 The most common retail use in the centre is Class E(a) shops (30% of all units). However, within the local centre boundary, 16 'units' are residential (30% of all units) reducing active frontages in parts of the centre. There are five professional services and two offices so the centre has a commercial as well as a retail feel. The centre also has three restaurants, three health uses, a nursery and social club, broadening the offer of the centre. There are two hot-food takeaways (4% of units), and three vacancies (6% of units).
- 7.3 Since 2014 there have been changes to the boundary of the Local Centre made at the last Local Plan review in 2018, increasing the total number of units from 45 to 54. These changes involved the removal of some residential dwellings at the eastern end of Station Road and at Bradley Court, and the addition of a number of units adjacent to Brighton Road, including a health clinic, residential dwellings, a road contractors firm and the California public house.
- 7.4 In addition, there have been some changes of use, including the change from a fish and chip shop to a coffee shop, a shop to a recruitment agency, from two professional service units to a sweet shop and bubble tea café, and an office to residential (under permitted development rights). A further vacant office unit was converted to residential under permitted development rights, and a vacant hall and vacant site were redeveloped to provide a blocks of flats at 6 – 8 Station Road, including Fennel Court which has mews housing to the rear. A further site previously used for car sales was also redeveloped in 2018 to provide a block of flats adjacent to Brighton Road. The three vacant units include a car showroom at the western end of Station Road, and two units in Brighton Road formerly a hairdressers and an office.
- 7.5 Given the past and recent loss of commercial uses to residential, retail frontages are fragmented and the centre is not as vibrant as it could be, considering its catchment and transport connections. There is potential to include the adjacent church and war memorial on the western boundary of the centre, consistent with the approach in other centres, and to exclude new residential development set behind the main frontage at Brachlin Mews set behind Fennel Court, and to exclude the residential conversion at 18 Avenue Road adjacent to the boundary of the local centre.

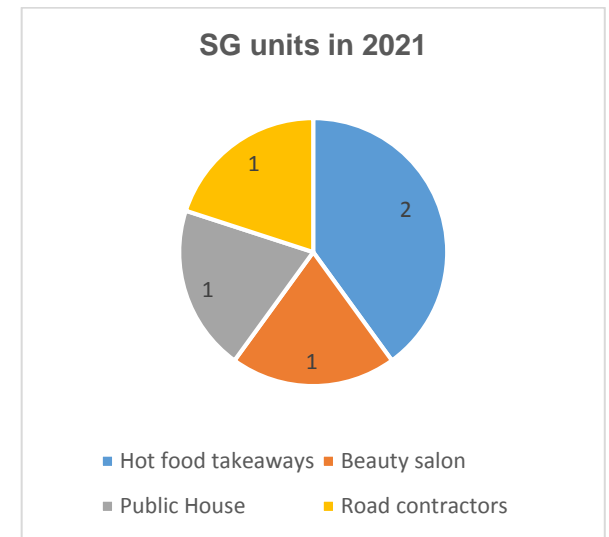
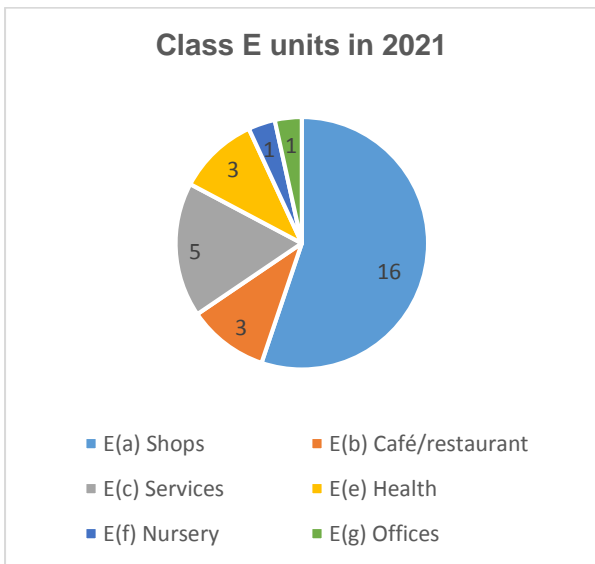
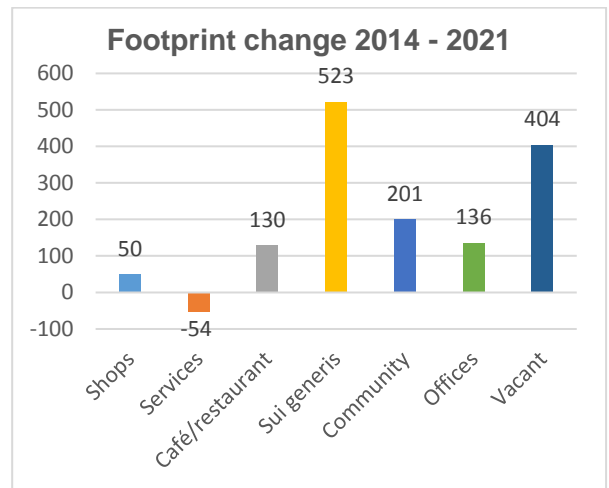
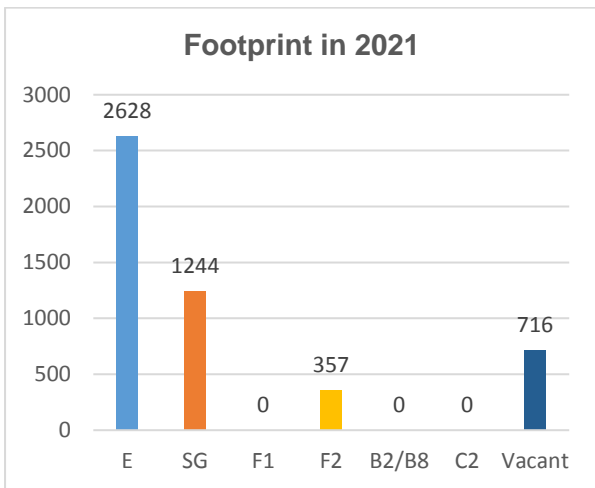
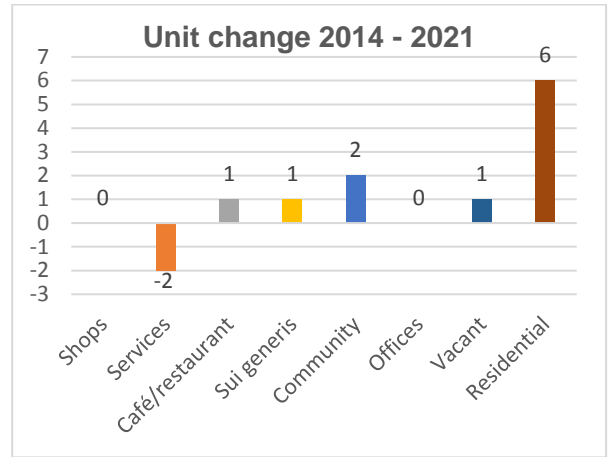
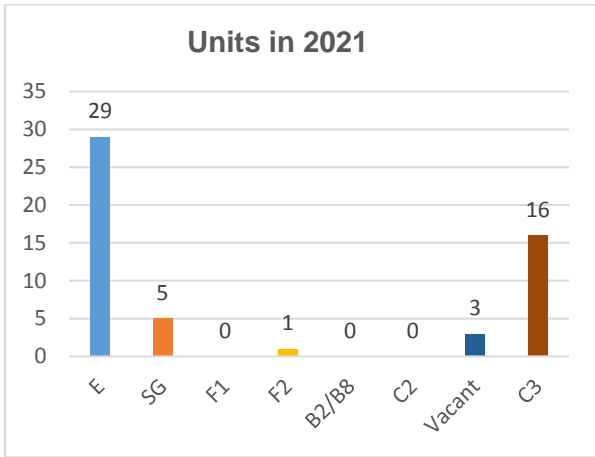
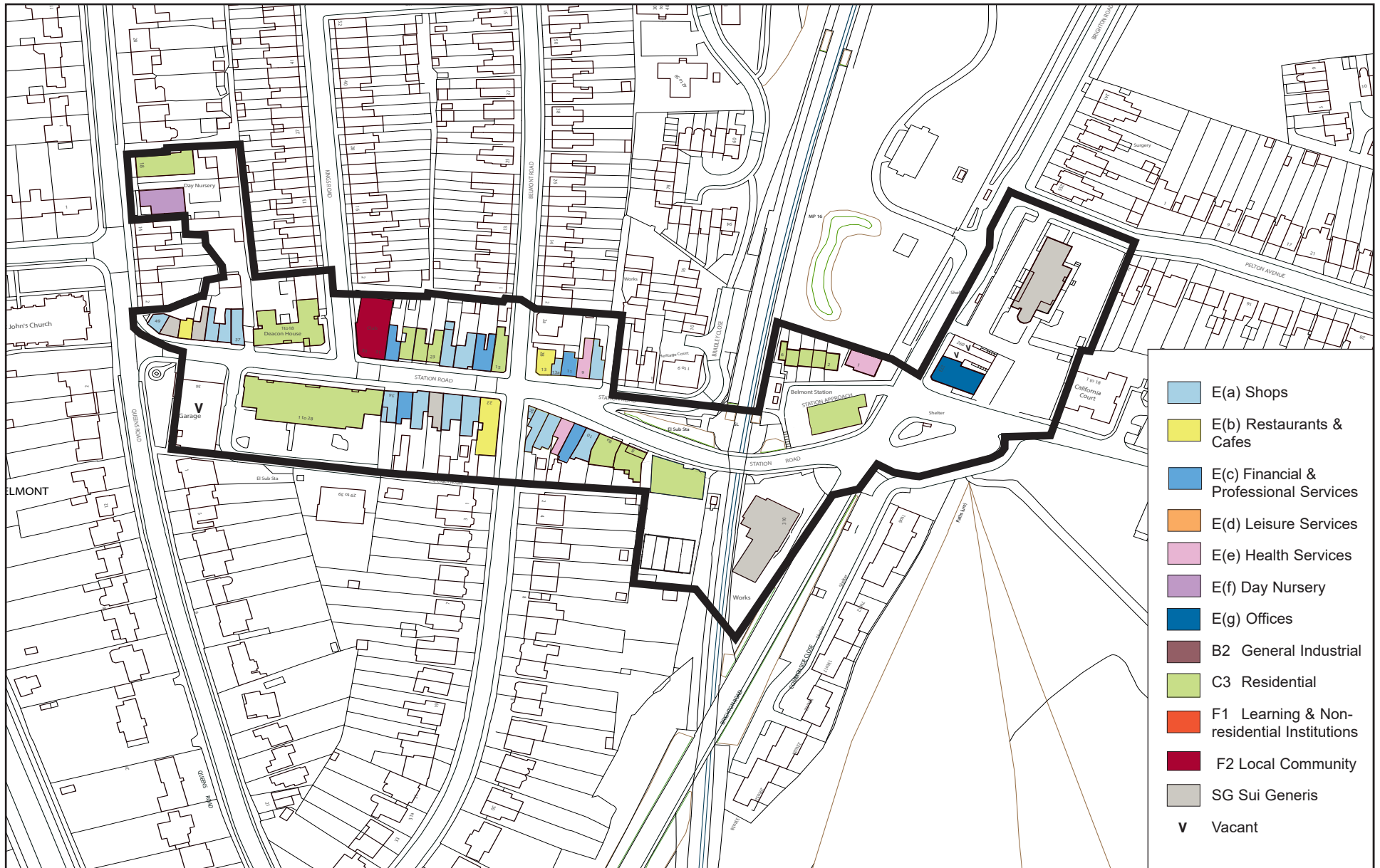


Table 7.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	16	16	0	1,186	1,236	50
Financial / Professional Services: A2 - E(c)	7	5	-2	470	416	-54
Restaurants / Cafes: A3 - E(b)	2	3	1	185	315	130
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	4	5	1	721	1244	523
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	3	5	2	607	808	201
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	1	0	74	210	136
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	10	16	6	-	-	-
Vacant	2	3	1	312	716	404
Totals	45	54	9	3,555	4,945	1,390



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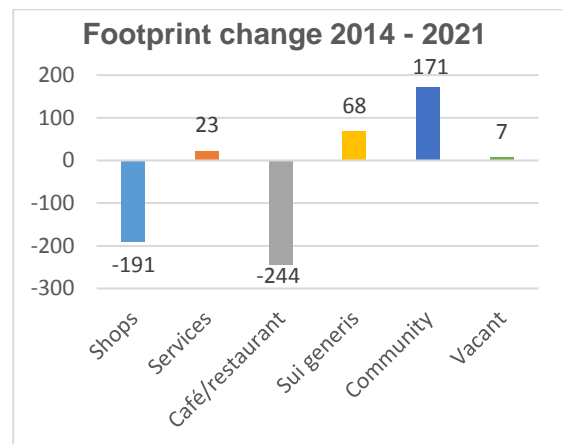
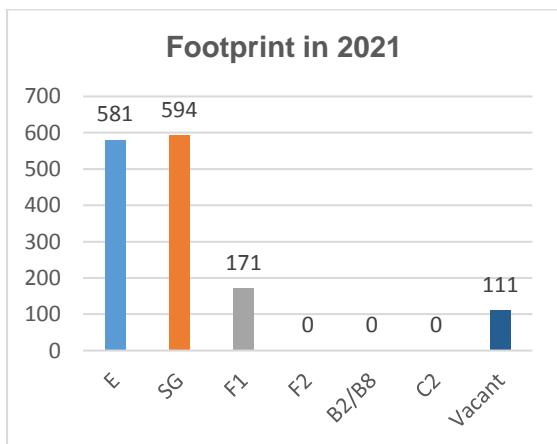
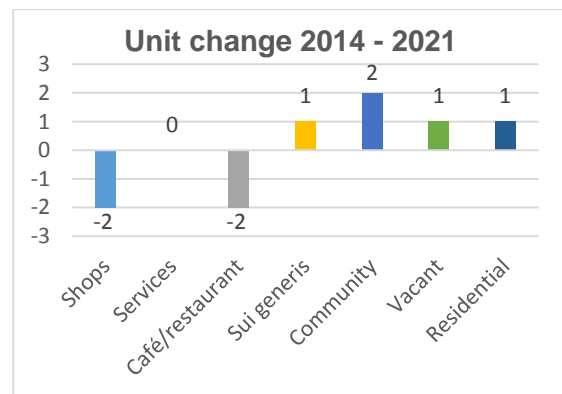
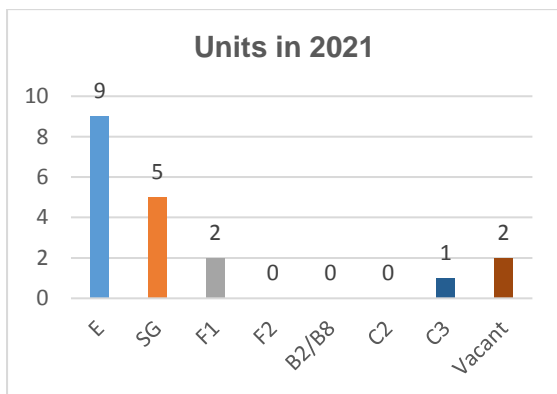
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Map 7.1

Mix of Use on Ground Floor Frontages within Belmont Local Centre Centre (2021)

8 Beynon Road

- 8.1 Beynon Road is a small local centre in a cluster of local centres between Sutton and Carshalton. Most of the centre comprises purpose-built shops and the Windsor Castle Public House is a prominent feature. The centre is pleasant but the crossroads are difficult for pedestrians to navigate due to a high volume of traffic and the phasing of traffic signals.
- 8.2 The centre has 37% of all units in use as Class E(a) shops and 11% of units in Class E(c) professional service uses. There is only one hot-food takeaway (5% of units) and there are two vacant units in the centre (11% of all units).
- 8.3 Since 2014, there has been a considerable amount of churn within the local centre. A former restaurant site has been redeveloped to provide two separate units for a beauty salon and barber, with residential at the rear and new floors above. A former vacant hairdressers has converted to residential under permitted development rights. Two shops have changed use to local service offices, including a driving school office. A shop and hot food takeaway have changed use to a learning disability service. An office changed use to a massage spa and a key cutters to a florist. A former restaurant and shop are vacant.
- 8.4 There are no policy implications from the analysis of this centre.



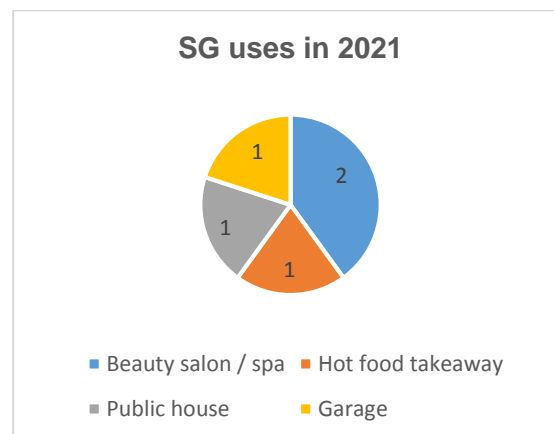
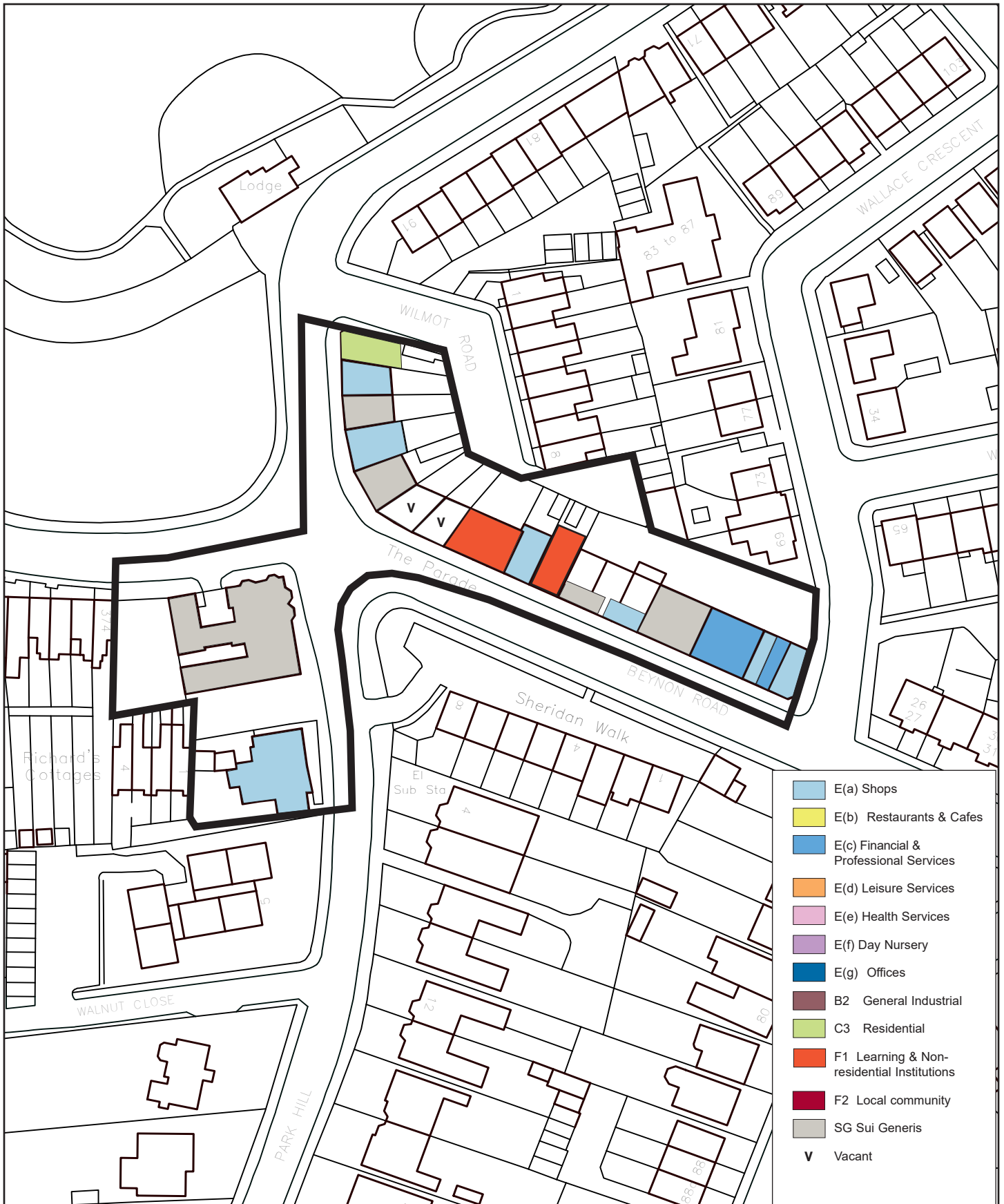


Table 8.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	9	7	-2	642	451	-191
Financial / Professional Services: A2 - E(c)	2	2	0	107	130	23
Restaurants / Cafes: A3 - E(b)	2	0	-2	244	0	-244
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	4	5	1	526	594	68
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	2	2	0	171	171
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1	-	-	-
Vacant	1	2	1	104	111	7
Totals	18	19	1	1,623	1,457	-166



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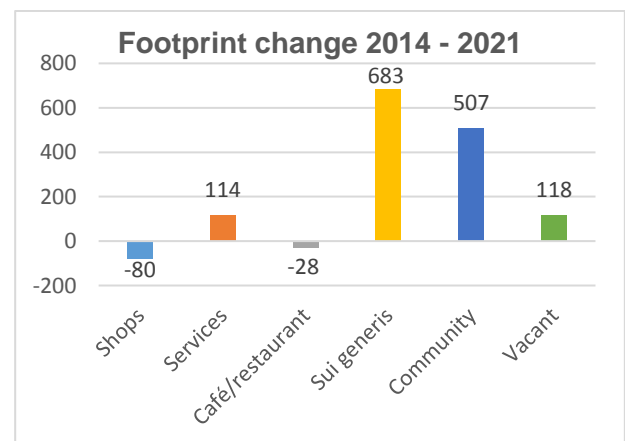
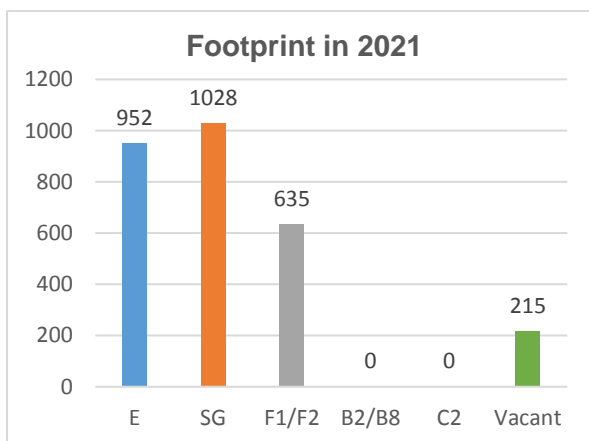
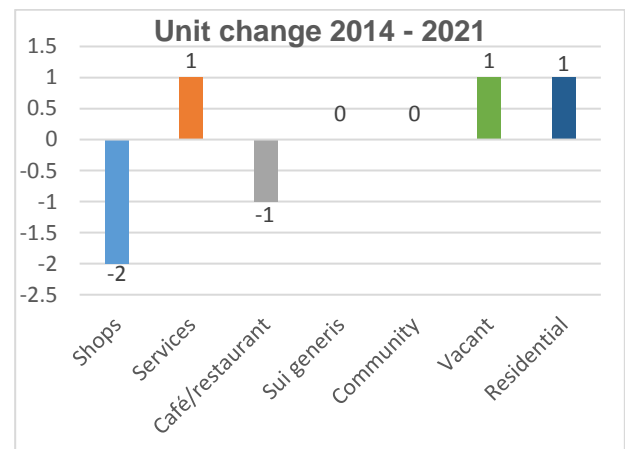
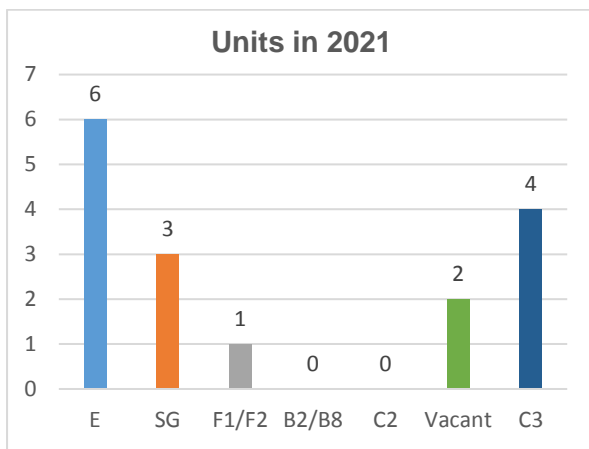
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Map 8.1
Mix of Use on Ground Floor Frontages within Beynon Road Local Centre (2021)

9 Carshalton Road

- 9.1 Carshalton Road Local Centre is one of the cluster of local centres between Sutton and Carshalton, located along the busy A232. It is composed of a variety of buildings some of which were originally built as shops, some of which are converted houses and some of which are specialist sites, such as a car garage, a petrol station and a church hall. Many frontages are dominated by vehicles parked on shop forecourts.
- 9.2 The centre has a very low proportion of Class E(a) shops (13% of all units) and a higher proportion of residential units (25% of units) than other local centres. There are also a number of community and *sui generis* uses. There is one hot-food takeaway (6% of all units) and two vacant units (13% of all units).
- 9.3 Since 2014, a vacant shop has been converted to a residential dwelling. A former bookshop has been converted to an accountant's office, with part of the retail floorspace converted to residential to the rear. Highfield Hall, formerly used as a dance school is now used by River Church Sutton. A former antiques shop is being converted to an office use, and a cafe has become vacant/ceased to operate.
- 9.4 There is potential to exclude the residential development on the boundary of the local centre at Denny House and Jennings house adjacent to Shorts Road, and the residential dwelling at 80 Oxford Road.



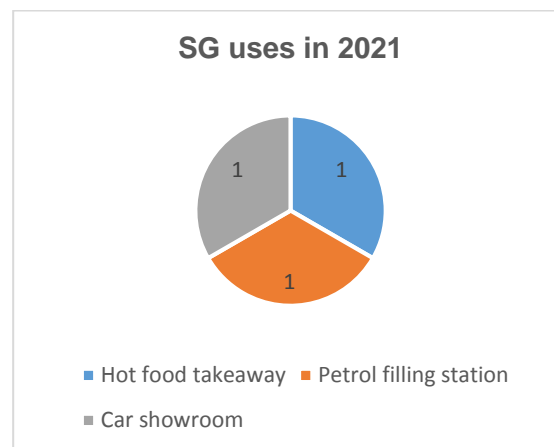
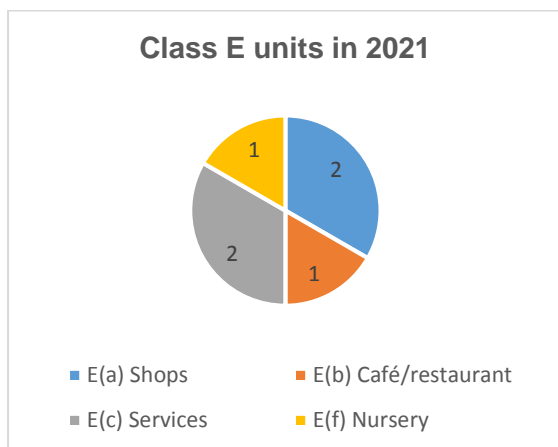


Table 9.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	4	2	-2	315	235	-80
Financial / Professional Services: A2 - E(c)	1	2	1	88	202	114
Restaurants / Cafes: A3 - E(b)	2	1	-1	148	120	-28
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	3	3	0	345	1,028	683
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	2	2	0	523	1,030	507
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	3	4	1			
Vacant	1	2	1	97	215	118
Totals	16	16	0	1,516	2,830	1,314



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Map 9.1

Mix of Use on Ground Floor Frontages within Carshalton Road Local Centre (2021)

10 Church Hill Road

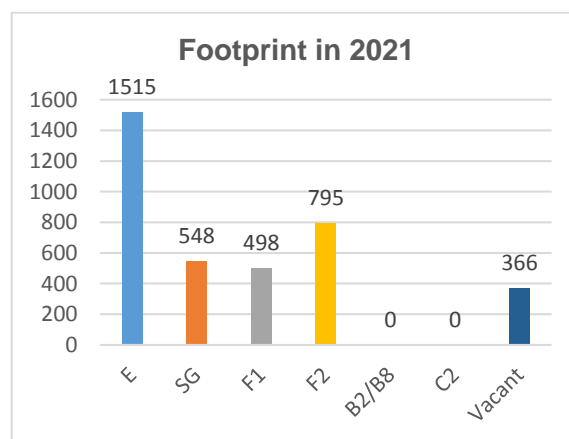
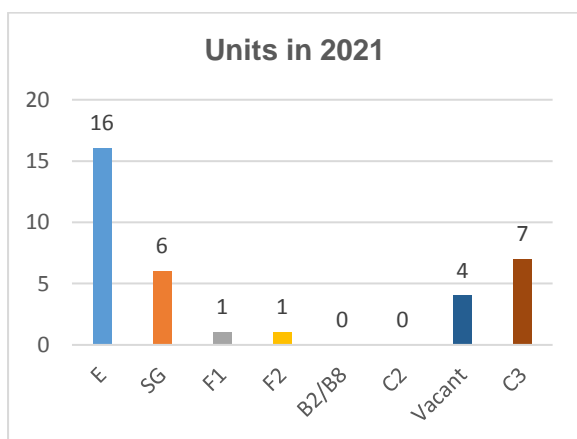
10.1 Church Hill Road Local Centre is a fairly large local centre lying north of Cheam and south-east of North Cheam. It serves a mixed area of housing. The centre is located around the crossroads of Church Hill Road, Priory Road and Abbots Road. The centre is dominated by parking and movement around the centre is limited by the presence of pedestrian safety barriers.

10.2 The centre has a low proportion of Class E(a) shops as a percentage of the total units (29%) and a high proportion of residential (20% of units). There are a range of commercial uses including local service offices, offices, a café and car showroom. There are also some community uses including a dental surgery, church and social club. There are three hot-food takeaways (9% of all units) and four vacant units (11% of all units).

10.3 Since 2014, five units have converted to residential under permitted development rights involving the loss of two shops, two local service offices and a restaurant. Two shops have become vacant, whilst the other two vacancies are longstanding. A printers has changed to an office, a veterinary surgery changed to a taxi office, and two former vacant units became a nail bar and flooring shop.

10.4 The Methodist Church on Church Hill Road was included within the Local Centre and a number of vacant units, most of which subsequently converted to residential, on Priory Road were removed following boundary changes at the last Local Plan review in 2018.

10.5 There is potential to amend boundary to exclude residential units on the boundary of the local centre at 90-92 and 143-145 Church Hill Road.



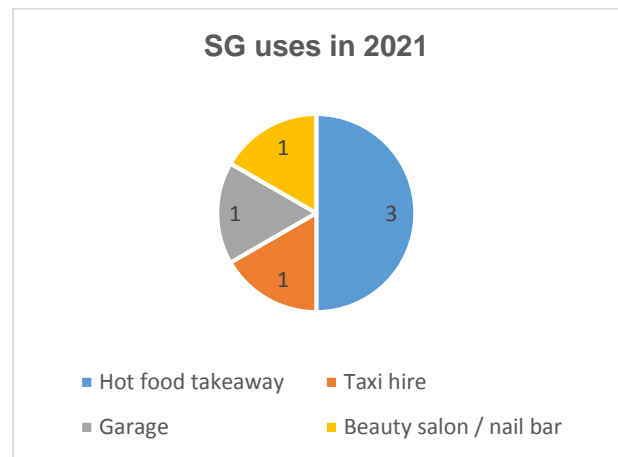
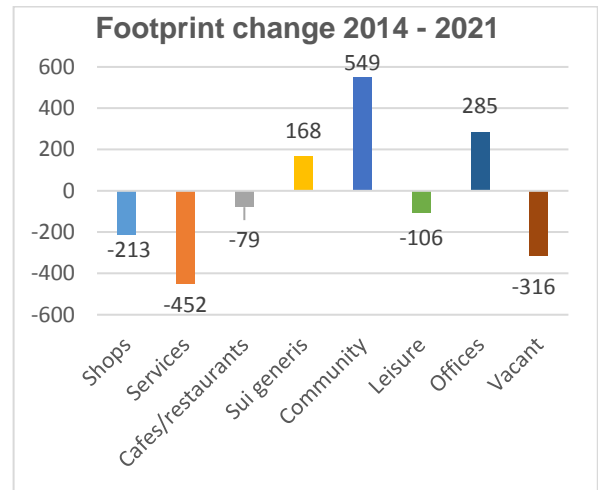
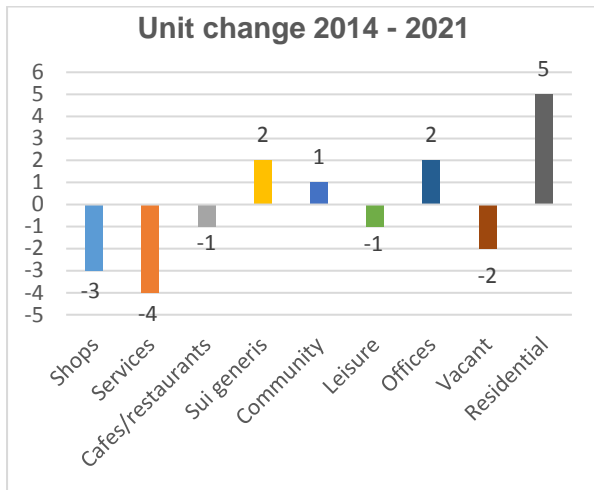
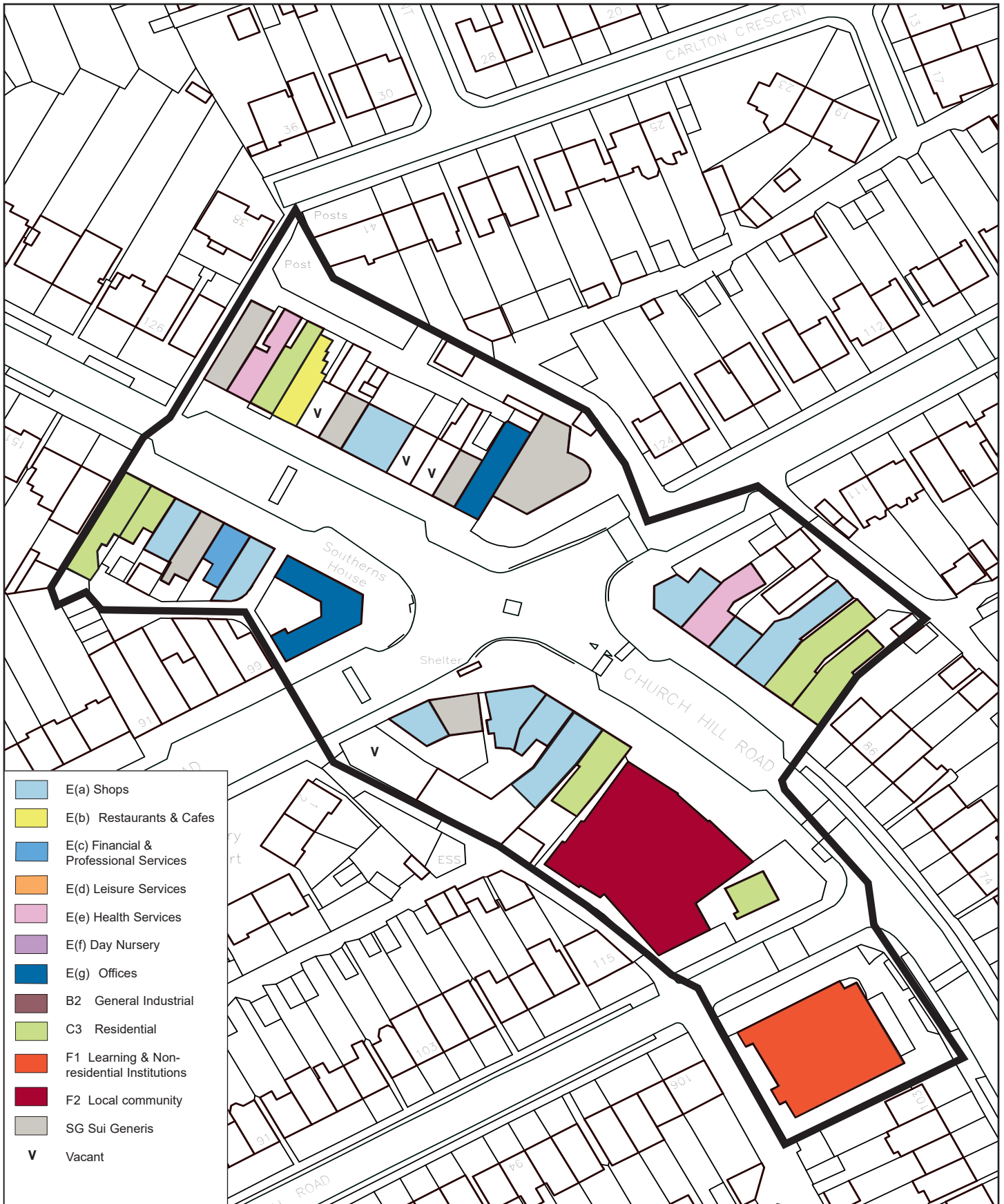


Table 10.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	13	10	-3	1106	893	-213
Financial / Professional Services: A2 - E(c)	5	1	-4	512	60	-452
Restaurants / Cafes: A3 - E(b)	2	1	-1	163	84	-79
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	4	6	2	380	548	168
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	3	4	1	937	1,486	549
Leisure: D2 - F2(c) F2(d) E(d)	1	0	-1	106	0	-106
Offices: B1 - E(g)	0	2	2	0	285	285
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	2	7	5	-	-	-
Vacant	6	4	-2	682	366	-316
Totals	36	35	-1	3,886	3,772	-164



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Map 10.1

Mix of Use on Ground Floor Frontages within Church Hill Road Local Centre (2021)

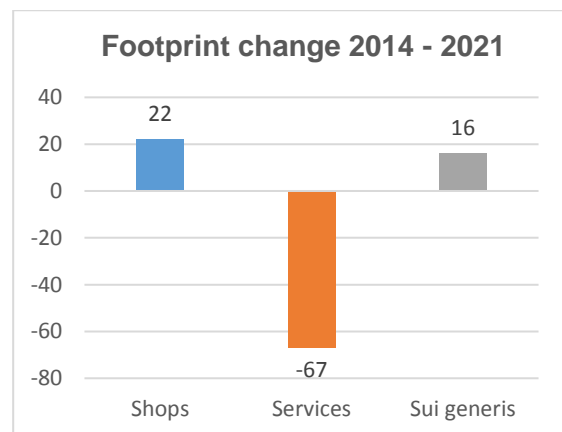
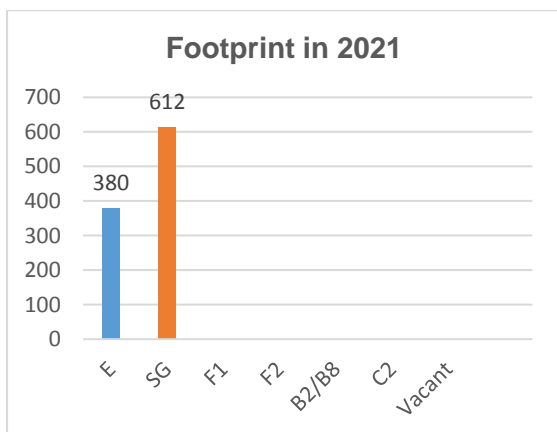
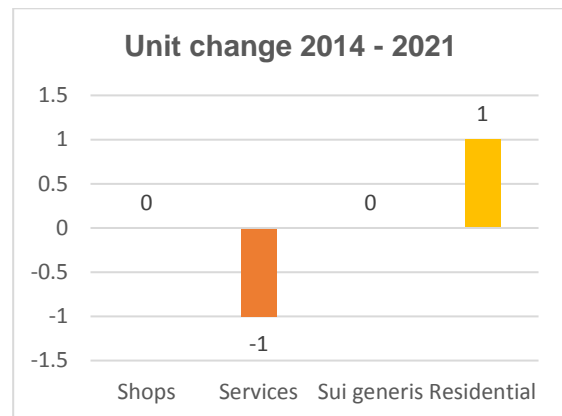
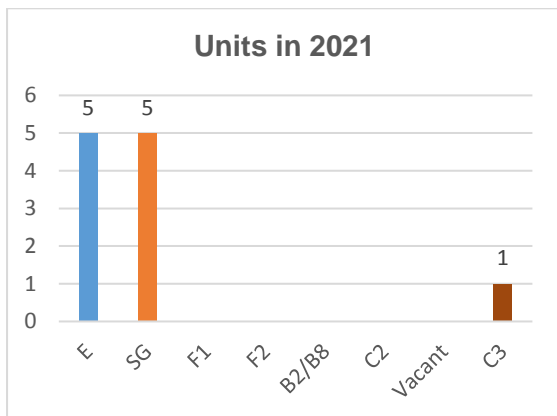
11 Erskine Road/Florian Avenue

11.1 Erskine Road/Florian Avenue Local Centre is a small local centre, centred on The Butterchurn Public House, and serving the northern part of the Poet's Estate between Sutton and Carshalton.

11.2 The centre has a basic offer of shops with five Class E(a) shops (45% of all units), including a pharmacy and a post office. There are also two hot-food takeaways (18% of all units), a garage and a beauty salon. There are no vacant units.

11.3 Since 2014, there has only been one change of use: from a property maintenance office to residential under permitted development rights. The amount of retail floorspace reduced in two units where the rear part of the ground floor had been converted to residential use.

11.4 There is potential to amend boundary to exclude residential units on the boundary of the local centre, at 47 Erskine Road.



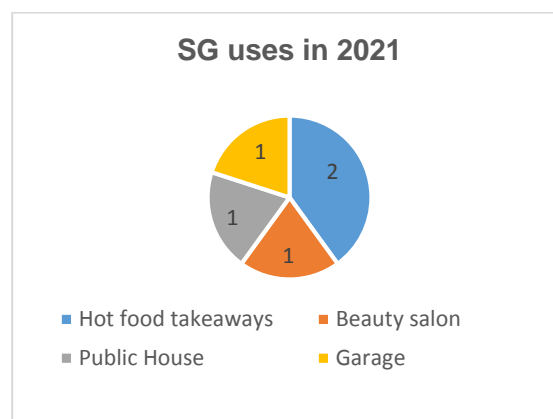


Table 11.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	5	5	0	358	380	22
Financial / Professional Services: A2 - E(c)	1	0	-1	67	0	-67
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	5	5	0	596	612	16
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1			0
Vacant	0	0	0	0	0	0
Totals	11	11	0	1,021	992	-29



- E(a) Shops
- E(b) Restaurants & Cafes
- E(c) Financial & Professional Services
- E(d) Leisure Services
- E(e) Health Services
- E(f) Day Nursery
- E(g) Offices
- B2 General Industrial
- C3 Residential
- F1 Religious, Learning & Non-residential Institutions
- F2 Local Community
- SG Sui Generis
- v Vacant

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Map 11.1

Mix of Use on Ground Floor Frontages within Erskine Road / Florian Avenue Local Centre (2021)

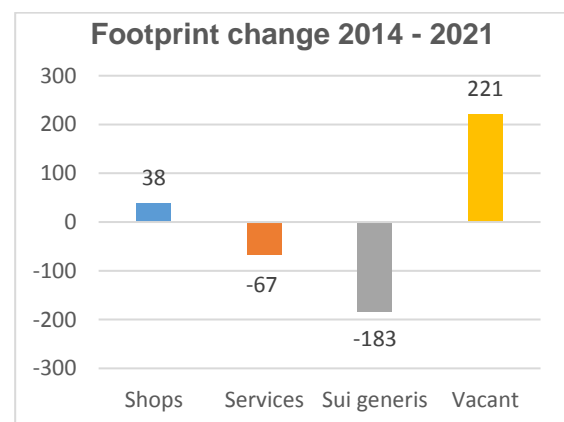
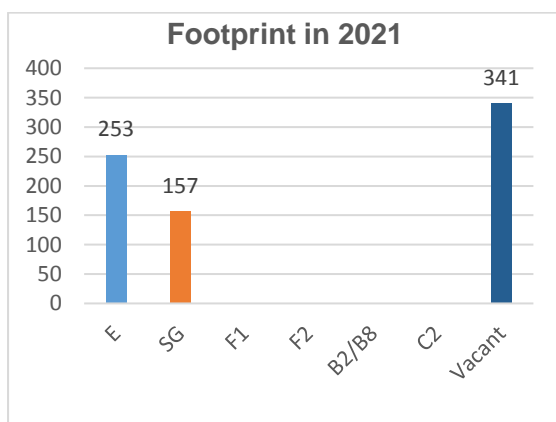
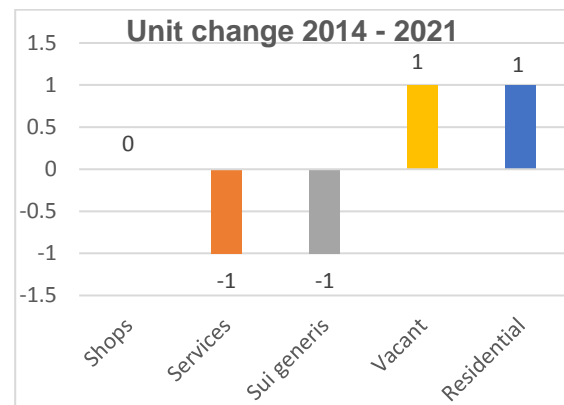
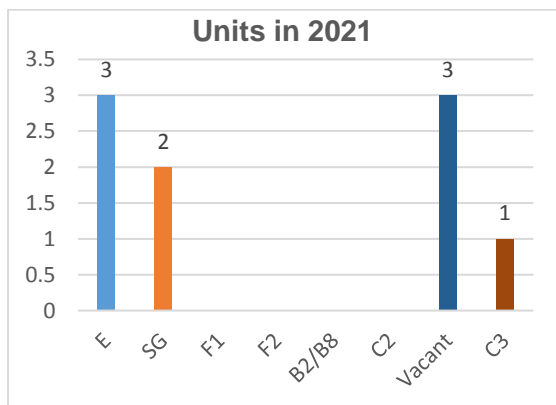
12 Gander Green Lane (West Sutton Station)

12.1 Gander Green Lane Local Centre is one of the borough's smallest local centres, comprising only nine units. It serves the residential areas off Gander Green Lane and commuters using West Sutton station, opposite the local centre.

12.2 As a small local centre, it has a basic retail offer, with three Class E(a) shops (33% of all units), two hot-food takeaways (22% of all units) and one residential unit. There are three vacant units (33% of all units) including the Plough Public House.

12.3 Since 2014, a dry cleaners changed to a bakery, an office converted to residential (under permitted development rights). Two units are longstanding vacancies, and the former Plough public house has planning permission for conversion to four residential dwellings.

12.4 The centre is currently in two parts, punctuated by a stretch of residential properties. Given the change of use to residential at number 177 Gander Green Lane and the redevelopment of the former Plough public house, the stretch of residential properties has increased. There is potential to amend boundary to exclude residential units and to refocus the boundary of the local centre to the retail parade at 143-153 Gander Green Lane.



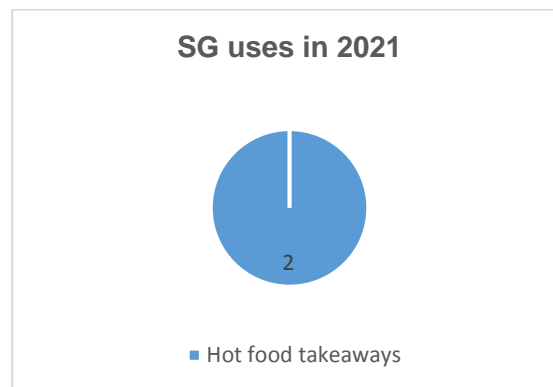


Table 12.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	3	3	0	215	253	38
Financial / Professional Services: A2 - E(c)	1	0	-1	67	0	-67
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	3	2	-1	340	157	-183
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1	-	-	-
Vacant	2	3	1	120	341	221
Totals	9	9	0	742	751	9



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Map 12.1

Mix of Use on Ground Floor Frontages within Gander Green Lane
 (Sutton West Station) Local Centre (2021)

13 Hillcrest Parade

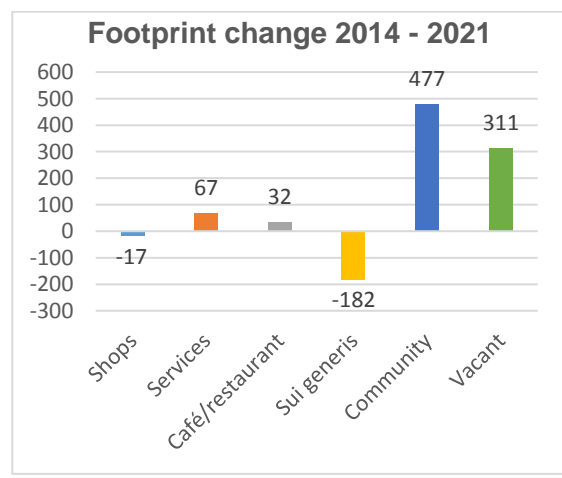
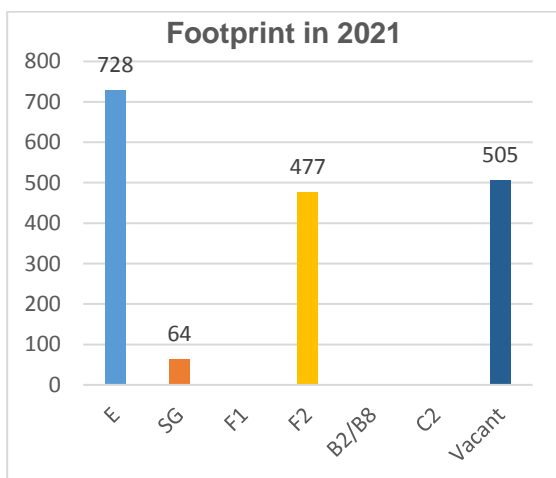
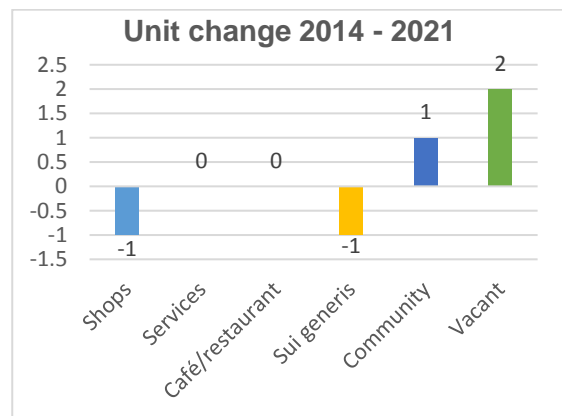
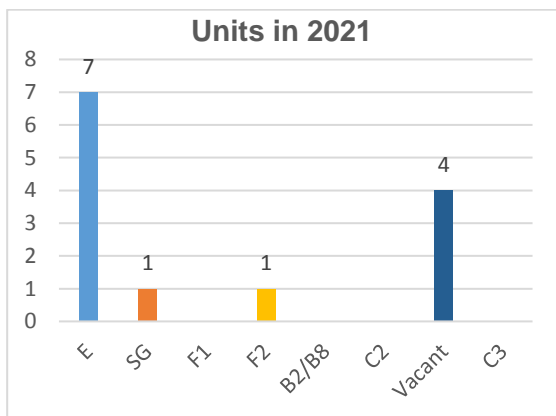
13.1 Hillcrest Parade Local Centre is a purpose-built shopping parade to serve the Clockhouse Estate, built after World War II, and the nearby semi-detached private housing, built before the war. It was one of the borough’s smaller centres and, although attractively situated, looking out onto a green, its shopfronts are tired.

13.2 As a small local centre, it has a basic retail offer, with five Class E(a) units (38% of the total number of uses), a restaurant, and a sign workshop. There is one hot-food takeaway (8% of all units), and four vacant units (31% of all units) including the Jack and Jill Public House.

13.3 Since 2014, a chemist, local service office and the Jack and Jill public house have become vacant. A vacant unit has been brought back into use as a workshop.

13.4 The community hall, Hillcrest Hall, was included within the Local Centre following boundary changes at the last Local Plan review in 2018, increasing the total number of units in the centre from 12 to 13.

13.5 There are no policy changes to consider resulting from the survey.



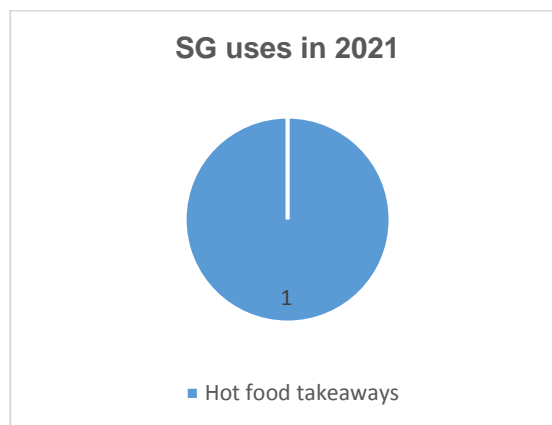
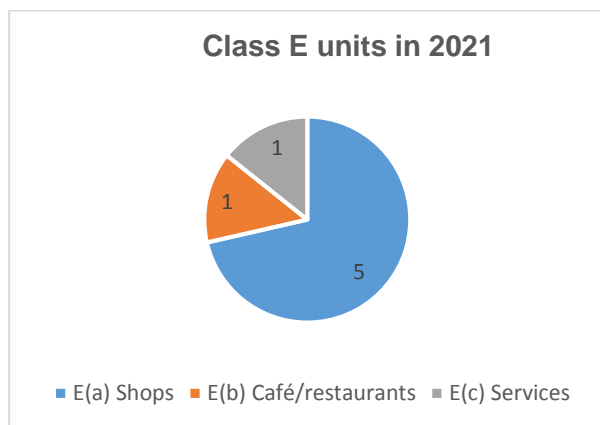
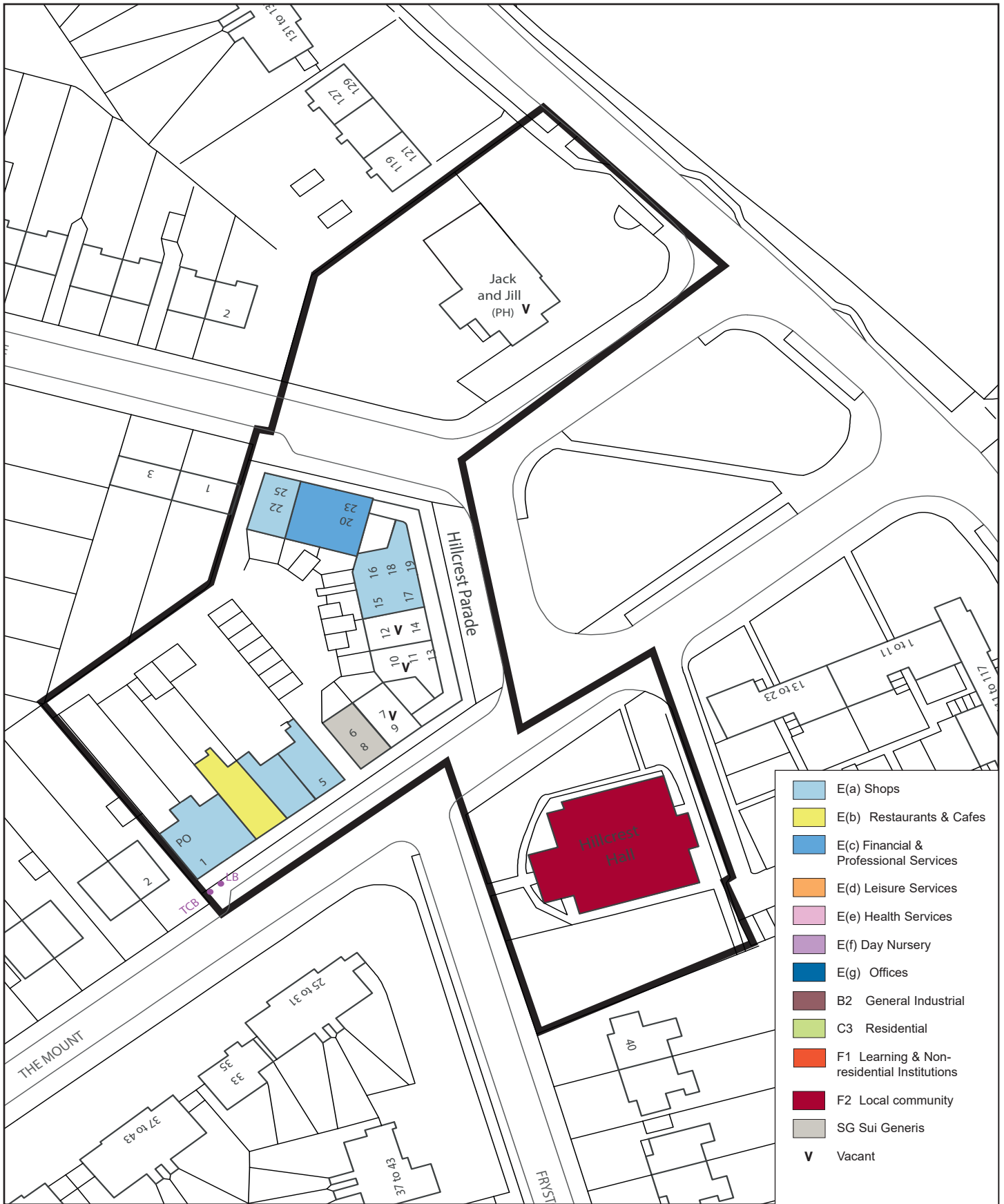


Table 13.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	6	5	-1	518	501	-17
Financial / Professional Services: A2 - E(c)	1	1	0	63	130	67
Restaurants / Cafes: A3 - E(b)	1	1	0	65	97	32
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	2	1	-1	246	64	-182
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	1	1	0	477	477
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0	-	-	-
Vacant	2	4	2	194	505	311
Totals	12	13	1	1,086	1,774	688



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Map 13.1

Mix of Use on Ground Floor Frontages
 within Hillcrest Parade, Clockhouse Local Centre
 (2021)

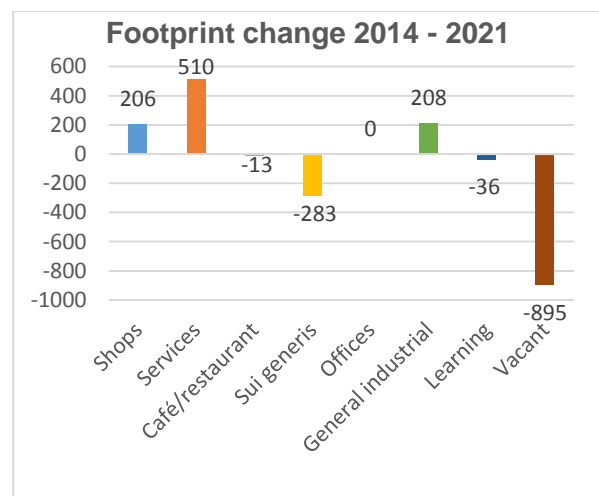
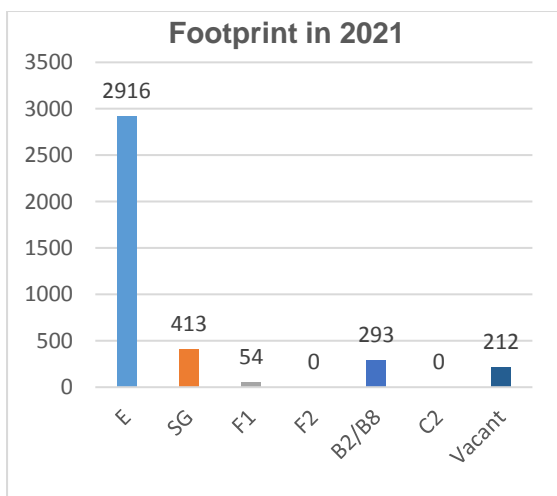
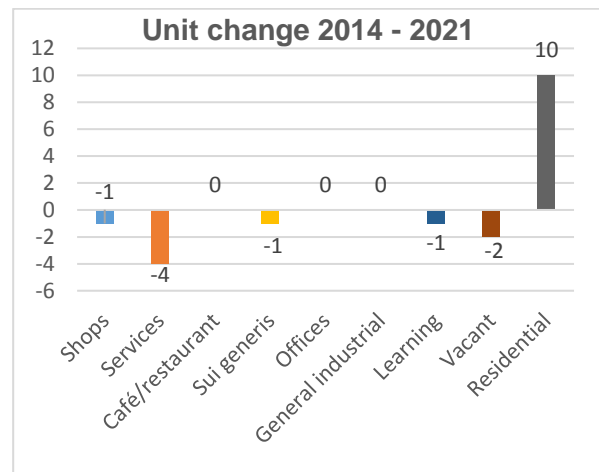
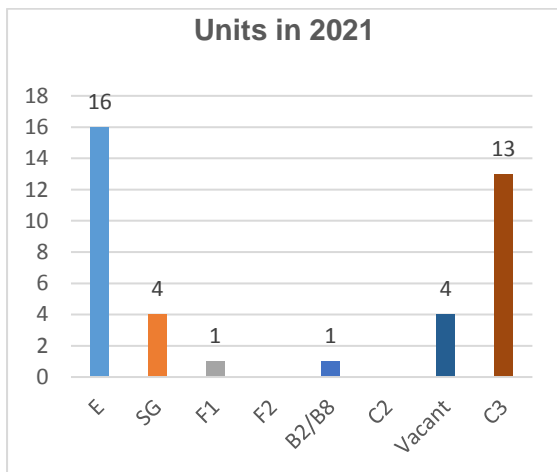
14 Lind Road

14.1 Lind Road Local Centre is one of the borough's larger local centres and is another one of the cluster of local centres between Sutton and Carshalton. It was initially designated as a Local Centre in 2018 in the Local Plan.

14.2 The centre has an equal number of Class E(a) shops (18% of all units) and local service uses (Class E(c):18% of all units) The centre has a relatively high proportion of residential (33% of all units). There are three hot food takeaways (8% of units), and four vacant units (10% of units).

14.3 Since 2015, when an initial survey was carried out, ten units have converted to residential, largely under permitted development rights. In addition, a shop and estate agent have become vacant, and four vacant units are now in as a shop, local service offices and a hot food takeaway.

14.4 There is potential to amend boundary to exclude residential units adjacent to the boundary, at 39 Lind Road and along the Broadway. NB The local centre boundary needs to be redrawn to include properties at No. 41-45 and 53 Lind Road which were included in the floorspace figures for the previous survey, but partly fall outside the current boundary due to a mapping error.



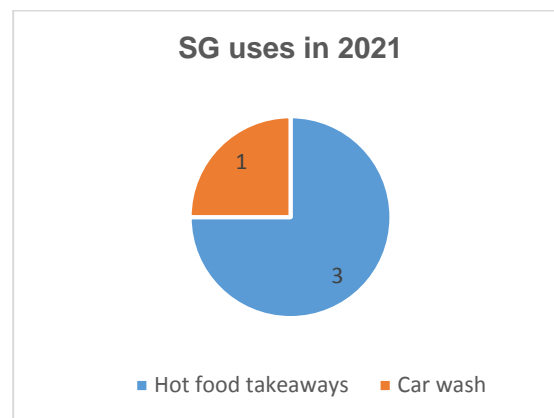


Table 14.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	8	7	-1	537	743	206
Financial / Professional Services: A2 - E(c)	11	7	-4	1,514	2,024	510
Restaurants / Cafes: A3 - E(b)	1	1	0	135	122	-13
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	5	4	-1	696	413	-283
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	2	1	-1	90	54	-36
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	1	0	27	27	0
General industrial: B2	1	1	0	85	293	208
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	3	13	10	-	-	-
Vacant	6	4	-2	1,107	212	-895
Totals	38	39	1	4,191	3,888	-303



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Map 14.1
Mix of Use on Ground Floor Frontages within Lind Road Local Centre (2021)

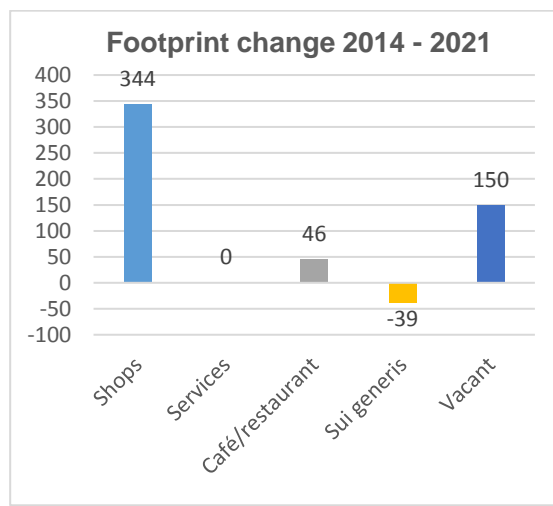
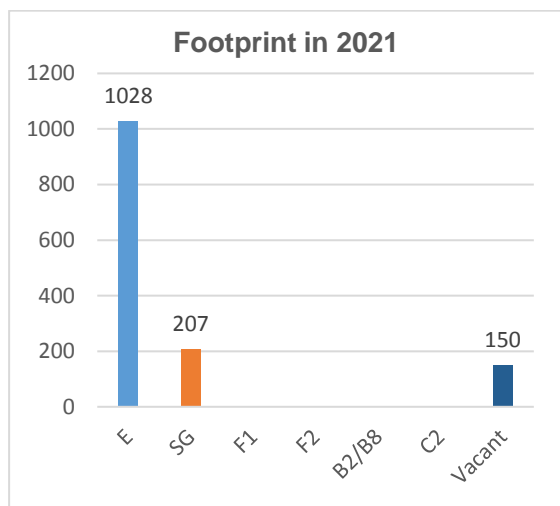
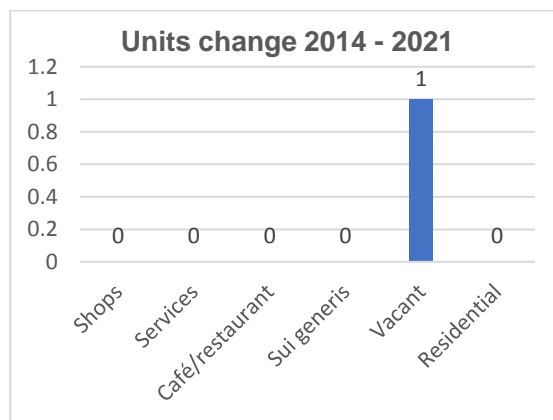
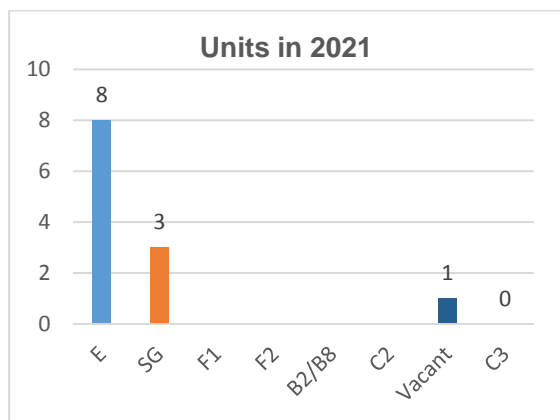
15 London Road (corner of Hamilton Avenue)

15.1 London Road (corner of Hamilton Avenue) Local Centre is one of three local centres, together with North Cheam district centre, which lie along the A24. It is the smallest of these four centres and, as a local centre located on a main road has a poor public realm.

15.2 50% of the units in the centre are Class E(a) shops. There are two hot-food takeaways (17% of all units) and one vacant unit.

15.3 Since 2014, a betting office became vacant, a hairdressers became a hair and beauty salon (a sui generis use) and the Topps Tiles unit was included in the Local Centre following boundary changes at the last Local Plan review in 2018.

15.4 There are no policy implications from the analysis of this centre. NB The Local Centre Boundary needs to be redrawn to cover the inclusion of Topps Tiles, it currently includes part of Haredon House in error.



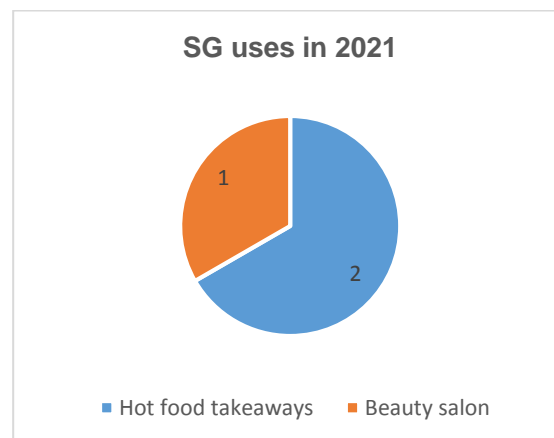
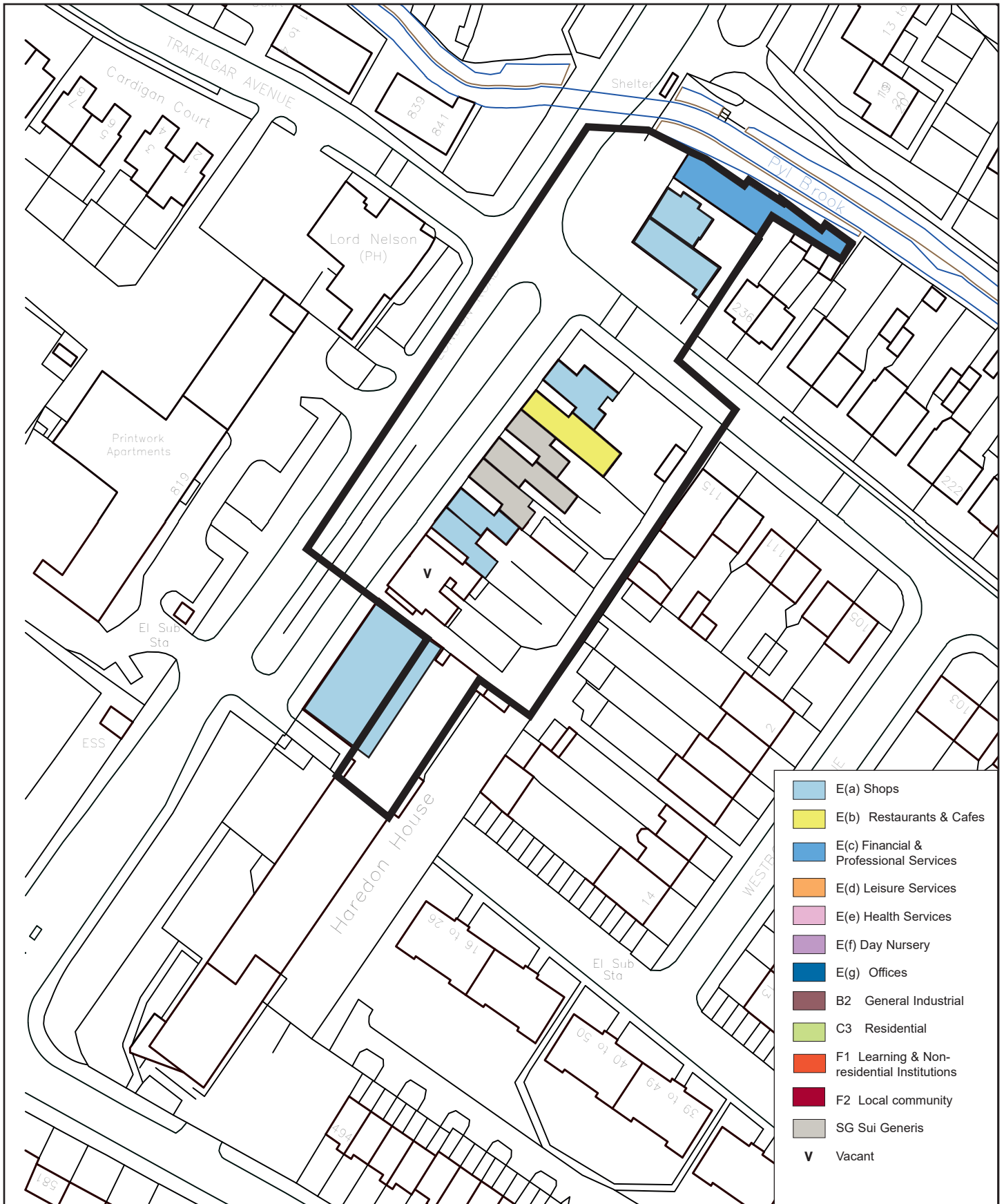


Table 15.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	6	6	0	396	740	344
Financial / Professional Services: A2 - E(c)	1	1	0	186	186	0
Restaurants / Cafes: A3 - E(b)	1	1	0	56	102	46
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	3	3	0	246	207	-39
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0			
Vacant	0	1	1	0	150	150
Totals	11	12	1	884	1,385	501



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Map 15.1
 Mix of Use on Ground Floor Frontages
 within London Road (corner of Hamilton Avenue)
 Local Centre (2021)

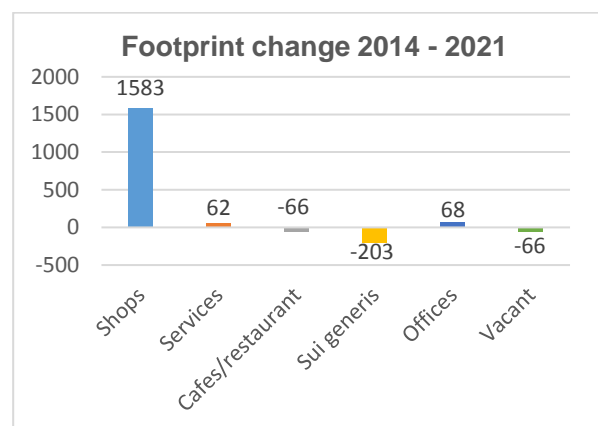
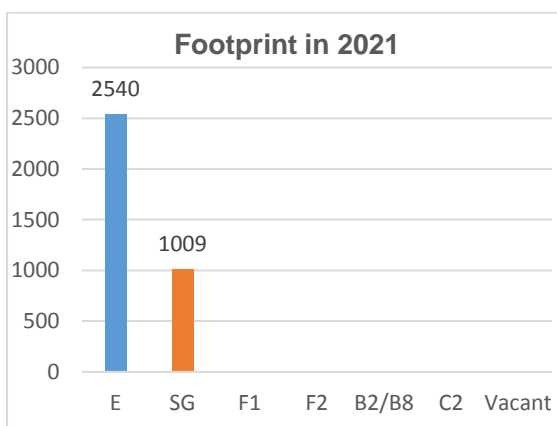
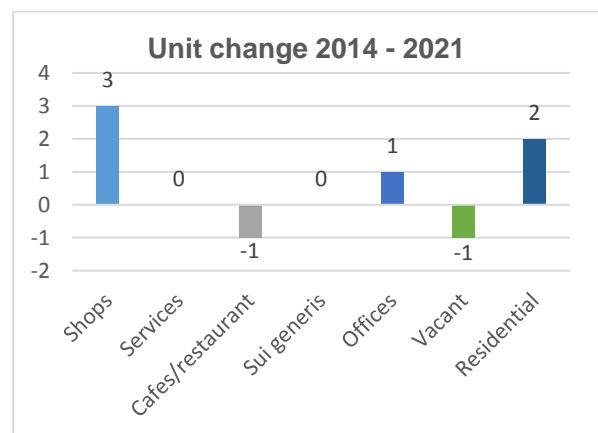
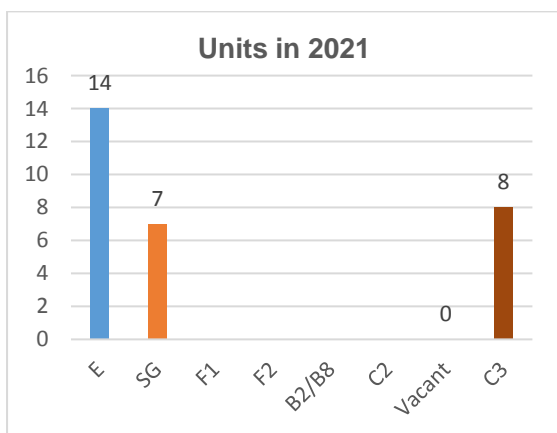
16 London Road (corner of Staines Avenue)

16.1 London Road (corner of Staines Avenue) Local Centre is one of three local centres, together with North Cheam district centre, which lie along the A24. As a local centre located on a busy main road has a poorer public realm.

16.2 34% of the units in the centre are Class E(a) shops. There four hot-food takeaways (14% of all units) and three other *sui generis* uses (a petrol station, a laundrette and nail bar). Furthermore, the retail uses are interspersed with residential units (28% of all units) so the centre has a disjointed feel. There are no vacant units.

16.3 Since 2014, the key change has been the redevelopment of a former car showroom and accountants office to provide an Aldi supermarket. A number of units on the western side of London Road were included in the Local Centre following boundary changes at the last Local Plan review in 2018, including two shops and three offices. However, two of these office units have subsequently been converted to residential under permitted development rights.

16.4 There is potential to amend boundary to exclude residential units adjacent to the boundary, at Eden Place, 713 London Road, and 5 Langley Avenue, a residential property to the rear of 701 London Road.



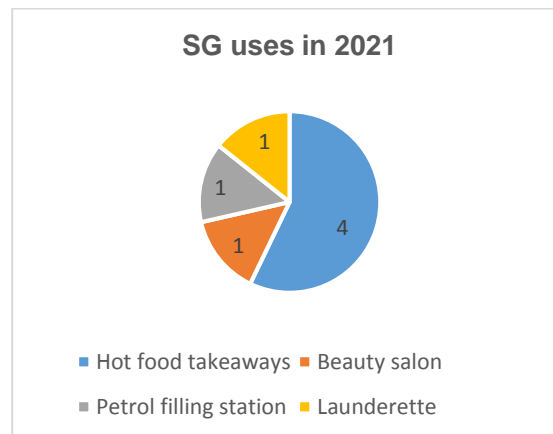
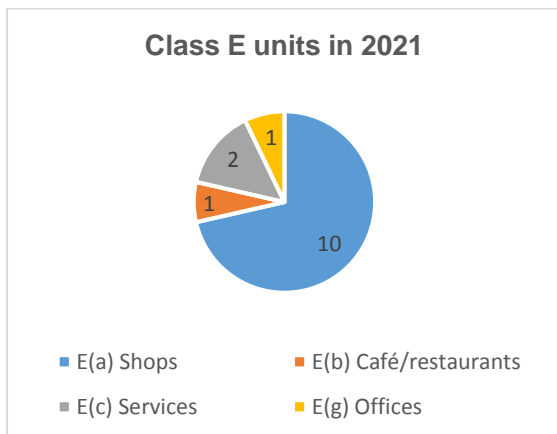
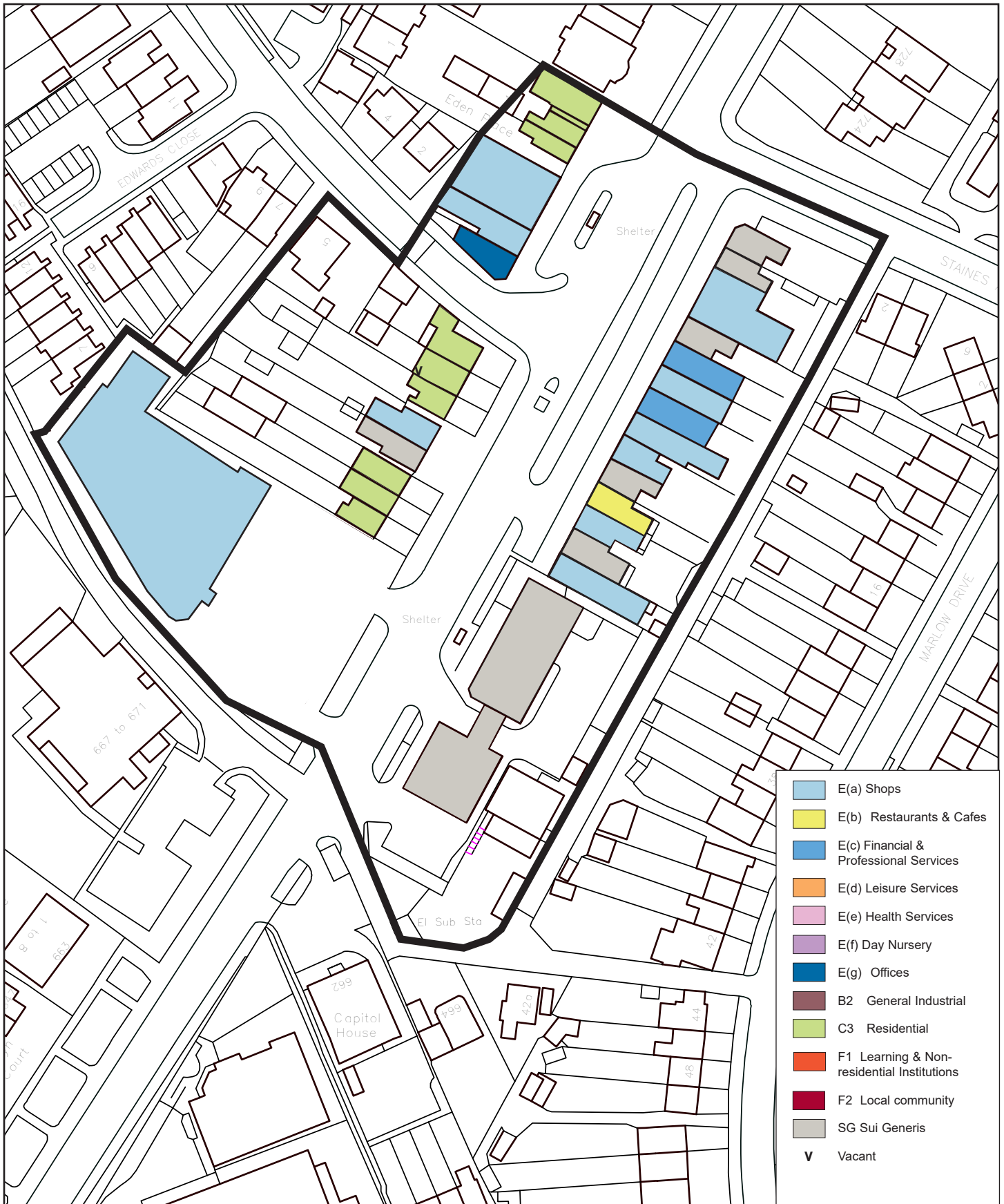


Table 16.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	7	10	3	638	2,221	1,583
Financial / Professional Services: A2 - E(c)	2	2	0	121	183	62
Restaurants / Cafes: A3 - E(b)	2	1	-1	134	68	-66
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	7	7	0	1,212	1009	-203
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	1	1	0	68	68
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	6	8	2			
Vacant	1	0	-1	66	0	-66
Totals	25	29	4	2,171	3,549	1,378



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Map 16.1
 Mix of Use on Ground Floor Frontages within
 London Road (corner of Staines Avenue) Local
 Centre (2021)

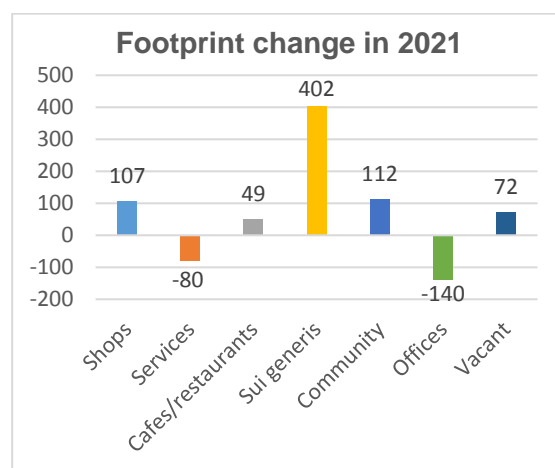
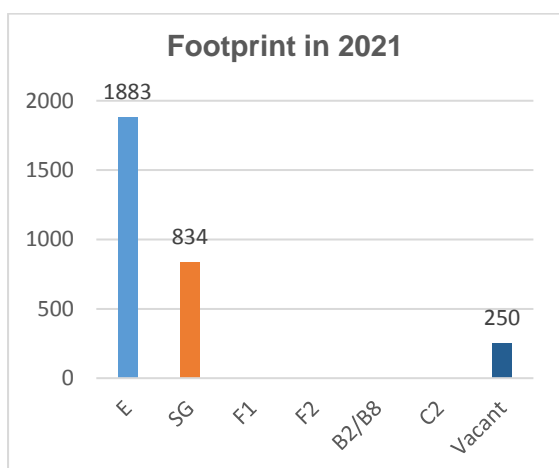
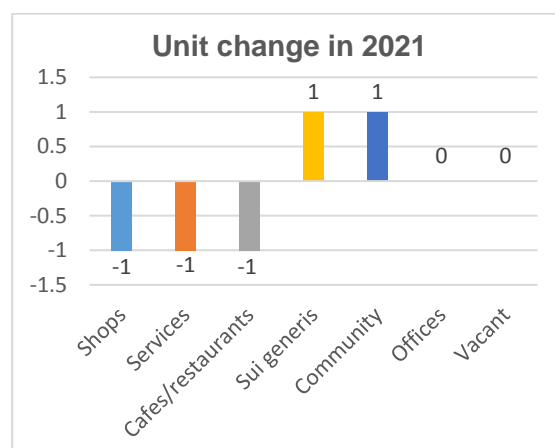
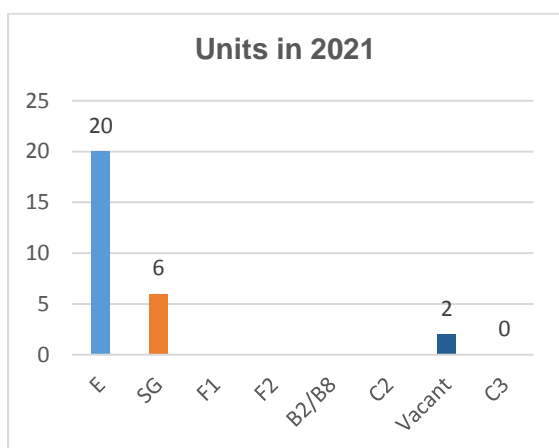
17 Manor Road

17.1 Manor Road Local Centre is a medium-sized local centre and was originally the centre of Wallington before Wallington migrated uphill with the turnpiking of the Croydon to Epsom toll road. The local centre is contained within the Wallington Green Conservation Area with some good quality shopfronts. The Duke's Head Public House is a Grade II Listed Building

17.2 Class E(a) shops make up 46% of the total units. There is a mix of comparison, convenience and service retail uses. There are a higher proportion of restaurants and cafes in the local centre than in many other centres. There are no bookmakers in the centre, and three hot-food takeaways (11% of all units).

17.3 Since 2014, one vacant unit became a café, and another vacant unit changed use to a dental laboratory. In addition a former record shop and a former office use became vacant.

17.4 Whilst Danbury Mews is included within the boundary of the local centre – the 2014 survey did not identify uses within it. Whilst a number are in use as offices or workshops, a number of units are not publically identified, and have also not been included in the 2021 count. The boundary of the local centre could be reviewed whether the mews should be retained, or whether it should be extended to cover the builders yard which is currently excluded.



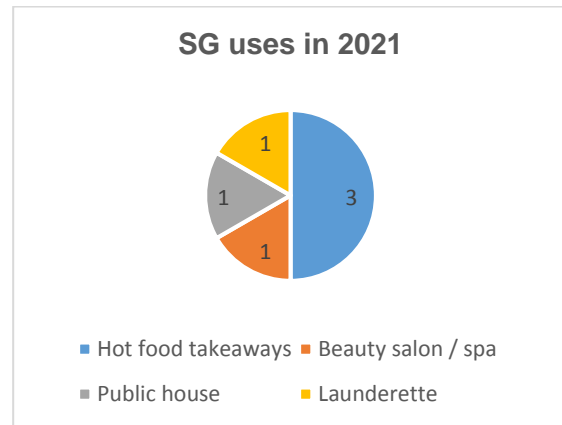
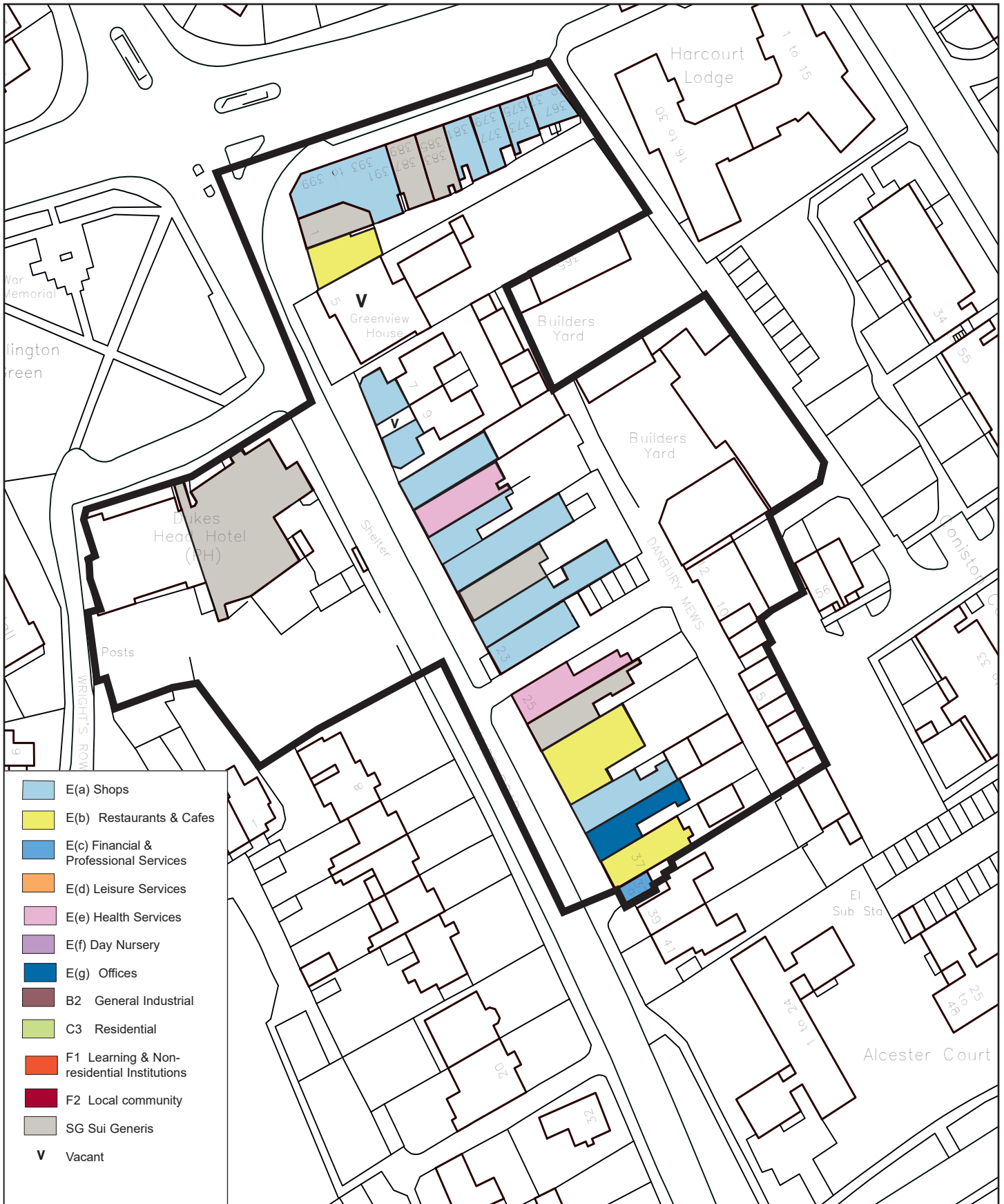


Table 17.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	14	13	-1	1,082	1,189	107
Financial / Professional Services: A2 - E(c)	2	1	-1	103	23	-80
Restaurants / Cafes: A3 - E(b)	4	3	-1	322	371	49
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	5	6	1	432	834	402
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	2	1	98	210	112
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	1	0	230	90	-140
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0			
Vacant	2	2	0	178	250	72
Totals	29	28	-1	2,445	2,967	522



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Map 17.1
Mix of Use on Ground Floor Frontages
within Manor Road, Wallington Local Centre

18 Middleton Circle

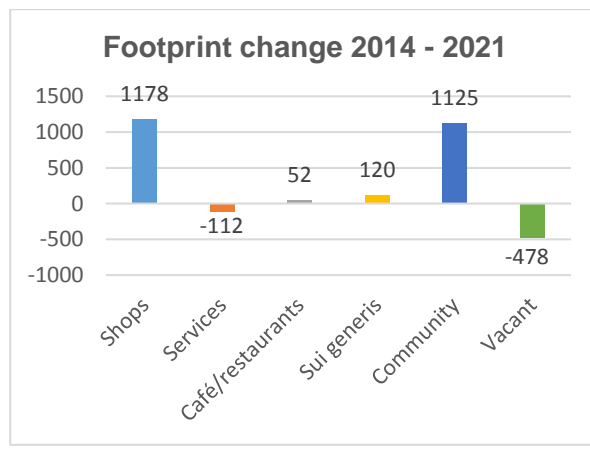
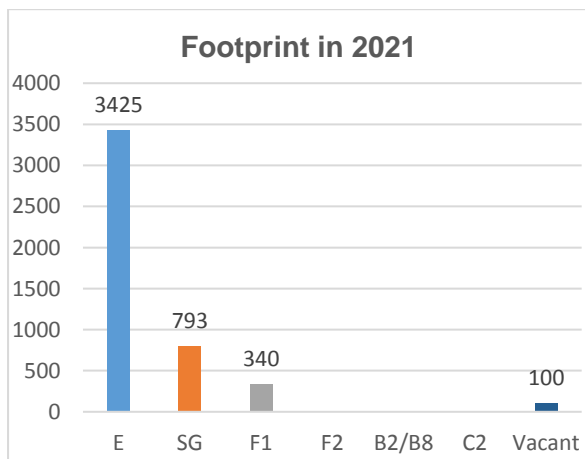
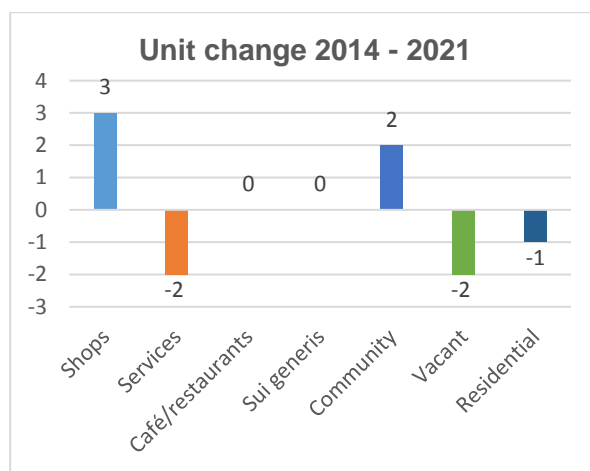
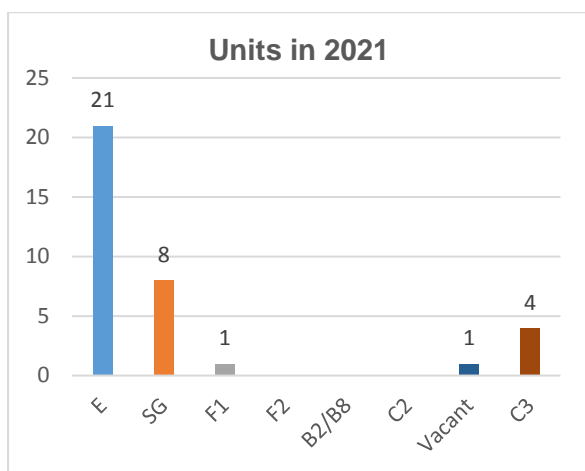
18.1 Middleton Circle Local Centre is a purpose-built local centre serving the eastern part of the St Helier Estate, and falls within the St Helier Area of Special Local Character. The shops are arranged around the intersection of Green Wrythe Lane and Middleton Road. The centre is dominated by traffic and movement around the centre is limited by the presence of pedestrian safety barriers.

18.2 54% the units within the centre are E(a) shops. There is one betting shop and the only pawnbroker in the borough's local centres. There are five hot-food takeaways within the centre (14% of all units), and only one vacant unit (3% of units).

18.3 Since 2014 there have been changes to the boundary of the Local Centre made at the last Local Plan review in 2018. These changes involved the removal of residential dwellings at Tavern Close, and the addition of the health centre and library.

18.4 In addition, there have been some changes of use, a former betting office changed use to a barbers, and three former vacant units are now E(a) shops.

18.5 There is potential to amend boundary to exclude residential units adjacent to the boundary at 424-428 Green Wrythe Lane and 396-412 Middleton Road.



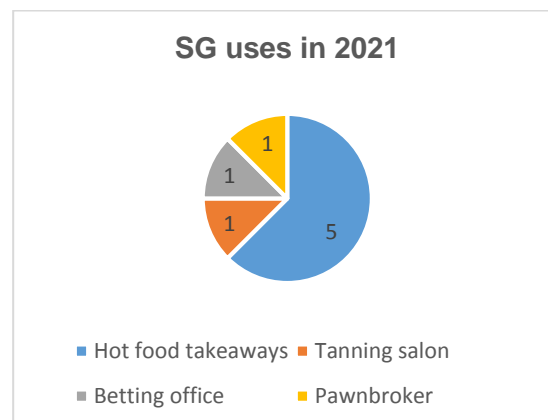
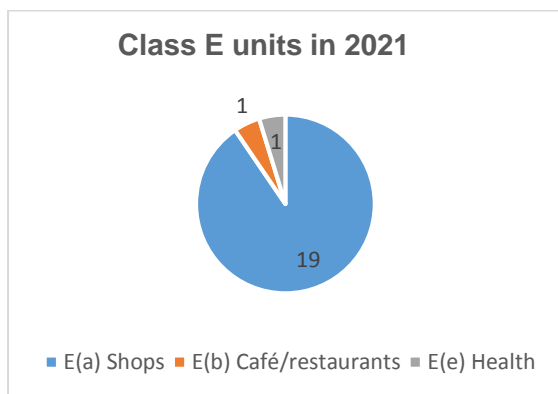
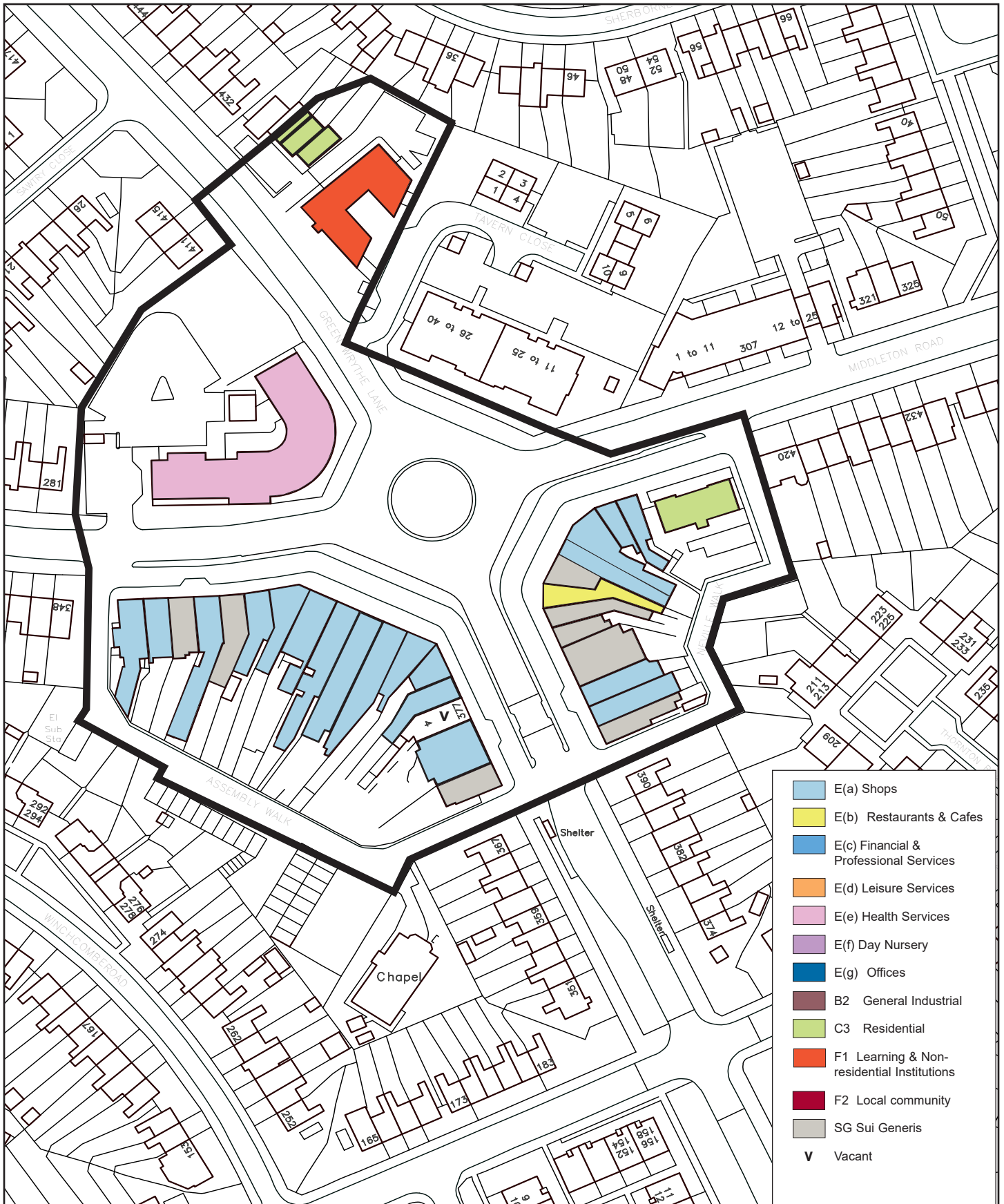


Table 18.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	16	19	3	1,350	2,528	1,178
Financial / Professional Services: A2 - E(c)	2	0	-2	112	0	-112
Restaurants / Cafes: A3 - E(b)	1	1	0	60	112	52
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	8	8	0	673	793	120
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	2	2	0	1,125	1,125
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	5	4	-1			
Vacant	3	1	-2	578	100	-478
Totals	35	35	0	2,773	4,658	1,885



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Map 18.1

Mix of Use on Ground Floor Frontages within Middleton Circle Local Centre (2021)

19 North Street

19.1 North Street Local Centre is a small local centre adjacent to Carshalton Station. It was initially designated as a Local Centre in 2018 in the Local Plan. Some properties at the southern end of the parade fall within the Carshalton Village Conservation Area.

19.2 The centre has four Class E(a) shops (36% of all units), a café, the Railway Tavern public house and two hot food takeaways (18% of units). The Carshalton Institute and Social Club lies at the centre. There are two vacant units (18% of units).

19.3 Since 2015, when an initial survey was carried out, a timber yard unit converted to a hairdressers and barbers. In addition, an office and taxi office have become vacant.

19.4 There are no policy implications from the analysis of this centre.

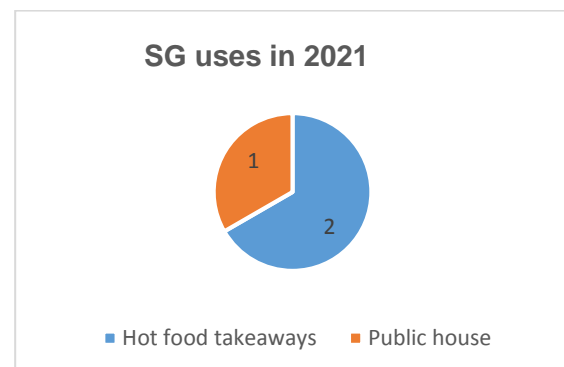
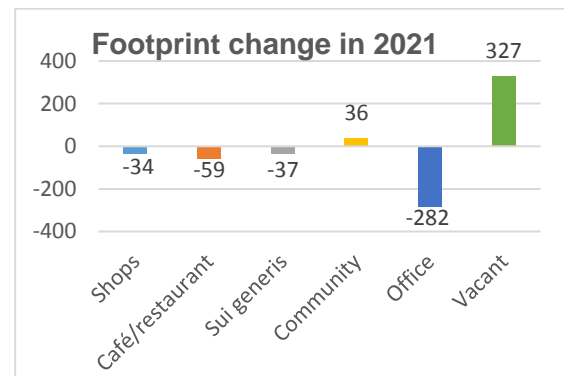
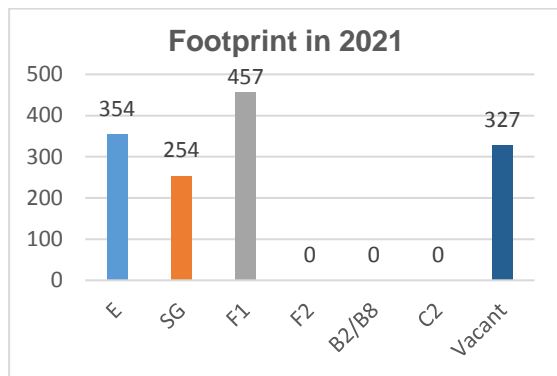
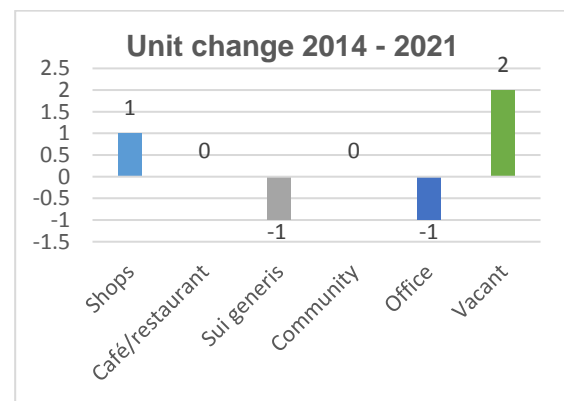
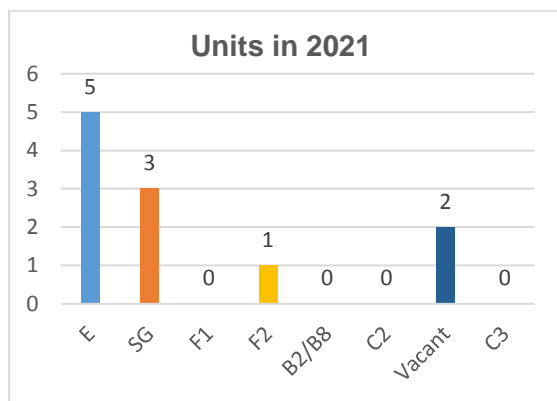
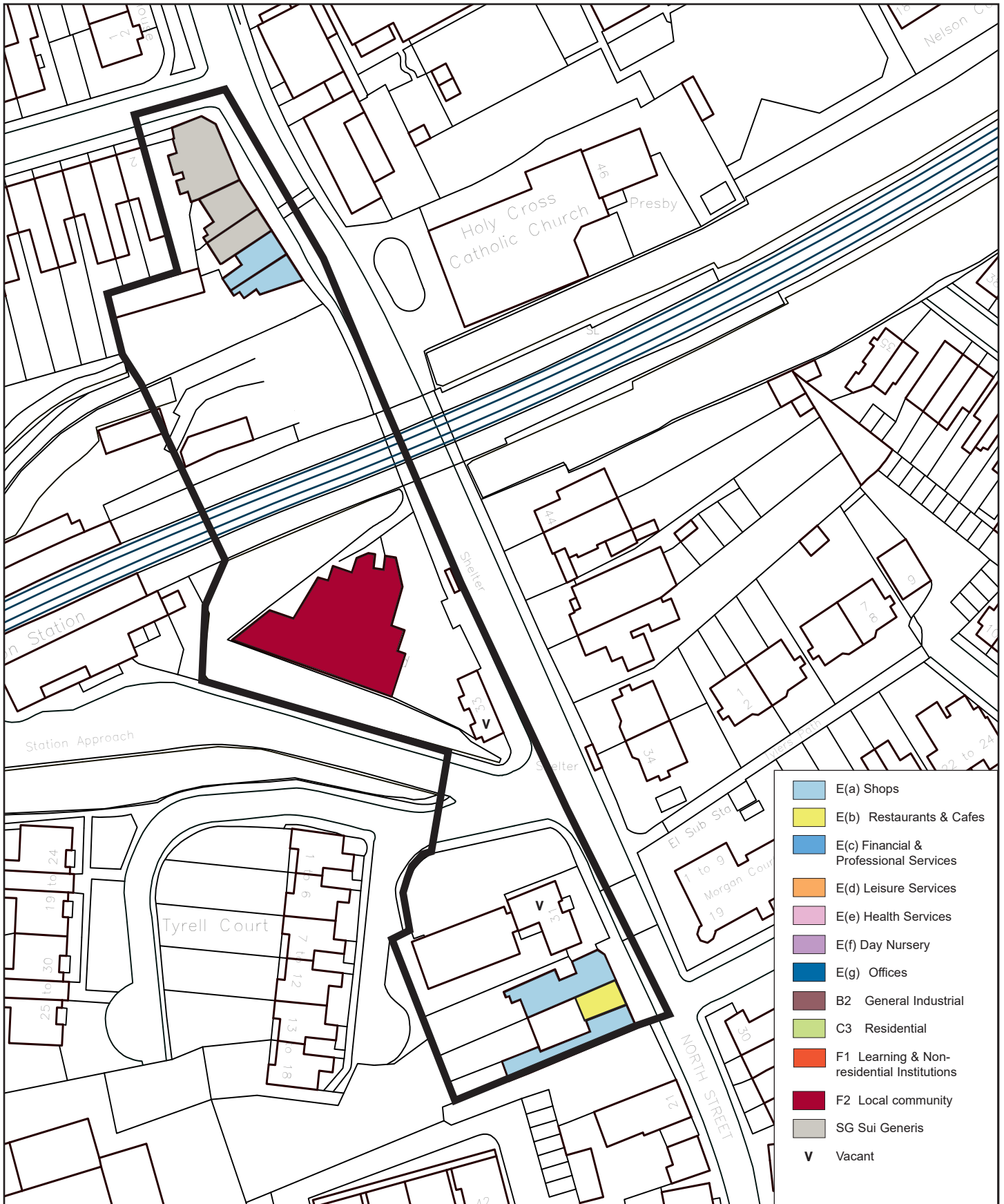


Table 19.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	3	4	1	348	314	-34
Financial / Professional Services: A2 - E(c)	0	0	0	0	0	0
Restaurants / Cafes: A3 - E(b)	1	1	0	99	40	-59
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	4	3	-1	291	254	-37
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	1	0	421	457	36
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	0	-1	282	0	-282
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0	-	-	-
Vacant	0	2	2	0	327	327
Totals	10	11	1	1,441	1,392	-49



London Borough of Sutton

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Map 19.1

**Mix of Use on Ground Floor Frontages
within North Street Local Centre (2021)**

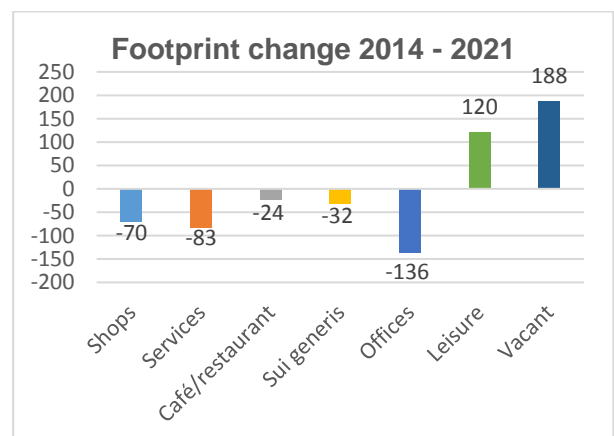
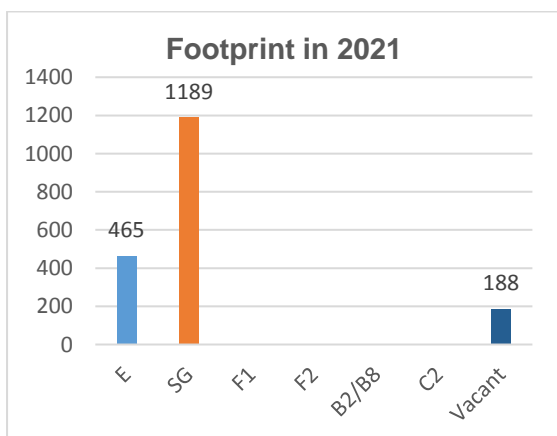
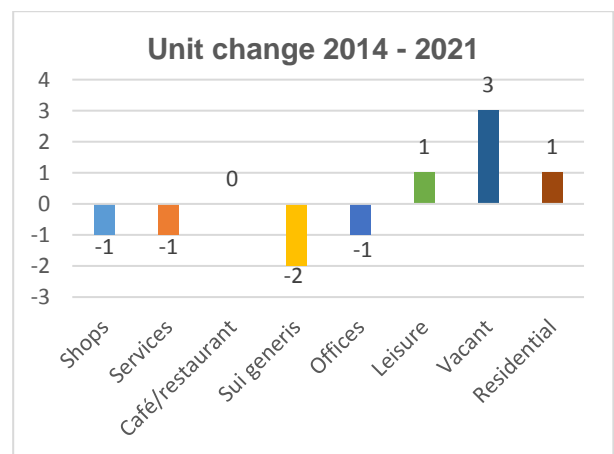
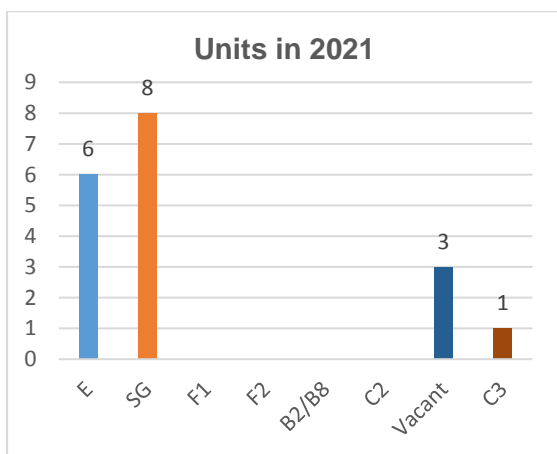
20 Oldfields Road

20.1 Oldfields Road Local Centre is a medium-sized local centre, stretching along the A217. In common with most of the other local centres on major roads, its public realm is poor.

20.2 Class E(a) shops make up a smaller proportion of the total units than in most other centres (22% of all units). There are a high proportion of *sui generis* uses, with two vehicle showrooms, a taxi control office and the Gander Inn public house. There are four hot-food takeaways (22% of all units), which is a sizeable proportion of units given the size of the local centre. There are three vacant units (17% of units).

20.3 Since 2014, two Class E(a) shop units have become vacant, including the typewriter shop, both a betting office and tattoo parlour changed use to a barbers, and a local service office changed to a personal training studio. The betting office did relocate within the centre, but has since closed and the unit is now vacant. A former office located at the rear of 7-9 Oldfields Road has been redeveloped for residential (Oakcroft Mews).

20.4 In terms of policy implications, the local centre boundary could be re-drawn to include the new retail unit built on the site of the former chapel, and to exclude the new residential development at Oakcroft Mews given the separation from the rest of the centre.



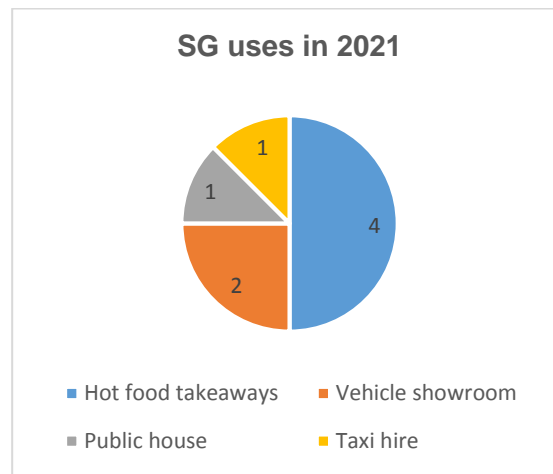
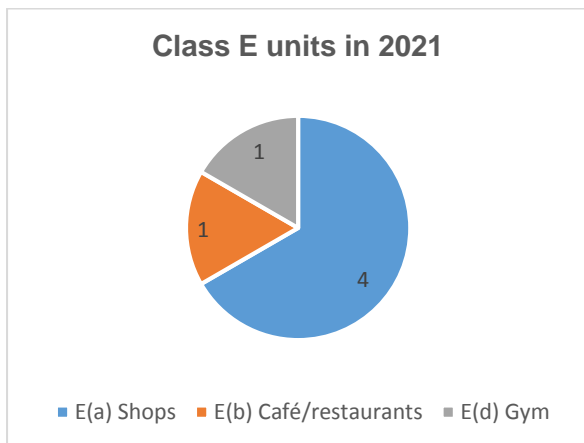


Table 20.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	5	4	-1	320	250	-70
Financial / Professional Services: A2 - E(c)	1	0	-1	83	0	-83
Restaurants / Cafes: A3 - E(b)	1	1	0	119	95	-24
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	10	8	-2	1,221	1,189	-32
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	1	1	0	120	120
Offices: B1 - E(g)	1	0	-1	136	0	-136
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1	-	-	-
Vacant	0	3	3	0	188	188
Totals	18	18	0	1,879	1,842	-37



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Map 20.1
Mix of Use on Ground Floor Frontages within Oldfields Road Local Centre (2021)

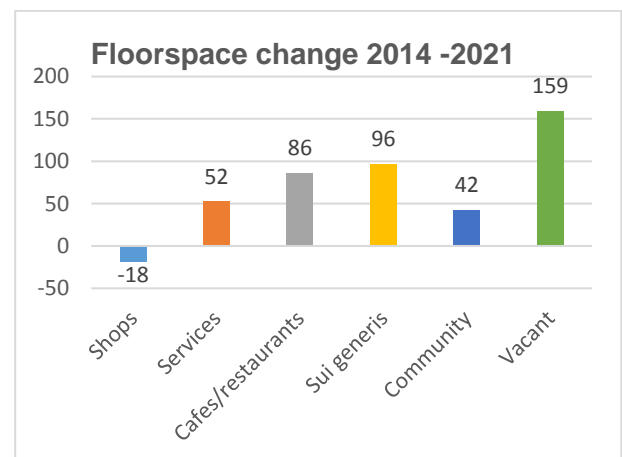
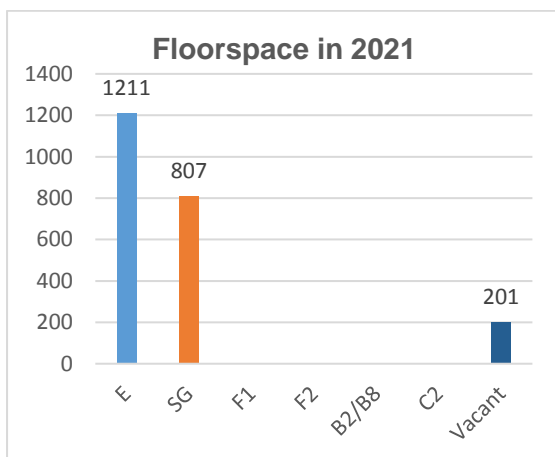
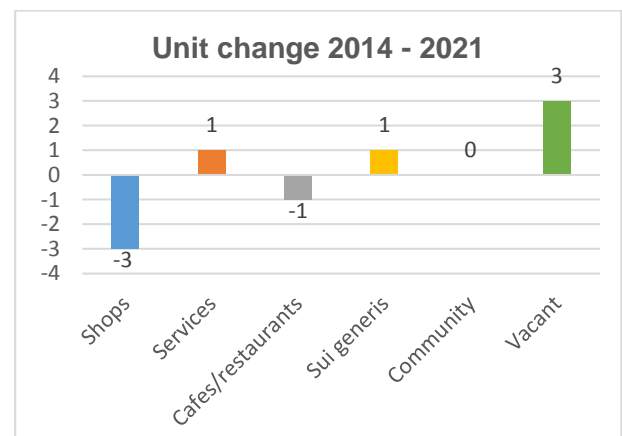
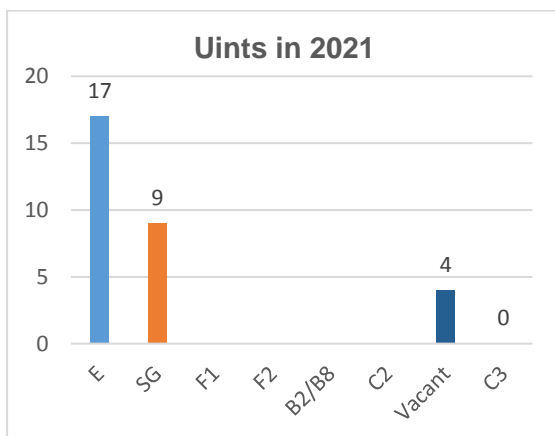
21 Plough Lane

21.1 Plough Lane Local Centre is a purpose-built local centre, constructed in the Arts and Crafts style, and centred on The Plough public house. The busy Croydon Road runs through the centre creating two distinct elements, comprising of the Broadway, and the parade on Croydon Road

21.2 37% of the units in the centre are comprised of Class E(a) shops. The centre has a higher proportion of cafés and restaurants compared to centres of comparable size. It has three restaurants and a café (13% of units), and five hot-food takeaways (17% of the units). There are four vacant units (13% of units) formerly a shop, a library and a betting office (subdivided into two units).

21.3 Since 2014, a convenience store has subdivided into two units to provide a tattoo parlour and massage therapy clinic. In addition, a café changed use to provide an accountants, a tanning salon became a barbers, and a vacant unit is now a hot food takeaway.

21.4 There are no policy implications from the analysis of this centre.



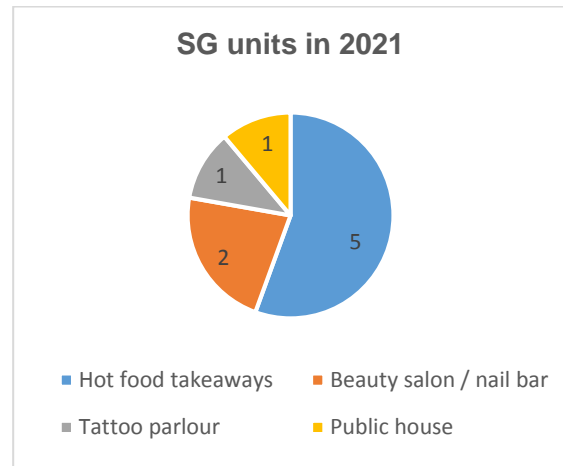
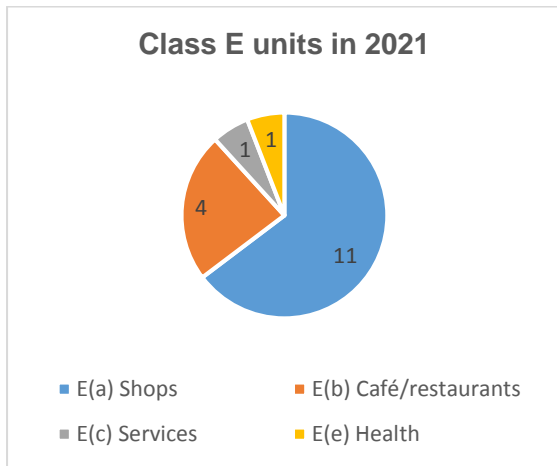


Table 21.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	14	11	-3	754	736	-18
Financial / Professional Services: A2 - E(c)	0	1	1	0	52	52
Restaurants / Cafes: A3 - E(b)	5	4	-1	259	345	86
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	8	9	1	711	807	96
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	1	0	36	78	42
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0	-	-	-
Vacant	1	4	3	42	201	159
Totals	29	30	1	1,802	2,219	417



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Map 21.1
 Mix of Use on Ground Floor Frontages
 within Plough Lane, Beddington Local Centre
 (2021)

22 Roundshaw Centre

22.1 Roundshaw Local Centre serves the Roundshaw Estate in the south-east of the borough. Between 1997 and 2010, the estate was redeveloped and the high-rise blocks were replaced by low-rise residential units. As part of the regeneration, a new local centre was created and so the centre is very much a purpose-built local centre.

22.2 The centre is small in terms of units but large in terms of footprint as the centre includes the Phoenix Centre (community centre and library), a church and a large health centre. Besides, this, there are two Class E(a) shops (22% of all units), a housing association office and two takeaways (22% of all units).

22.3 Since 2014, whilst there has been no changes of use, the floorspace assigned to the library and sports hall has been reassessed.

22.4 There are no policy implications from an analysis of this local centre.

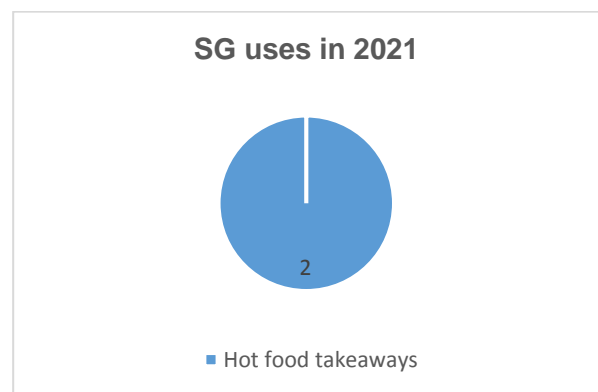
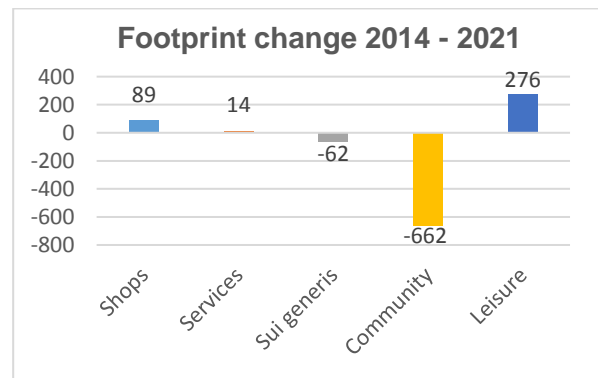
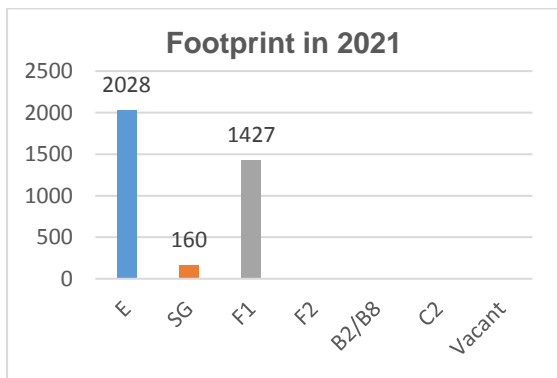
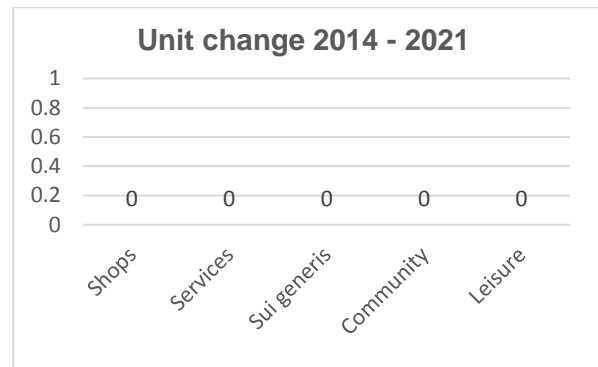
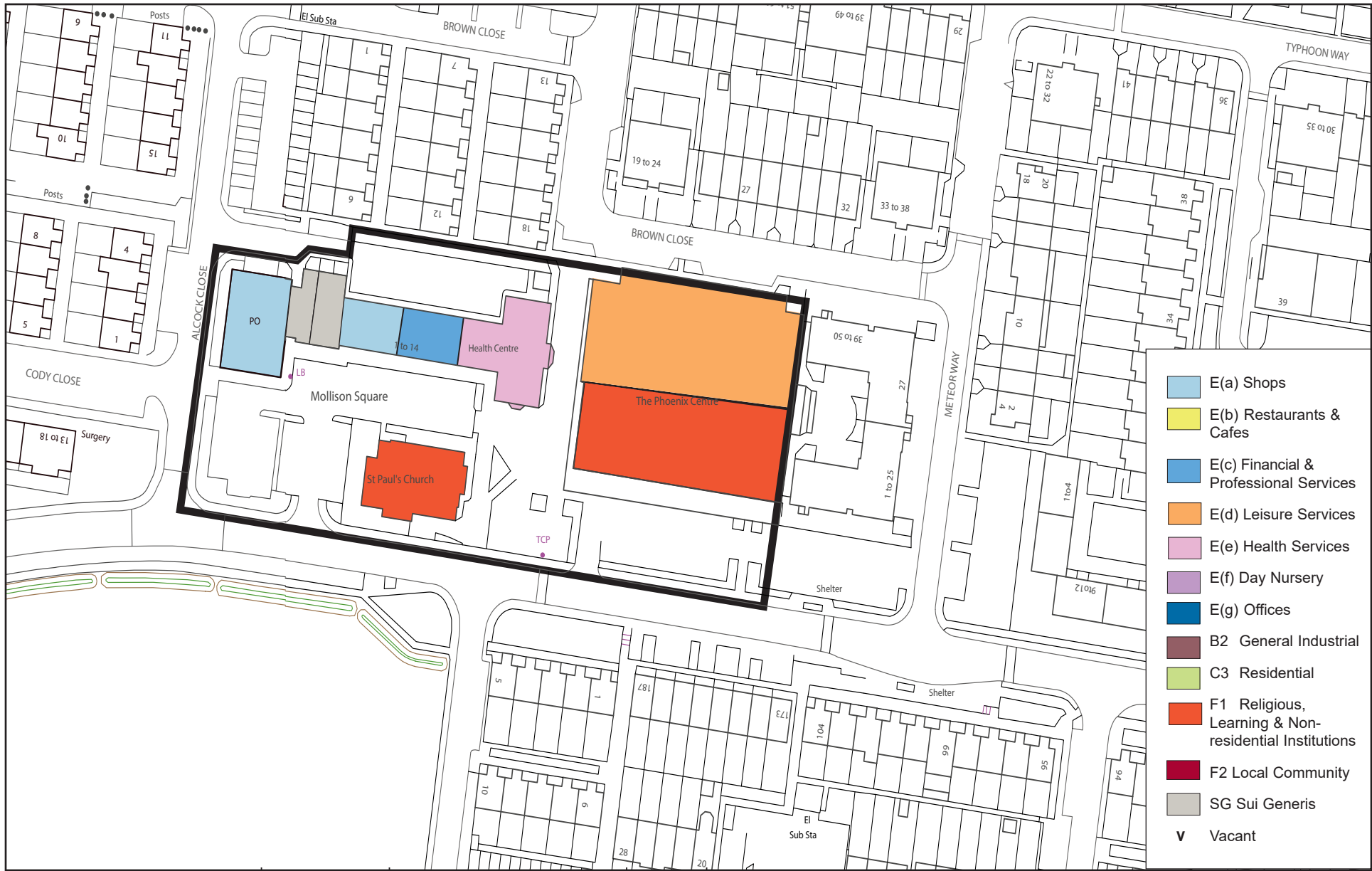


Table 22.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	2	2	0	361	450	89
Financial / Professional Services: A2 - E(c)	1	1	0	136	150	14
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	2	2	0	222	160	-62
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	3	3	0	2,428	1,766	-662
Leisure: D2 - F2(c) F2(d) E(d)	1	1	0	810	1,086	276
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0			
Vacant	0	0	0	0	0	0
Totals	9	9	0	3,957	3,612	-345



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Map 22.1
 Mix of Use on Ground Floor Frontages within Roundshaw Local Centre (2021)

23 Stanley Park Road

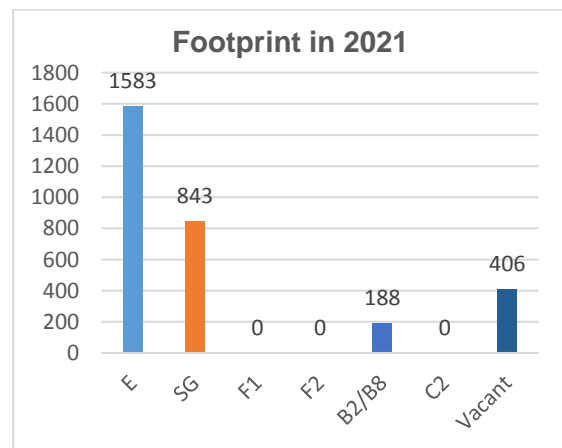
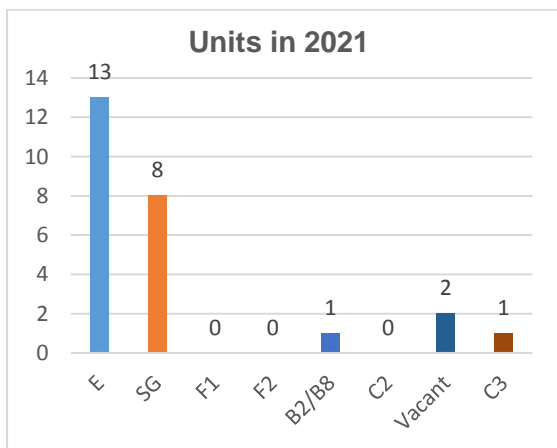
23.1 Stanley Park Road Local Centre serves the Carshalton Beeches and Carshalton-on-the-Hill suburbs. It is also the nearest centre to the new Stanley Park High School. The centre has a wide pavement on one side and a smaller volume of traffic, resulting in a better public realm than many similar roadside centres.

23.2 The centre is medium-sized and has a good range of basic shops including a supermarket, convenience stores, hairdressers, and a pharmacy. 40% of all units are Class E(a) shops. There are four hot-food takeaways (16% of all units), a tattoo parlour and two vacant units (8% of all units): a former dance studio and a former workshop.

23.3 Since 2014, a new supermarket has opened – a redevelopment of the former petrol filling station site. In addition, a hardware shop changed to a hot food takeaway, and a pharmacy to a pilates studio (under permitted development rights). There is one residential dwelling which was incorrectly marked as part of the former dance school in the 2014 health check.

23.4 The Stanley Park Children’s Centre was included within the Local Centre following boundary changes at the last Local Plan review in 2018. Overall the number of units in the centre increased from 22 in 2014 to 25 in 2021, taking into account the extension of the centre, the residential dwelling noted above, and a subdivision of a workshop unit.

23.5 There is potential to amend boundary to exclude new residential units at Parkview Close located to the rear of the shopping parade on the northern side of Stanley Park Road, and to exclude the residential dwelling adjacent to the boundary at Stanley Road.



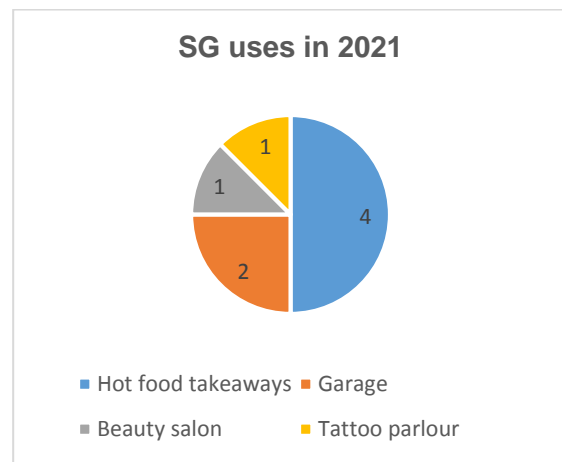
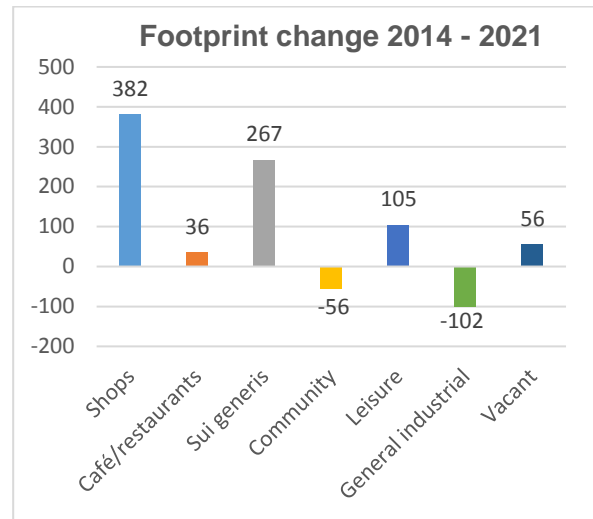
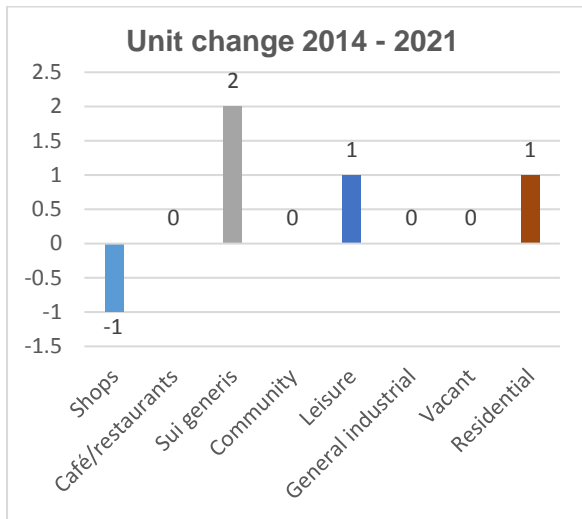


Table 23.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	11	10	-1	818	1,200	382
Financial / Professional Services: A2 - E(c)	0	0	0	0	0	0
Restaurants / Cafes: A3 - E(b)	1	1	0	66	102	36
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	6	8	2	576	843	267
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	1	0	232	176	-56
Leisure: D2 - F2(c) F2(d) E(d)	0	1	1	0	105	105
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	1	1	0	290	188	-102
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1			
Vacant	2	2	0	350	406	56
Totals	22	25	3	2,332	3,020	688



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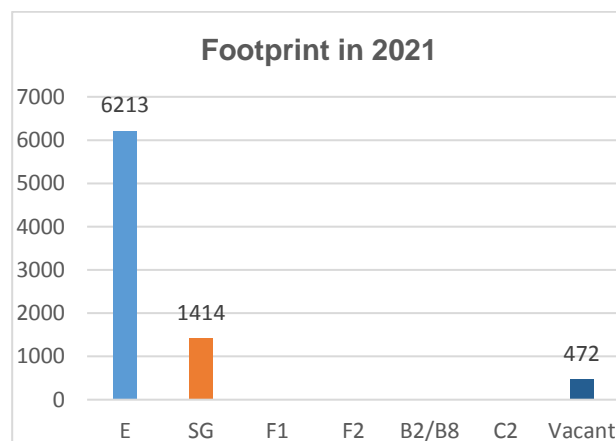
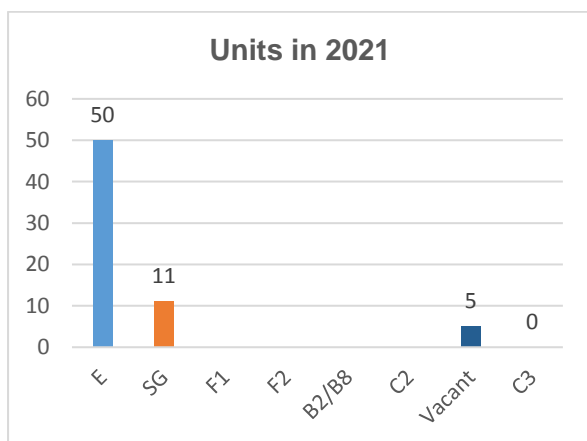
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Map 23.1

Mix of Use on Ground Floor Frontages within Stanley Park Road Local Centre (2021)

24 Stonecot Hill

- 24.1 Stonecot Hill Local Centre is the borough's largest local centre, despite the fact that some of the units in Tudor Drive are in the London Borough of Merton and so are not assessed. With the A24 forming its spine road, it suffers from heavy traffic.
- 24.2 The centre has a relatively high proportion of Class E(a) shops, comprising 48% of all units. There are also a significant number of smaller local service offices (15% of all units). It has one bookmaker, a low number of hot-food takeaways: only three (5% of all units) and there are five vacant units (8% of all units).
- 24.3 Since 2014, a key change has been the loss of the Woodstock Public House and the redevelopment of the site for an Asda supermarket. There has also been some churn within the centre, with three Class E(a) shops becoming vacant and a further six changing to other uses including a taxi office, an accountants and beauty salon. Three former local service uses changed use, with two changing to a Class E(a) shop use and a former bank was converted to a dental surgery. A former restaurant and taxi office became vacant. In addition, an estate agents unit sub-divided to form two separate estate agencies. The Koi Water Garden shop on Epsom Road was included within the Local Centre following boundary changes at the last Local Plan review in 2018.
- 24.4 Overall the number of units within the Local Centre has increased from 54 in 2014 to 56 in 2021, taking account of the sub-division of units and boundary changes noted above.
- 24.5 There are no policy implications from the analysis of this centre.



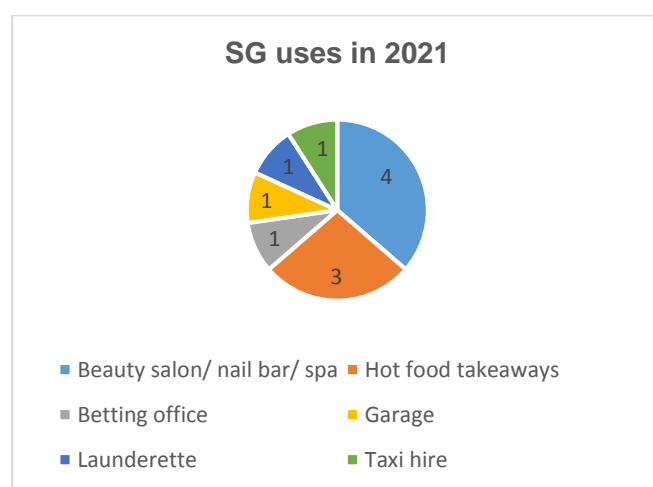
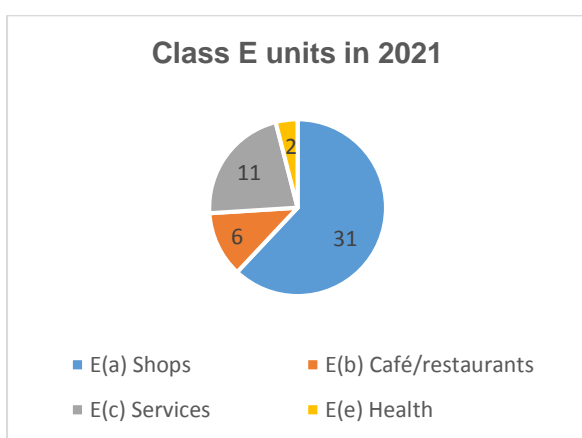
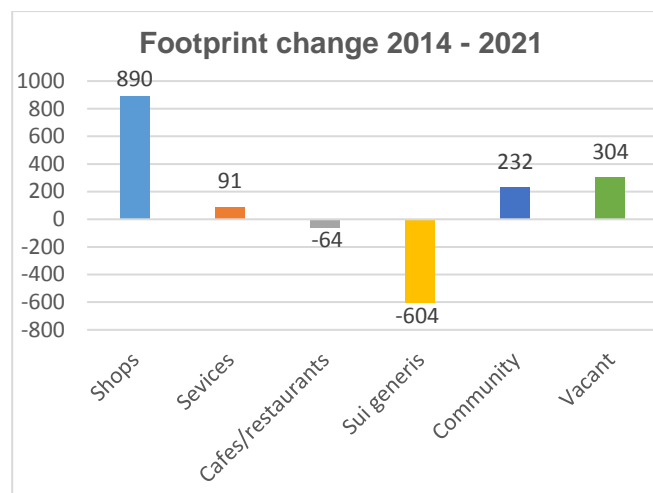
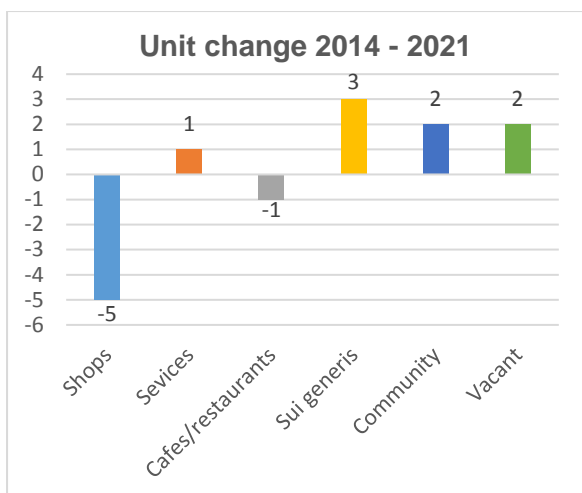
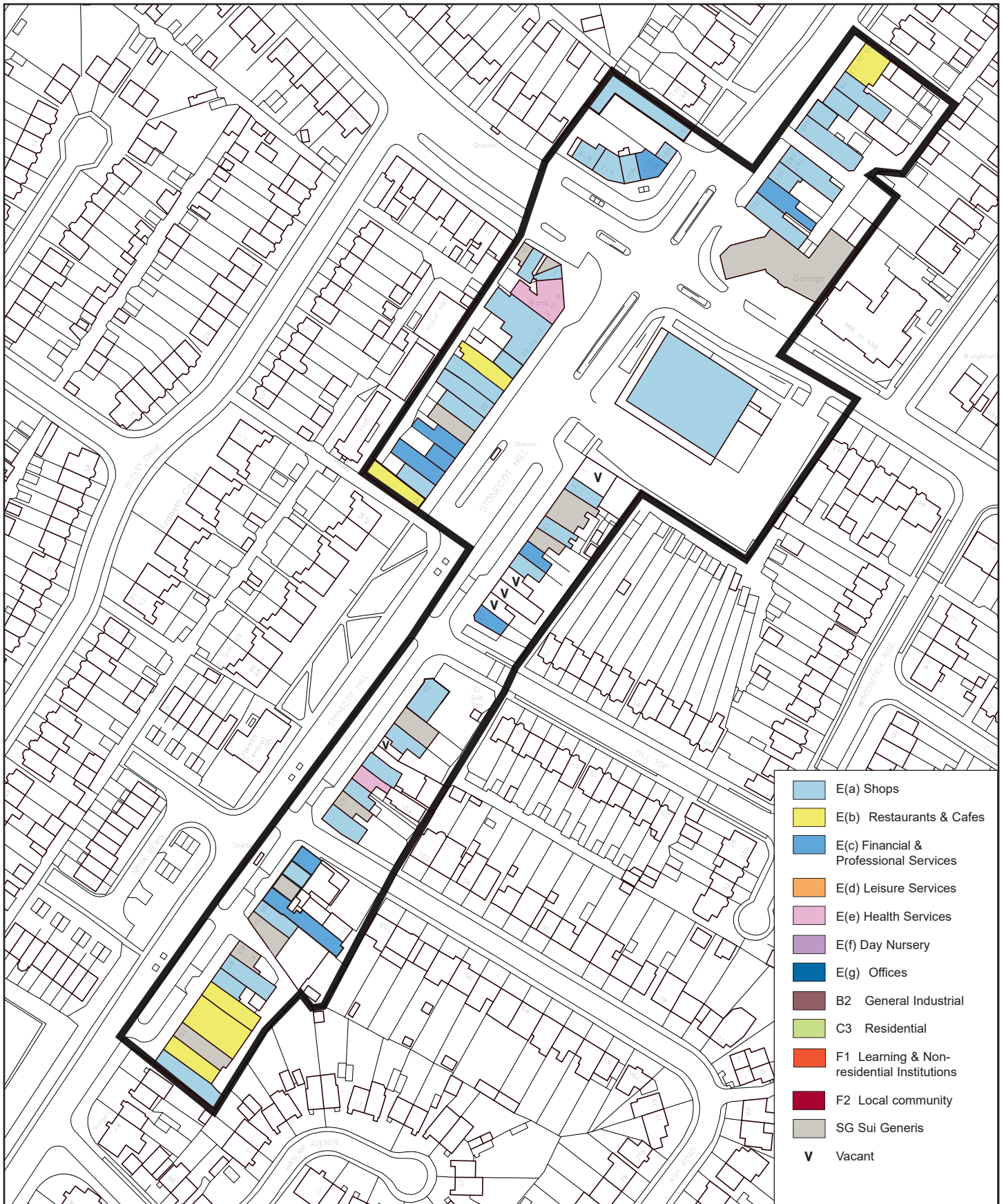


Table 24.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	36	31	-5	3,259	4,149	890
Financial / Professional Services: A2 - E(c)	9	11	2	856	947	91
Restaurants / Cafes: A3 - E(b)	7	6	-1	949	885	-64
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	9	11	2	2,018	1,414	-604
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	2	2	0	232	232
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	0	0	-	-	-
Vacant	3	5	2	168	472	304
Totals	64	66	2	7,250	8,099	849



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Map 24.1

Mix of Use on Ground Floor Shop Frontages within Stonecot Hill Local Centre (2021)

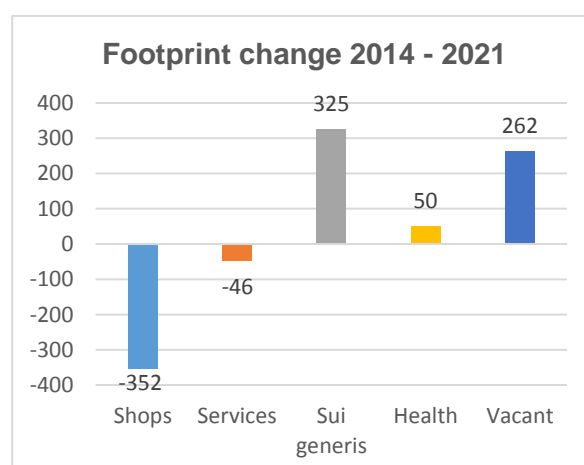
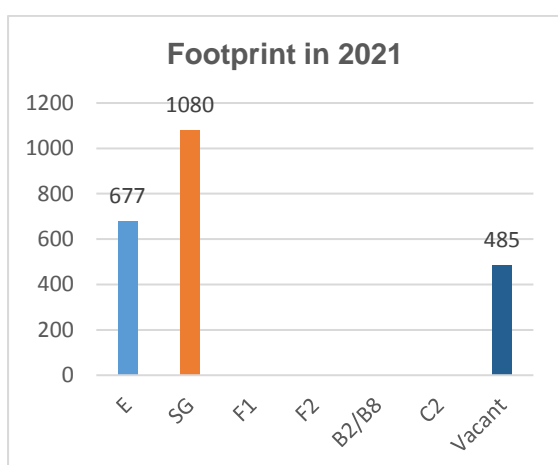
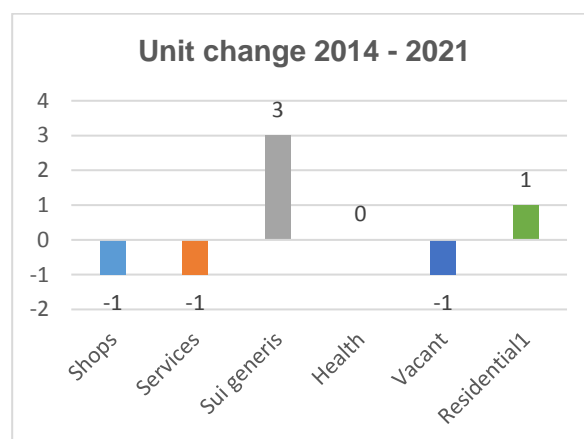
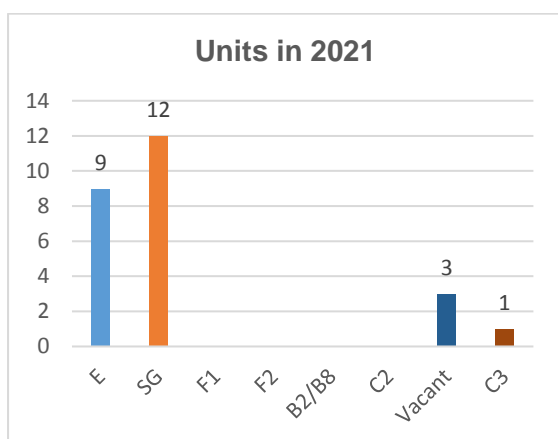
25 Sutton Common Road

25.1 Sutton Common Road Local Centre is a small-to-medium-sized local centre, which serves a portion of the borough in the north between the A24 and A217. The centre is on an important east-west connecting road.

25.2 The local centre is notable for the large number of hot-food takeaways, which make up 28% of all units, the highest number and proportion in any local centre. There are eight Class E(a) shops (32% of all units), including three hairdressers, and three vacant units (12% of all units). There is also a tattoo parlour, a dog grooming parlour, a beauty salon and a nail bar.

25.3 Since 2014, three former Class E(a) shops have changed use to a hot food takeaway, a beauty salon and to residential (under permitted development rights). Two former vacant units are now in use as hot food takeaways, and another former vacant unit is now in use as an Class E(a) shop.

25.4 The proportion of units which are hot food takeaways exceeds the level advocated in Local Plan Policy 18, and should be limited in future. No changes to the local centre boundary are proposed.



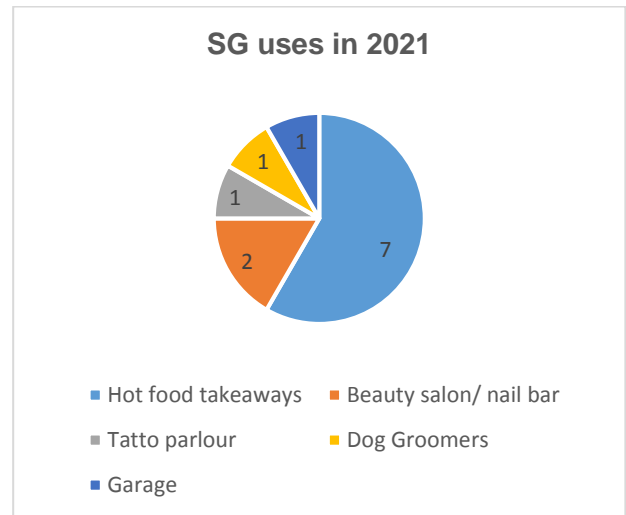


Table 25.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	9	8	-1	925	573	-352
Financial / Professional Services: A2 - E(c)	1	0	-1	46	0	-46
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	9	12	3	755	1,080	325
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	1	0	54	104	50
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1	-	-	-
Vacant	4	3	-1	223	485	262
Totals	24	25	1	2,003	2,242	239



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Map 25.1

Mix of Use on Ground Floor Frontages within Sutton Common Road Local Centre (2021)

26 Sutton Common Station

26.1 Sutton Common Station Street Local Centre is a small local centre adjacent to Carshalton Station. It was initially designated as a Local Centre in 2018 in the Local Plan. Part of the centre falls within the Hallmead Farm Area of Special Local Character.

26.2 The centre has only one Class E(a) shop (20% of all units), a beauty salon and a vacant unit. It is located adjacent to Sutton Common railway station.

26.3 Since 2015, when an initial survey was carried out, a newsagents has been converted to residential, and a former carpet shop was demolished and the site redeveloped to provide a block of flats. In addition, the rear ground floor of the remaining shop is residential, reducing the retail floorspace further. The vacant unit was formerly a car showroom.

26.4 Given the recent loss of retail units and floorspace to residential, the remaining amount of retail floorspace in the centre is very small at only 90 sqm. It is considered that the small size of the centre now does not merit designation as a local centre.

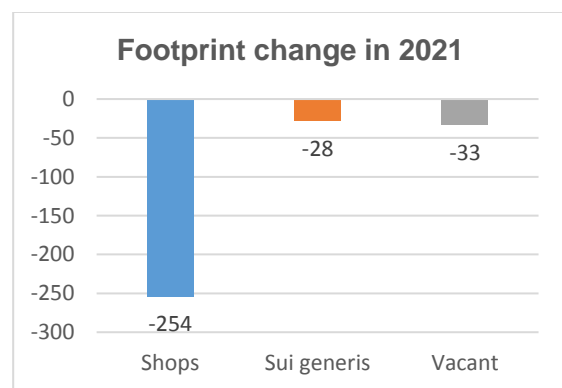
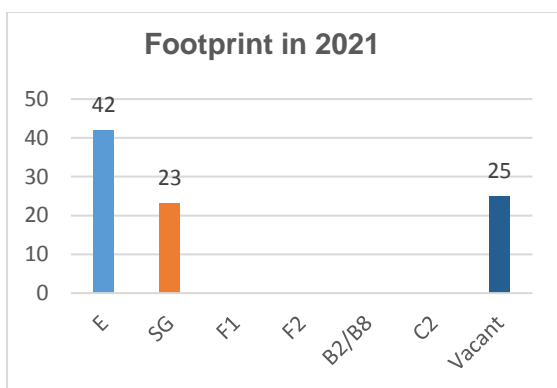
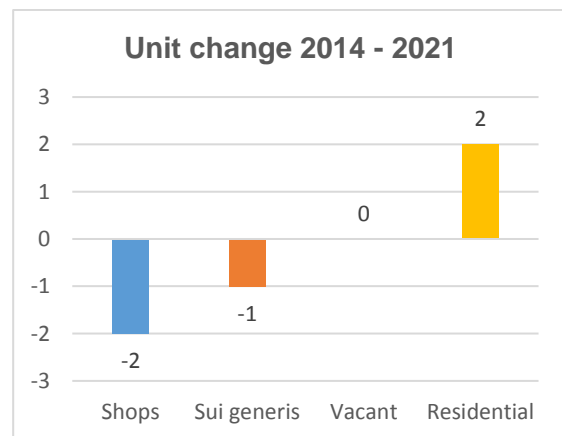
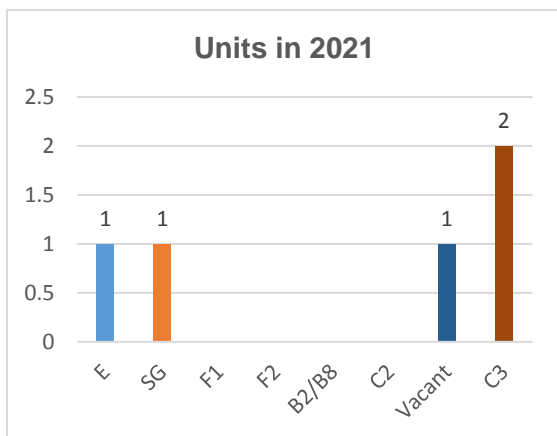




Table 26.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	3	1	-2	296	42	-254
Financial / Professional Services: A2 - E(c)	0	0	0	0	0	0
Restaurants / Cafes: A3 - E(b)	0	0	0	0	0	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	2	1	-1	51	23	-28
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	2	2	-	-	-
Vacant	1	1	0	58	25	-33
Totals	6	5	-1	405	90	-315



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Map 26.1
Mix of Use on Ground Floor Frontages within Sutton Common Station Local Centre (2021)

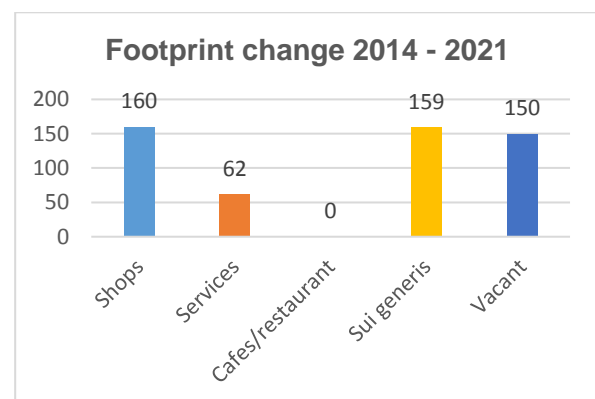
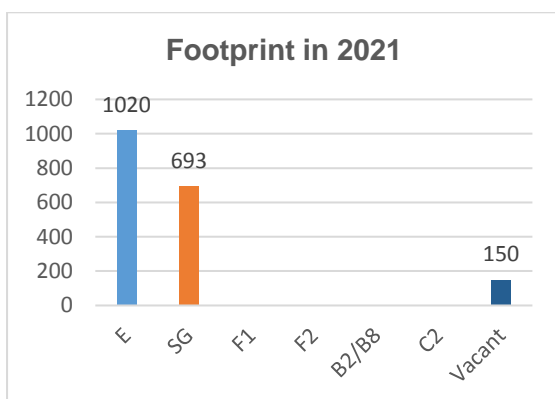
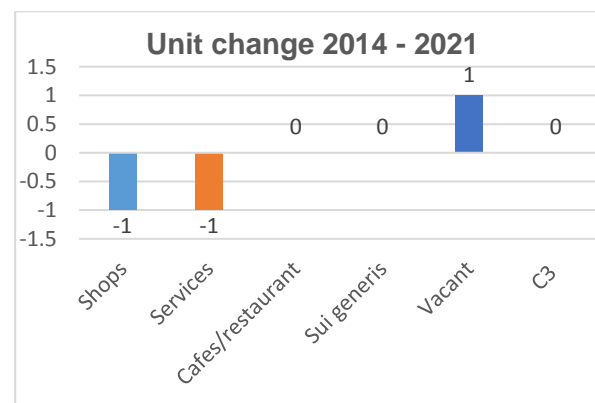
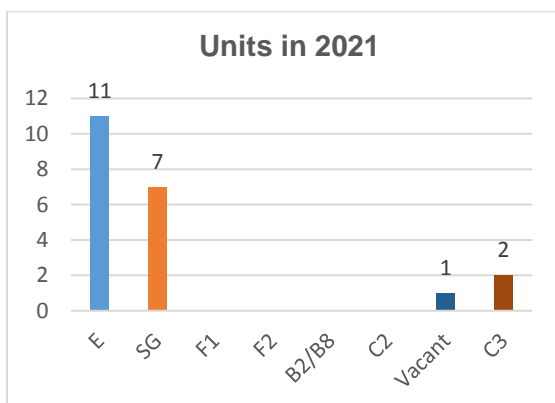
27 The Chase, Stafford Road

27.1 The Chase Local Centre primarily serves an inter-war estate in the east of the borough on the boundary with Croydon. The estate has a strong planned element and the local centre was similarly planned around an entrance to the estate and has a distinctive architecture. The public realm is dominated by parking on the forecourts in front of the shopping parades.

27.2 The local centre has six Class E(a) shops (29% of all units), four small offices (19% of units) and five hot-food takeaways (24% of all units). There is a bookmaker, a car showroom and two residential units within the local centre. There is one vacant unit.

27.3 Since 2014, a shop unit and local service office have merged to form one unit now occupied by a recruitment agency, and a former accountant's office is now vacant. In addition land to the rear of the Parade, and within the boundary of the local centre has been redeveloped to provide residential dwellings at Three Angels Close.

27.4 There is potential to amend boundary to exclude new residential dwellings at Three Angels Close, and residential properties adjacent to the boundary of the centre at 326 and 328 Stafford Road.



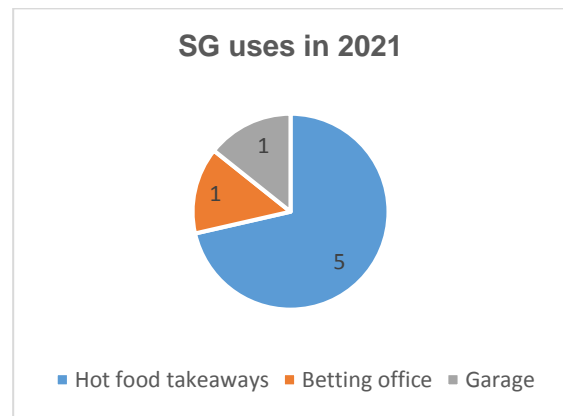


Table 27.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	7	6	-1	389	549	160
Financial / Professional Services: A2 - E(c)	5	4	-1	347	409	62
Restaurants / Cafes: A3 - E(b)	1	1	0	62	62	0
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	7	7	0	534	693	159
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	2	2	0			
Vacant	0	1	1	0	150	150
Totals	22	21	-1	1,332	1,863	531



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Map 27.1

Mix of Use on Ground Floor Frontages within The Chase,
 Stafford Road Local Centre (2021)

28 Upper Mulgrave Road

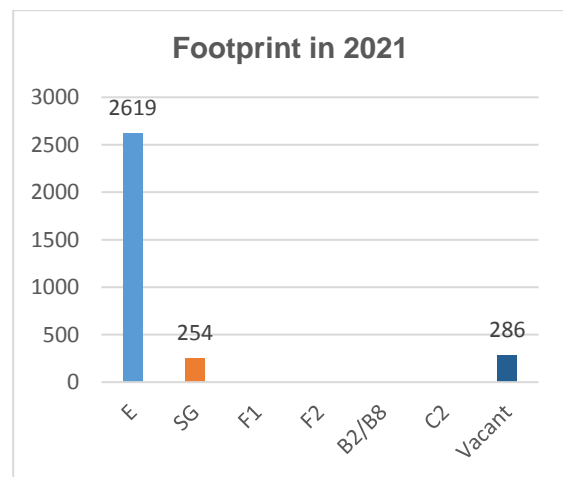
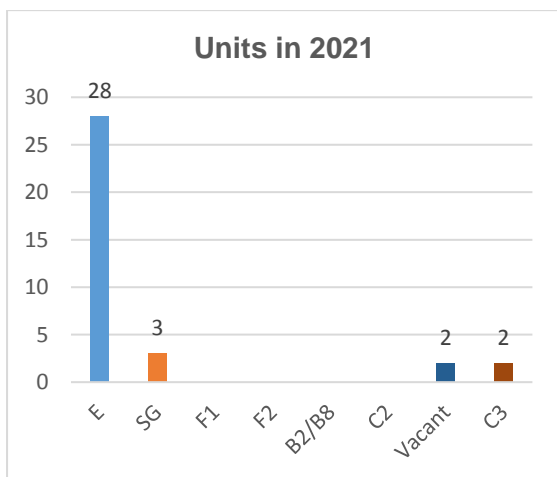
28.1 Upper Mulgrave Road Local Centre lies at the southern entrance to Cheam Station, with the railway line separating it from Cheam District Centre. It serves south Cheam (the Burton Estate) and the western part of south Sutton.

28.2 The local centre has a high proportion of office provision, both local service offices used by the visiting public and stand-alone office blocks (combined comprising 37% of all units). There are 13 Class E(a) shops (37% of all units). There are three hot-food takeaways which is relatively few for a centre of its size (6% of all units). There are two vacant units (6% of all units).

28.3 Since 2014, there have been some changes in use and classification of uses. Overall, there has been an increase in the number of Class E(a) shops (from 10 to thirteen), a local service office changed to a dental clinic and two offices have changed to residential (under permitted development rights). One office unit has been sub-divided, with one of the units currently vacant.

28.4 There are three office blocks around the station entrance, outside the local centre boundary, one of which is being converted to residential use (under permitted development rights).

28.5 There is potential to amend boundary to exclude residential units adjacent to the boundary of the local centre at 66 Upper Mulgrave Road.



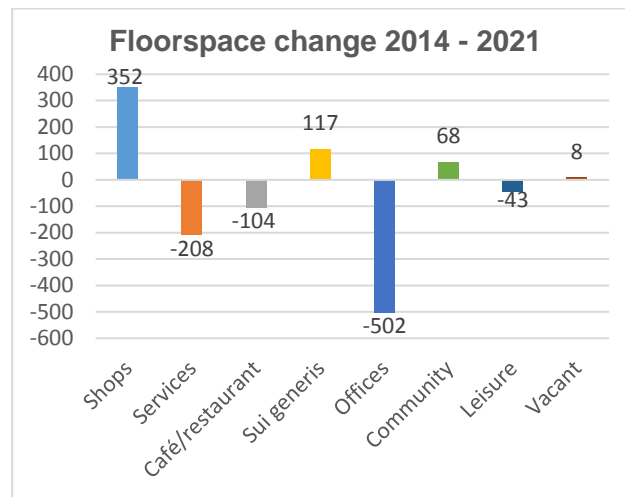
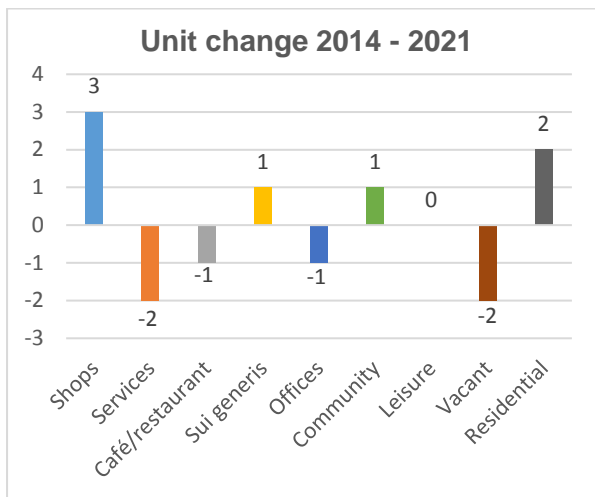
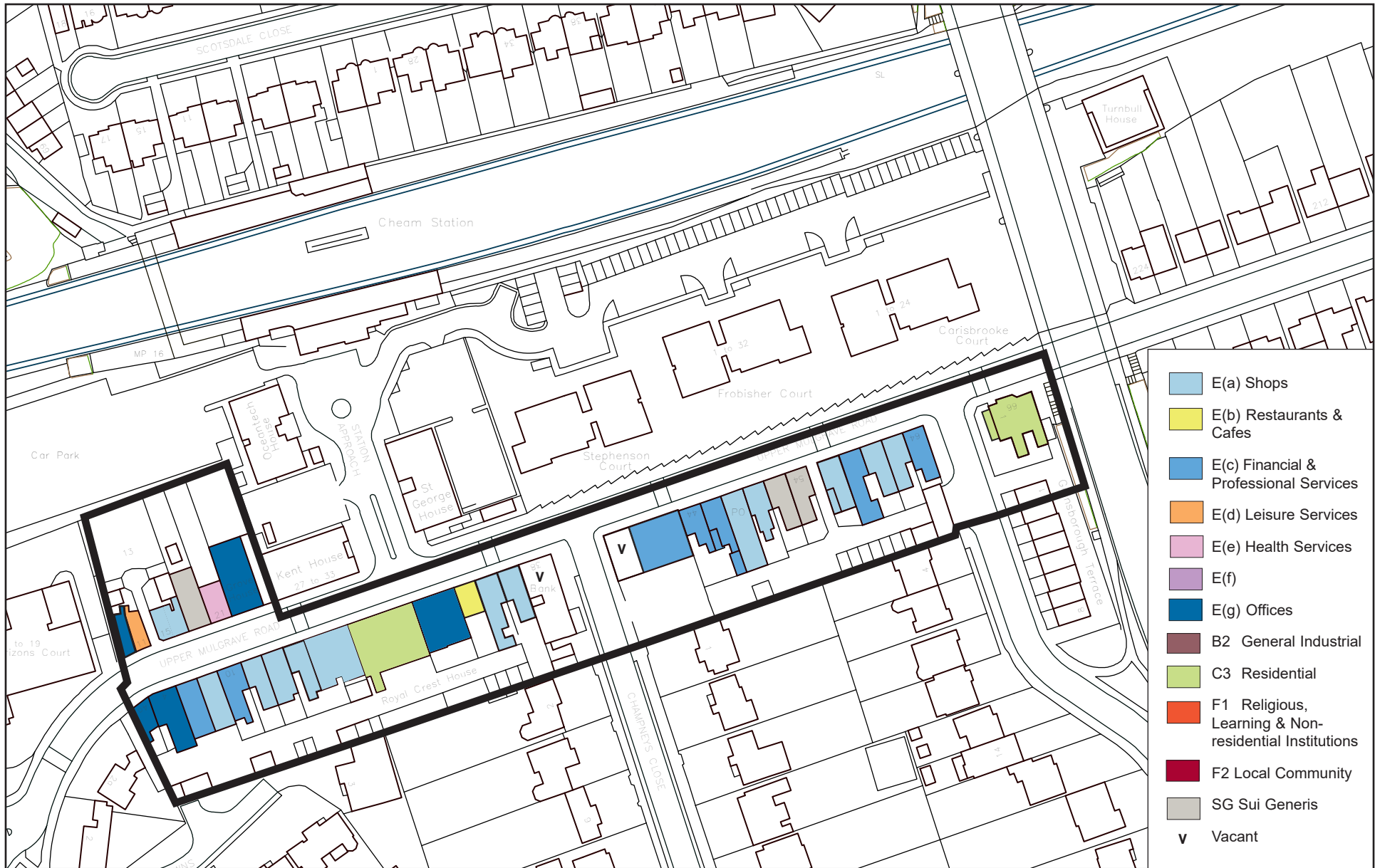


Table 28.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	10	13	3	854	1,206	352
Financial / Professional Services: A2 - E(c)	9	7	-2	908	700	-208
Restaurants / Cafes: A3 - E(b)	2	1	-1	154	50	-104
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	2	3	1	137	254	117
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	1	1	0	68	68
Leisure: D2 - F2(c) F2(d) E(d)	1	1	0	85	42	-43
Offices: B1 - E(g)	6	5	-1	1,055	553	-502
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	2	2	-	-	-
Vacant	4	2	-2	278	286	8
Totals	34	35	1	3,471	3,159	-312



- E(a) Shops
- E(b) Restaurants & Cafes
- E(c) Financial & Professional Services
- E(d) Leisure Services
- E(e) Health Services
- E(f)
- E(g) Offices
- B2 General Industrial
- C3 Residential
- F1 Religious, Learning & Non-residential Institutions
- F2 Local Community
- SG Sui Generis
- v Vacant

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Map 28.1
 Mix of Use on Ground Floor Frontages within Upper Mulgrave Road Local Centre (2021)

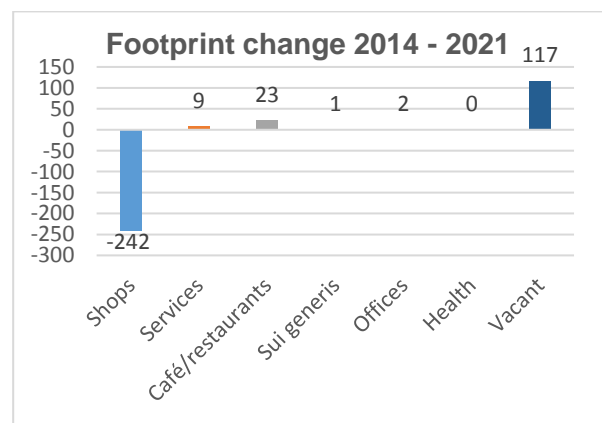
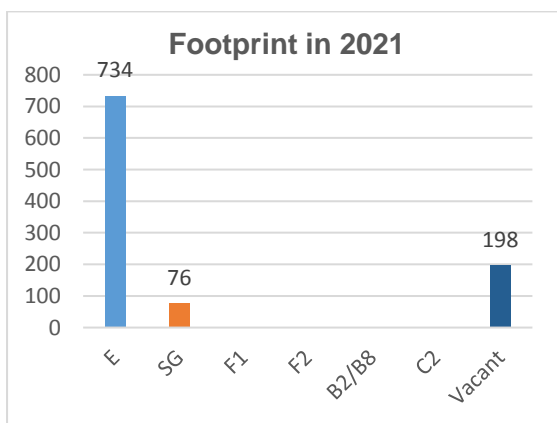
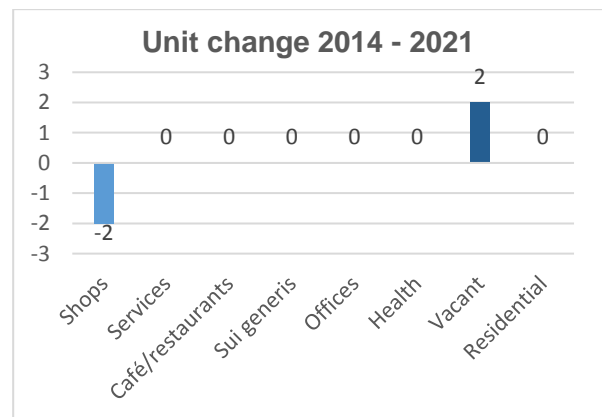
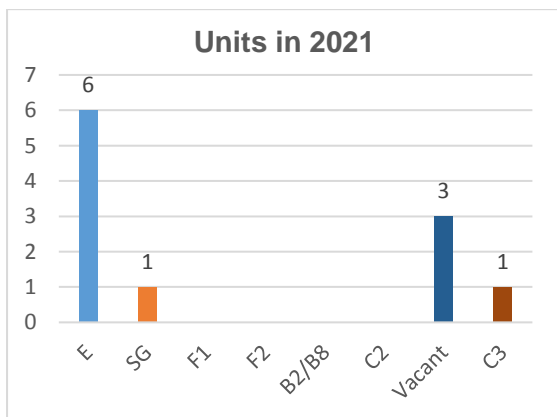
29 Westmead Corner

29.1 Westmead Corner Local Centre is one of the cluster of local centres between Sutton and Carshalton. Like Erskine Road/Florian Avenue, it serves the Poet's Estate but it is on the southern edge of the estate and is in the mock-Tudor style of the estate itself, suggesting it was planned as part of the estate. With trees, flower beds and a good pavement treatment, it is an exemplar of how local centres should look in terms of public realm.

29.2 The local centre is one of the smaller local centres and has only two Class E(a) shops (18% of all units). There is also a café, a beauty salon, a physiotherapist clinic, some offices and one residential dwelling. There are three vacant units (27% of all units).

29.3 Since 2014, a window cleaning office has replaced a hairdressers, and a former local service office and hairdressers have become vacant. The third vacant unit remains vacant since the last survey, and is a long-term vacant unit.

29.4 There is potential to amend boundary to exclude residential units adjacent to the boundary of the local centre at 8B Westmead Corner.



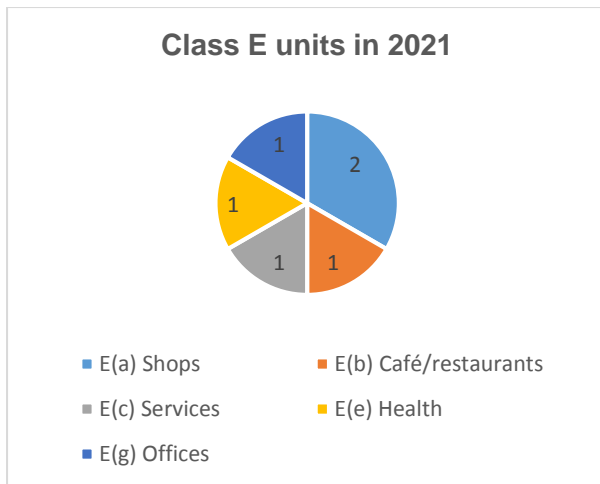
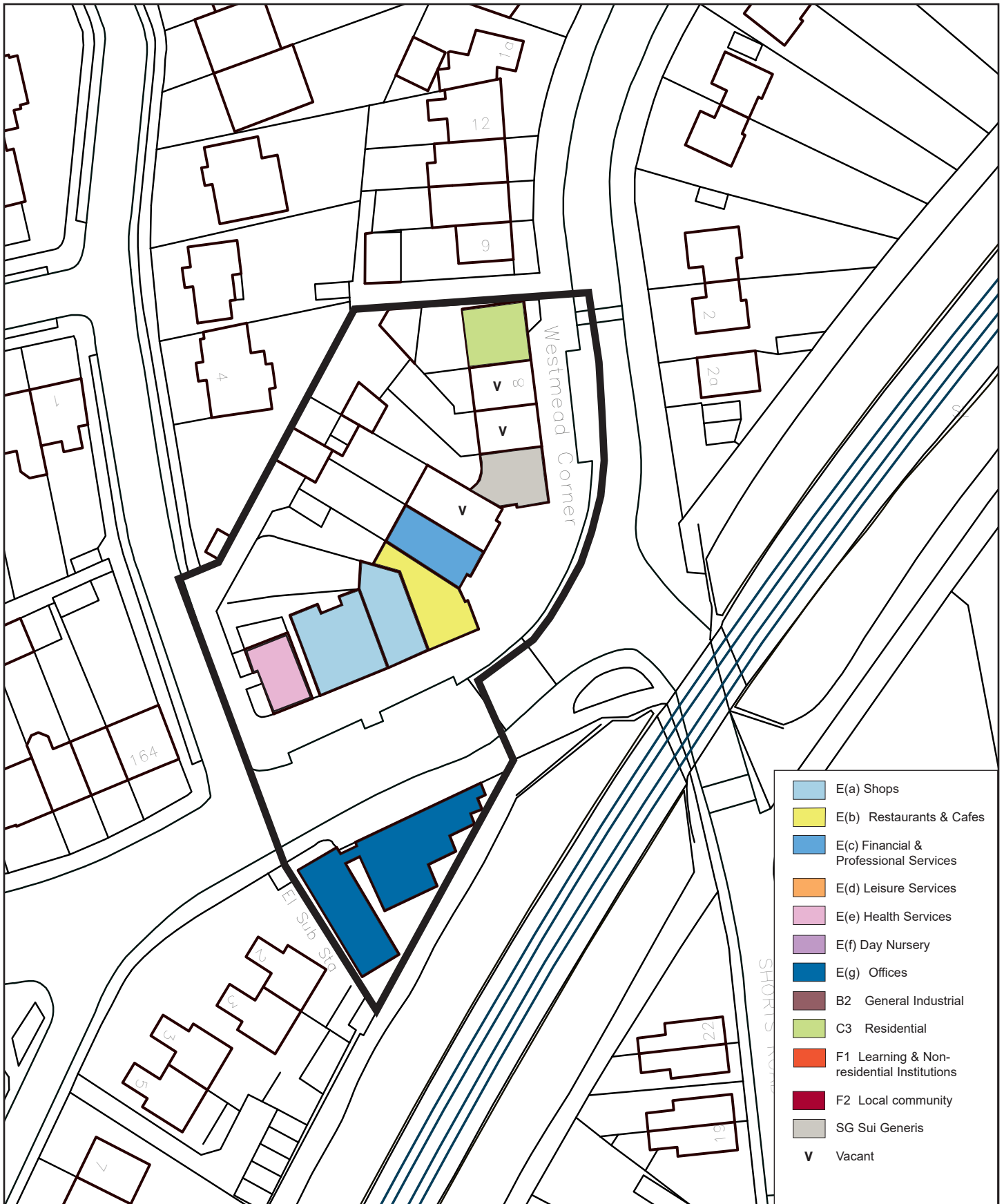


Table 29.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	4	2	-2	460	218	-242
Financial / Professional Services: A2 - E(c)	1	1	0	72	81	9
Restaurants / Cafes: A3 - E(b)	1	1	0	74	97	23
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	1	1	0	75	76	1
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	1	1	0	64	64	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	1	0	272	274	2
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	1	1	0	-	-	-
Vacant	1	3	2	81	198	117
Totals	11	11	0	1,098	1,008	-90



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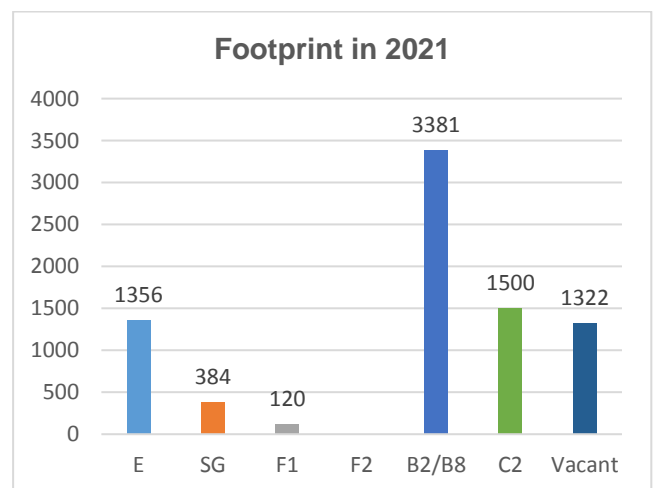
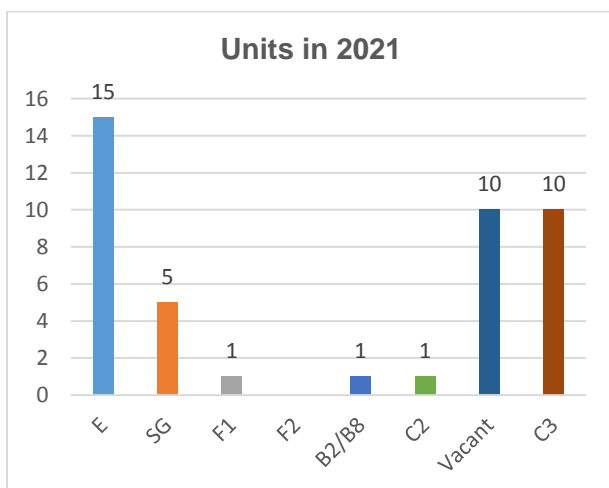
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Map 29.1
Mix of Use on Ground Floor Frontages within Westmead Corner Local Centre (2021)

30 Westmead Road

- 30.1 Westmead Road Local Centre is one of the borough's largest local centres and is another one of the cluster of local centres between Sutton and Carshalton. Part of the centre falls within the Newtown Area of Special Local Character. The centre is a legacy of when the New Town area of Sutton was a mixed-use area – though the area has gradually lost its offices and light industry and became predominantly residential. In common with many of the larger local centres, the shopfronts are a variety of styles and the public realm could be improved.
- 30.2 The centre has a mix of uses with a relatively low proportion of Class E(a) shops (19% of all units), and a relatively higher proportion of residential uses (23% of units). There are four hot-food takeaways (9% of units) and ten vacant units (23% of units).
- 30.3 Since 2014, the main change has been the redevelopment of the Westmead House site to provide a care home and residential dwellings to the rear. In addition, three units have changed use from a former shop, local office and clinic to residential (two of which changed under permitted development rights). Five units have become vacant, including a former shop, office, hot food takeaway and timber merchants. Two vacant units have become offices, including a learning support office. A restaurant unit subdivided to provide two units – one of a restaurant and another for a hot food takeaway. The increase in B8 footprint is accounted for by the inclusion of the existing warehouse building which was previously not included in the 2014 footprint.
- 30.4 There is potential to exclude the care home and residential to the rear of the care home and shopping parade (at Byron, Cowper and Kingsley Avenue) from the local centre.



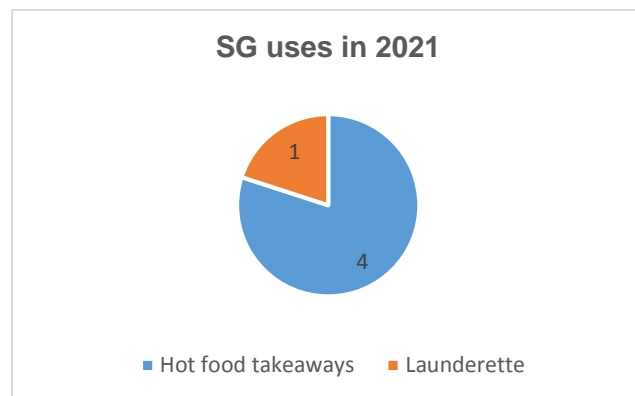
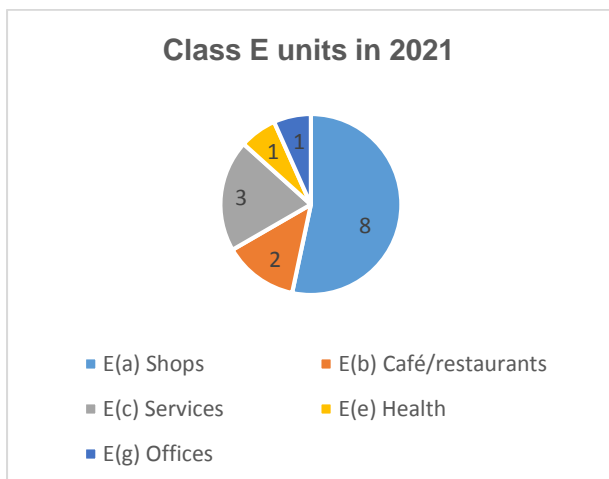
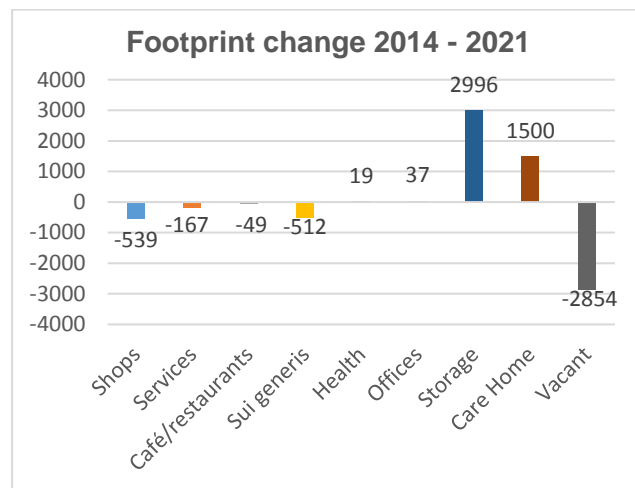
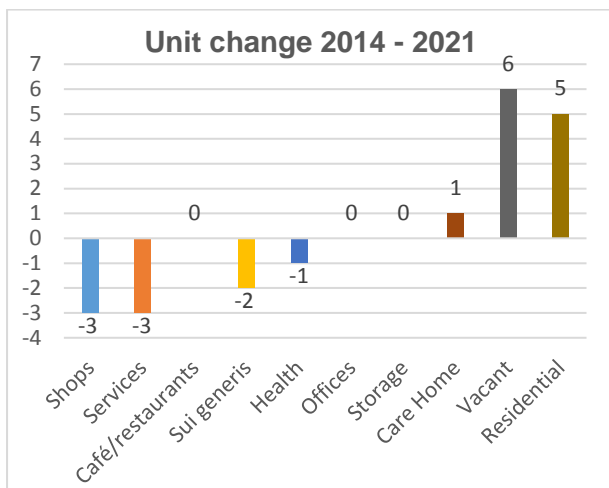


Table 30.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	11	8	-3	1,194	655	-539
Financial / Professional Services: A2 - E(c)	6	3	-3	470	303	-167
Restaurants / Cafes: A3 - E(b)	2	2	0	279	230	-49
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	7	5	-2	896	384	-512
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	3	2	-1	182	201	19
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	1	1	0	50	87	37
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	1	1	0	385	3,381	2,996
Residential institution (care home): C2	0	1	1	0	1,500	1,500
Residential: C3	5	10	5	-	-	-
Vacant	4	10	6	4,176	1,322	-2,854
Totals	40	43	3	7,632	8,063	431



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Map 30.1

Mix of Use on Ground Floor Frontages within Westmead Road Local Centre (2021)

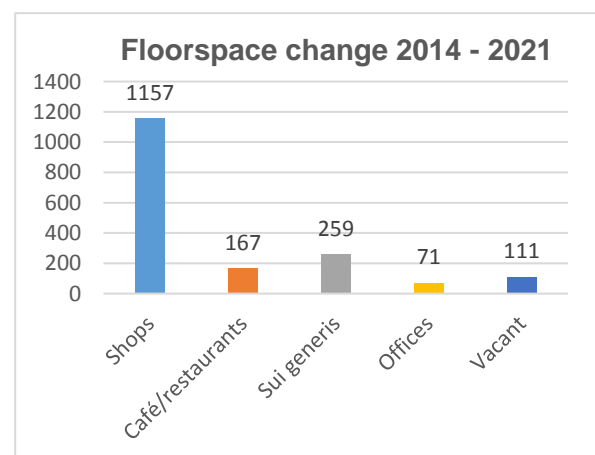
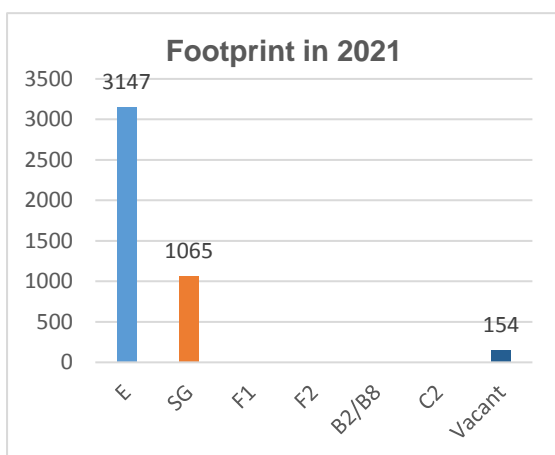
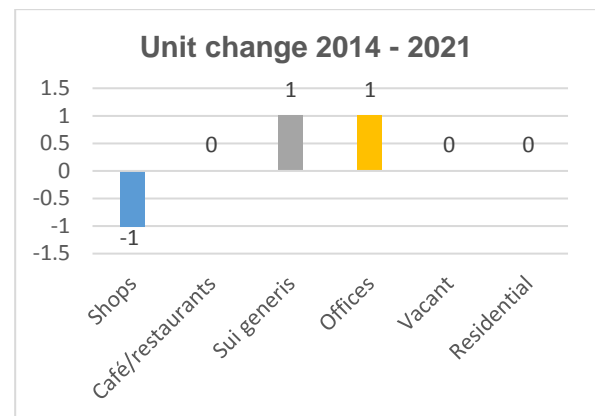
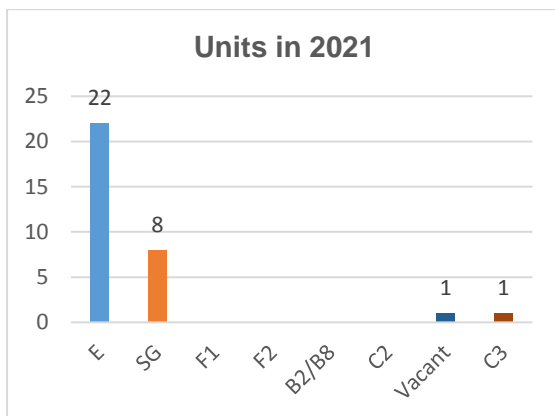
31 Wrythe Green

31.1 Wrythe Green Local Centre is a fairly large local centre, which serves both the local neighbourhood and the students who attend the nearby Carshalton College and, therefore, has a good footfall throughout the day. The local centre is also covered by a Conservation Area designation and the public realm is good compared to many other local centres.

31.2 The centre has a high proportion of Class E(a) shops, accounting for 50% of all units. In addition, it is notable for the large number of restaurants and cafes (16% of all units) and hot-food takeaways (13% of all units). Many of the cafes and some of the hot-food takeaways are used extensively by the college students. There is only one bookmaker (3% of all units) and one vacant unit (3% of all units).

31.3 Since 2014, there was a change to the boundary of the Local Centre made at the last Local Plan review in 2018 to include the former local MP's office, increasing the total number of units from 31 to 32. There has been little change of use within the centre, with a Class E(a) shop changing use to become a tattoo parlour, a hot food takeaway becoming vacant, and a vacant unit now in use as a dog grooming parlour.

31.4 There are no policy implications from the analysis of this centre.



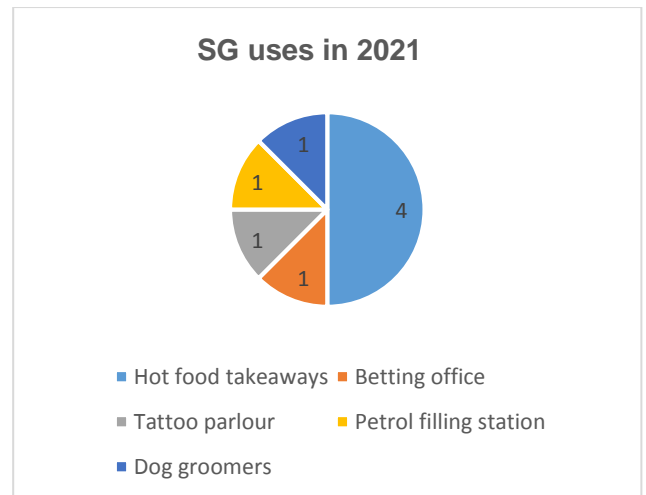
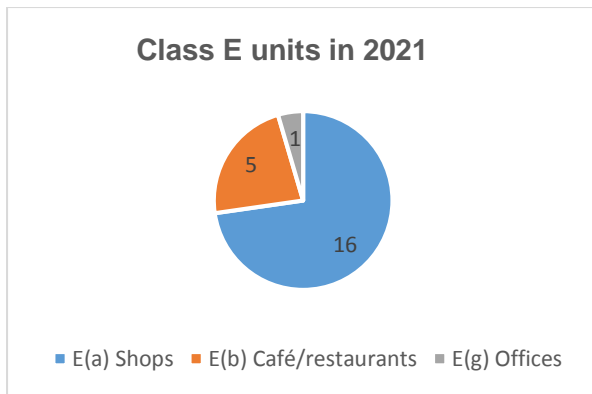
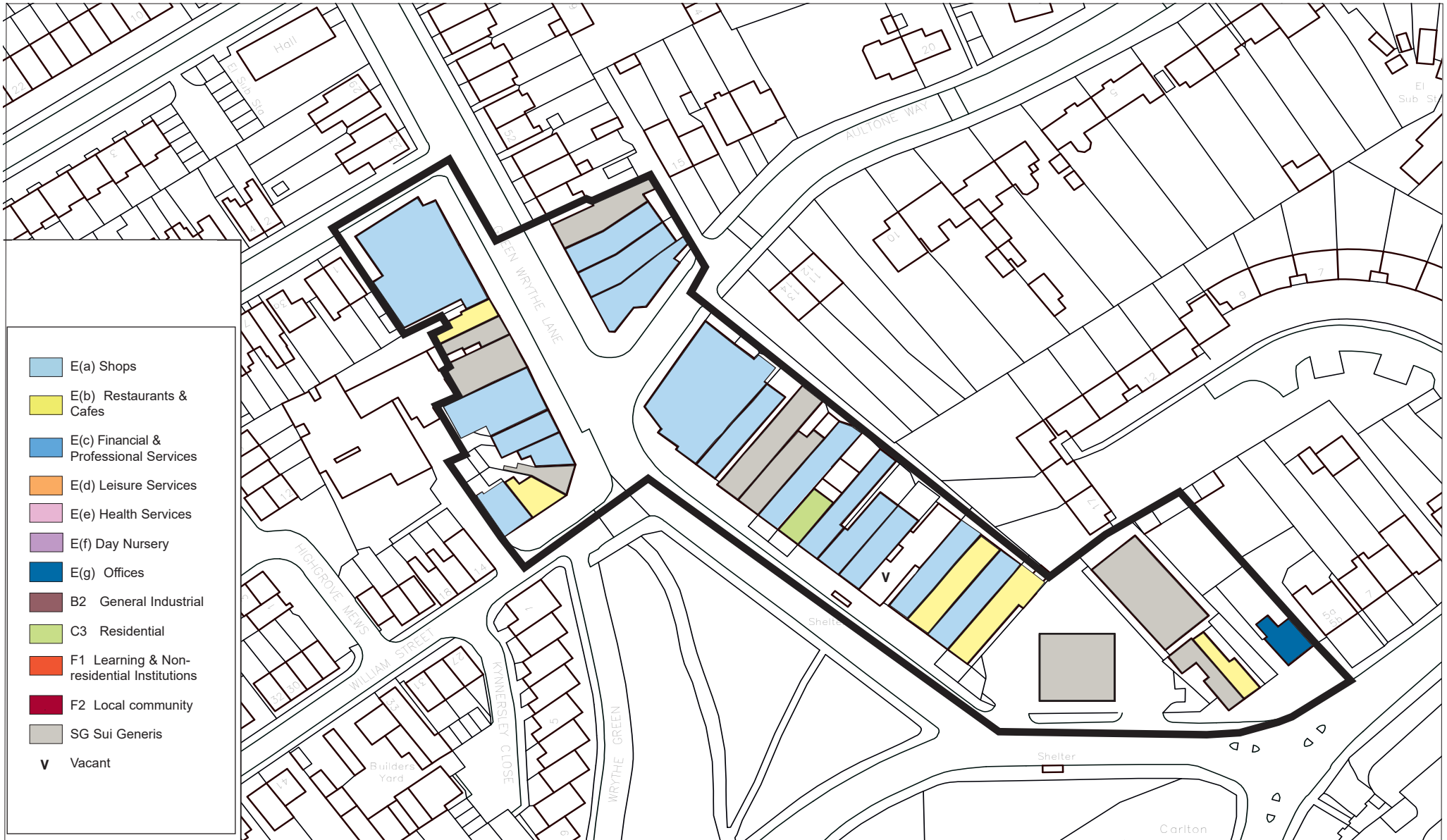


Table 31.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	17	16	-1	1,472	2,629	1,157
Financial / Professional Services: A2 - E(c)	0	0	0	0	0	0
Restaurants / Cafes: A3 - E(b)	5	5	0	280	447	167
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	7	8	1	1,050	1,309	259
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	0	0	0	0	0
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	1	1	0	71	71
General industrial: B2	0	0	0	0	0	0
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	1	1	0			
Vacant	1	1	0	43	154	111
Totals	31	32	1	2,845	4,610	1,765



London Borough of Sutton
 Environment & Leisure
 24 Denmark Road
 Carshalton
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Map 31.1
 Mix of Use on Ground Floor Frontages within Wrythe Green Local Centre (2021)

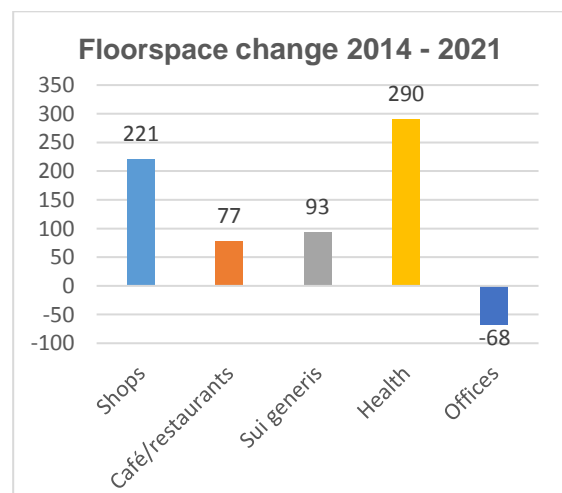
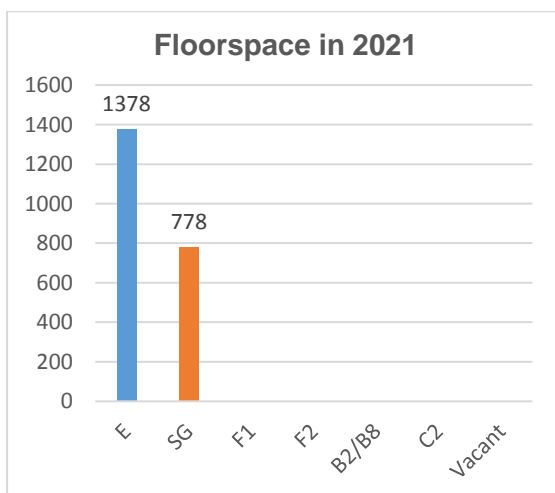
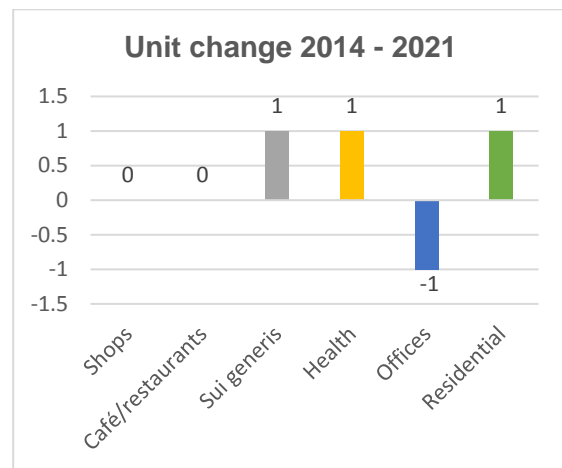
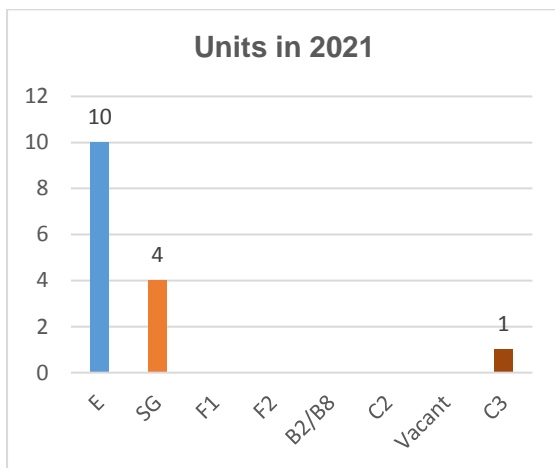
32 Wrythe Lane

32.1 Wrythe Lane is a small-to-medium-sized local centre between Carshalton and Rosehill, serving the southern part of the St Helier Estate and residential development to the south of the estate. It is in close proximity to Carshalton Boys Sports College and Greenshaw High School.

32.2 The local centre has a high proportion of Class E(a) shops (47% of all units), and has two cafes (13% of all units) and two hot-food takeaways (13% of all units). There are no vacant units.

32.3 Since 2014, there was a change to the boundary of the Local Centre made at the last Local Plan review in 2018 to include 121 Wrythe Lane, which comprises the Chesser Surgery and flats at Elmhurst Court, increasing the total number of units from 13 to 15. There have been no changes of use.

32.4 There are no policy implications from an analysis of this local centre.



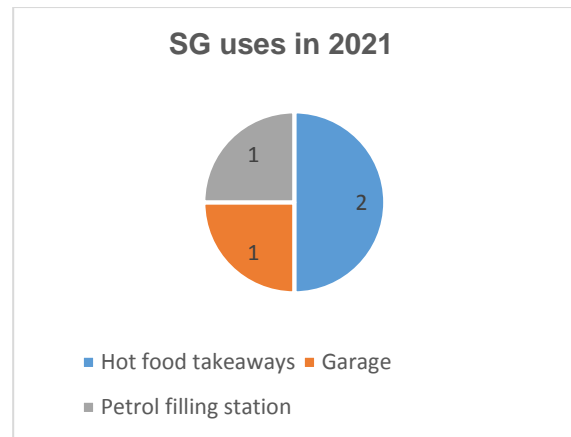
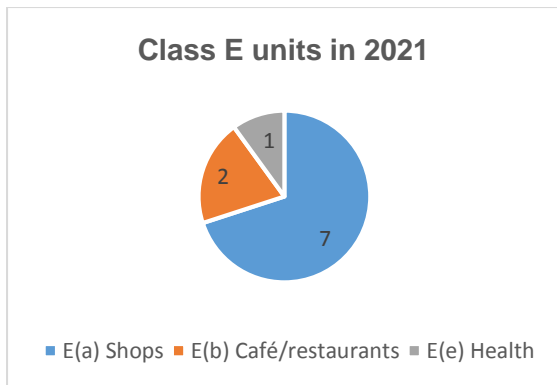
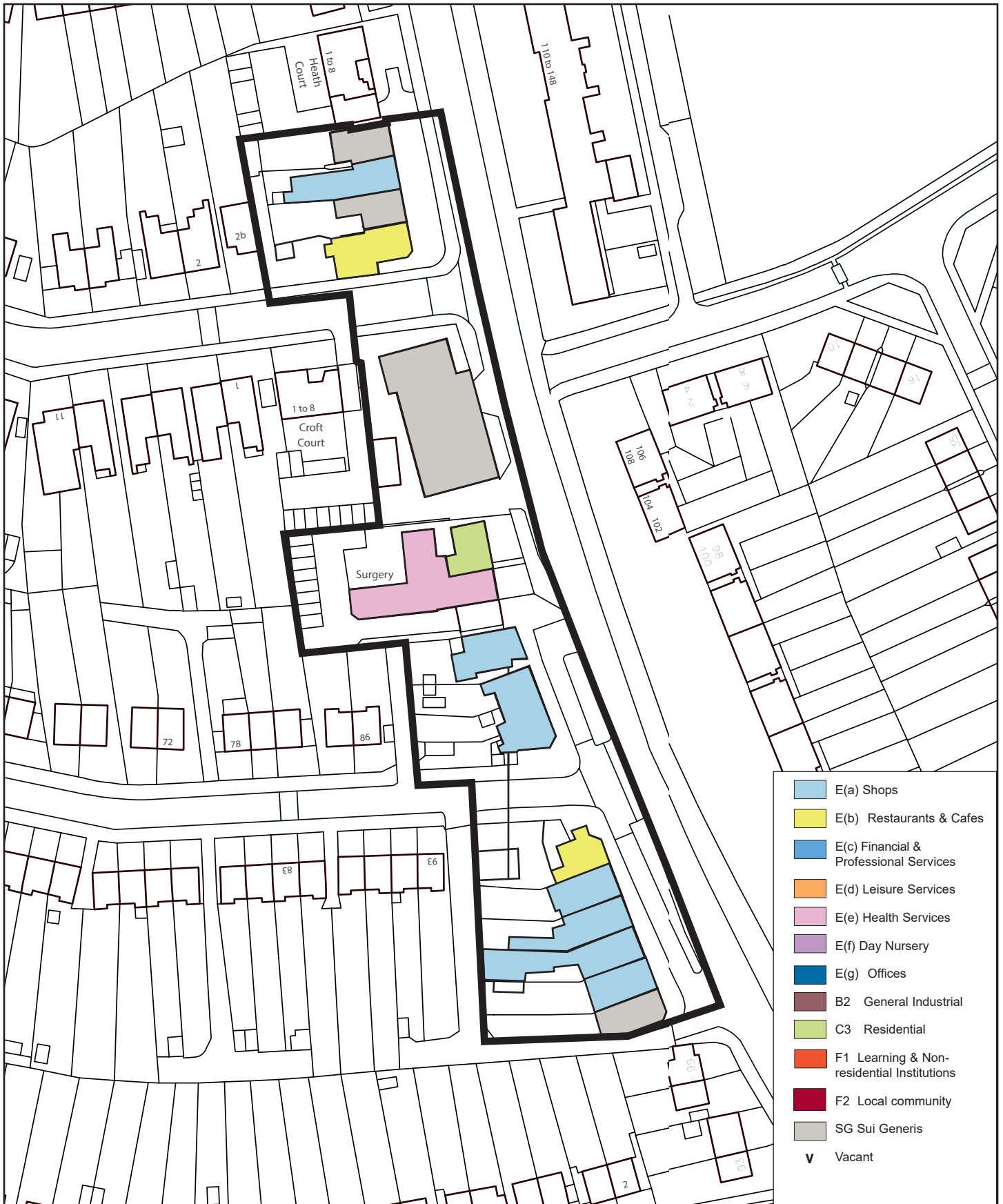


Table 32.1 Units and Footprint by Use Class 2014 and 2021

Uses: 2014 Use Class – 2021 Use Class	Units			Footprint		
	2014	2021	Change	2014	2021	Change
Shops: A1 - E(a)	7	7	0	649	870	221
Financial / Professional Services: A2 - E(c)	0	0	0	0	0	0
Restaurants / Cafes: A3 - E(b)	2	2	0	141	218	77
Sui generis (including pubs, hot food takeaways, betting offices): A4/A5/SG - SG	3	4	1	685	778	93
Community (including health, schools): D1 - E(e) E(f) F1 F2(b)	0	1	1	0	290	290
Leisure: D2 - F2(c) F2(d) E(d)	0	0	0	0	0	0
Offices: B1 - E(g)	0	0	0	0	0	0
General industrial: B2	1	0	-1	68	0	-68
Storage and distribution: B8	0	0	0	0	0	0
Residential institution (care home): C2	0	0	0	0	0	0
Residential: C3	0	1	1			
Vacant	0	0	0	0	0	0
Totals	13	15	2	1,543	2,156	613



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

Civic Offices, St. Nicholas Way, Sutton, SM1 1EA



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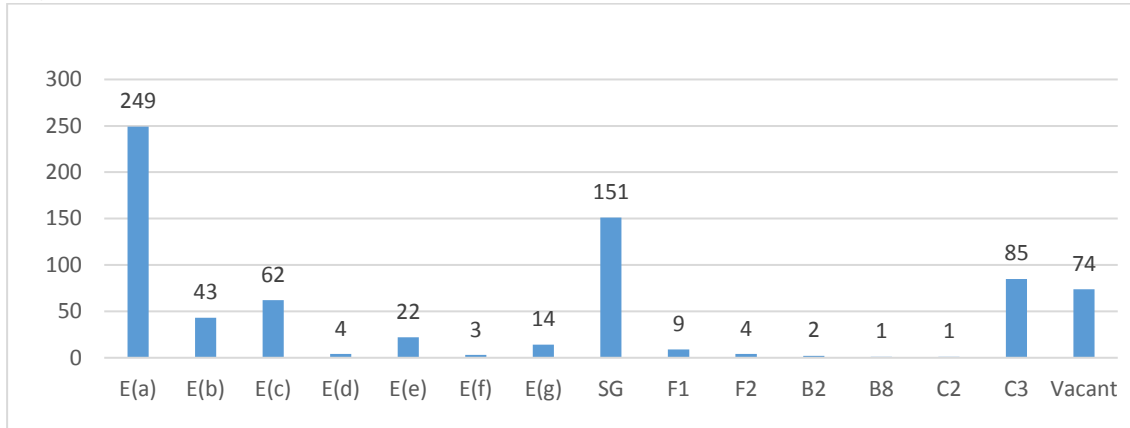
Map 32.1

Mix of Use on Ground Floor Frontages within Wrythe Lane Local Centre (2021)

33 Local Centre Cumulative Results

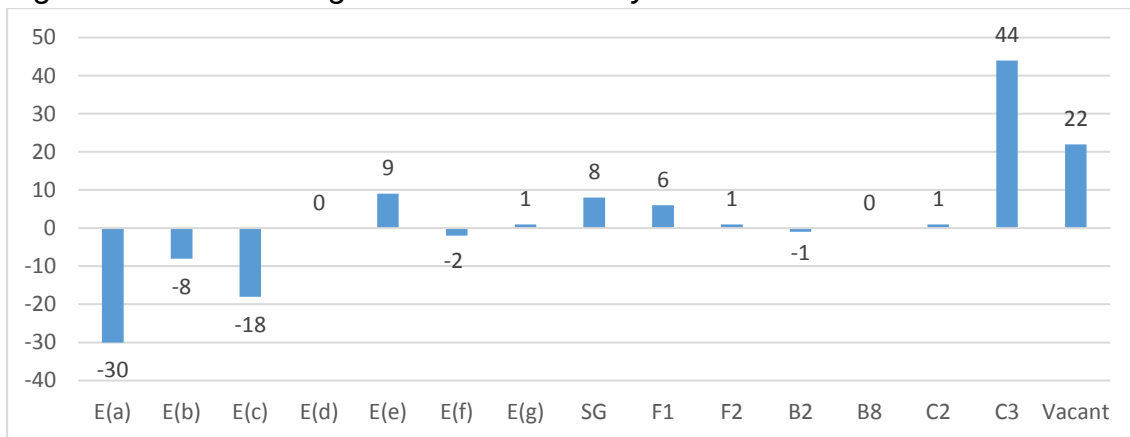
33.1 Figures 33.1 -33.4 in the section below show the totals by use class for units and footprint from all 29 local centres, and the changes since 2014. The breakdown of these totals by local centre is included at Appendix B, Tables B1 –B4.

Figure 33.1: Number of Units in Local Centres by Use Class 2021



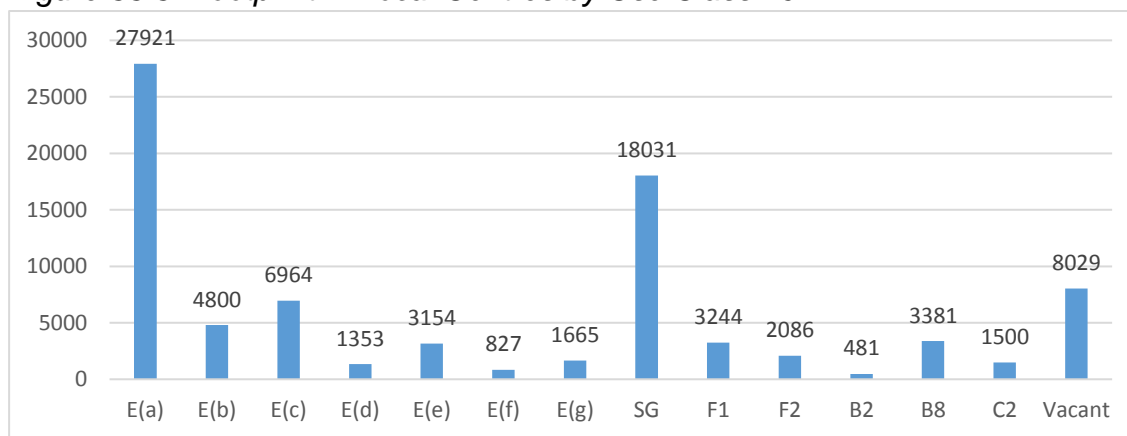
33.2 In terms of units, E(a) shops constitute the largest land use category in local centres (249 units) accounting for 34% of the total units. The next biggest use is sui generis with 151 units (21% of all units), which includes 79 hot food takeaways (11% of all units). Residential uses account for 12% of all units, with vacant units at 10% of all units.

Figure 33.2: Unit Change in Local Centres by Use Class between 2014 and 2021



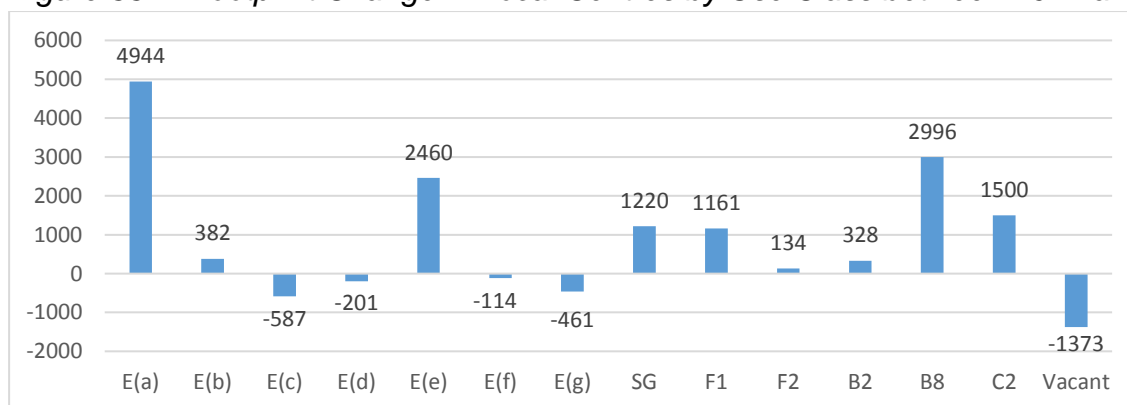
33.3 Overall, the number of units in local centres increased from 691 in 2014 to 724 in 2021. This was largely due to designation of new centres and boundary changes made at the last Local Plan review in 2018. The biggest growth in types of uses within local centres since 2014 has been residential use. The increased scope of permitted development rights which allow for the change of use from commercial uses to residential without the need for planning permission has accounted for much of this change, with 69% of changes to residential made using permitted development rights using the prior approval process. The second biggest growth was in the number of vacant units, with an increase of 22 vacant units.

Figure 33.3: Footprint in Local Centres by Use Class 2021



33.4 The overall footprint for local centres increased from 71,047 sqm in 2014 to 83,436 sqm in 2021. This increase included additional floorspace from the designation of new centres and boundary changes made at the last Local Plan review in 2018, and also from ground floor extensions to buildings within the local centres. The footprint of different use classes follows a similar pattern to that for units, with some slight differences. For example, there is a greater proportion of the total footprint than units for B8 storage and distribution (4% of footprint compared to 1% of units), and a smaller proportion for hot food takeaways (7% of footprint compared to 11% of units) because of the nature of the different uses.

Figure 33.4: Footprint Change in Local Centres by Use Class between 2014 and 2021

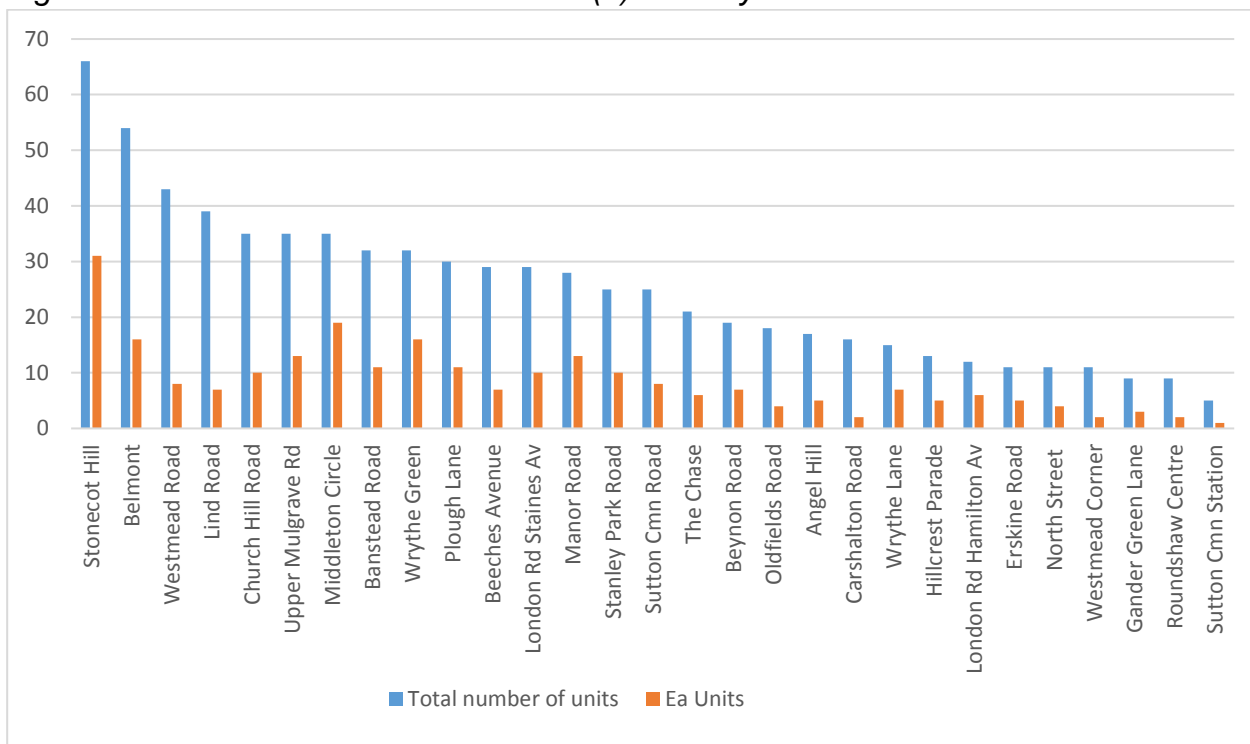


33.5 The pattern of changes in units and floorspace since 2014 is more varied. Whilst the total number of E(a) shop units has fallen by 30 units since 2014, the amount of floorspace has increased by 4,944 sqm. This can be accounted for the larger footprint of new supermarkets, most notably Asda at Stonecot Hill and Aldi in London Road, Staines Avenue. Conversely, whilst the number of vacant units increased by 22 units, the footprint decreased by 1,373 sqm. Again, this can mostly be accounted for by some larger single sites, for example a large vacant unit on Westmead Road has been redeveloped to provide a care home, and a larger vacant unit in the Lind Road Local Centre is now occupied. The increase in B8 floorspace is accounted for by the inclusion of the existing warehouse building which was previously not included in the 2014 statistics.

34 Conclusions

34.1 Number and distribution of Class E(a) shops: 34% of all units in local centres are E(a) shops, which is a fall from 40% in 2014. A summary of the amount of E(a) units and footprint by local centre is included at Appendix B, Table B5. Some centres have a considerably lower percentage of E(a) shops but there are usually reasons for this. For example, Roundshaw Local Centre (with 22% of units in E(a) use) is a community-oriented centre. Carshalton Road Local Centre (with 13% of units in E(a) use) has a Marks and Spencer store, which is not identified as it is ancillary to the petrol station.

Figure 34.1: Number of Total Units and E(a) Units by Local Centre

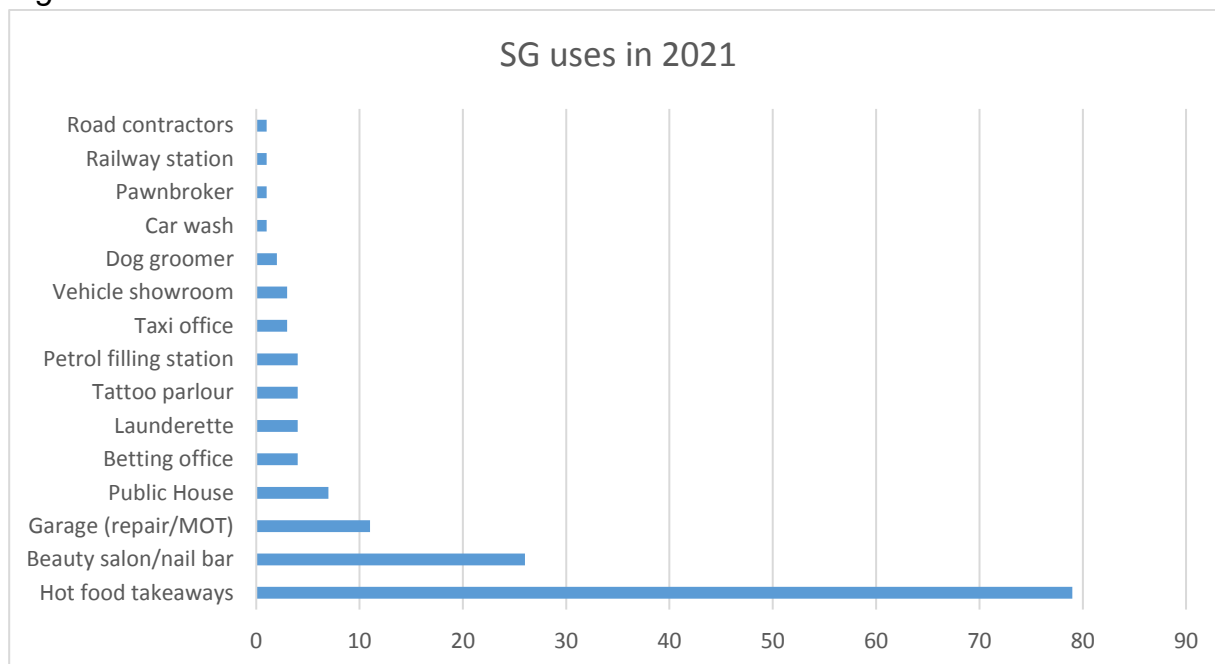


34.2 Number and distribution of Class E(c) local service offices and Class E(g) offices: Local service offices, including financial and professional services (formerly Class A2), and offices (formerly Class B1) are now defined as Class E(c) and Class E(g) under current Use Classes. Overall these uses account for 11% (both number and footprint) of all units in local centres. Between 2014 and 2021, the number has declined by 17 from 93 to 76 units. A number of office uses have converted to residential, including 22 units changing under permitted development rights across all centres. Local centres with higher proportion of office uses include Upper Mulgrave Road (34% of all units) and Lind Road (21%), however both centres also lost office units through changes of use particularly to residential.

34.3 Number and distribution of Sui Generis uses: Following Class E(a) shops, sui generis uses form the second largest type of use within the local centres, with 151 units overall (21% of all units). Sui generis uses are those which fall outside other use classes and there are a wide range across local centres. The most common sui generis use was hot food takeaways with 79 units across all local centres (52% of sui generis uses), followed by beauty salons and nail bars (17% of sui generis uses), motor repair

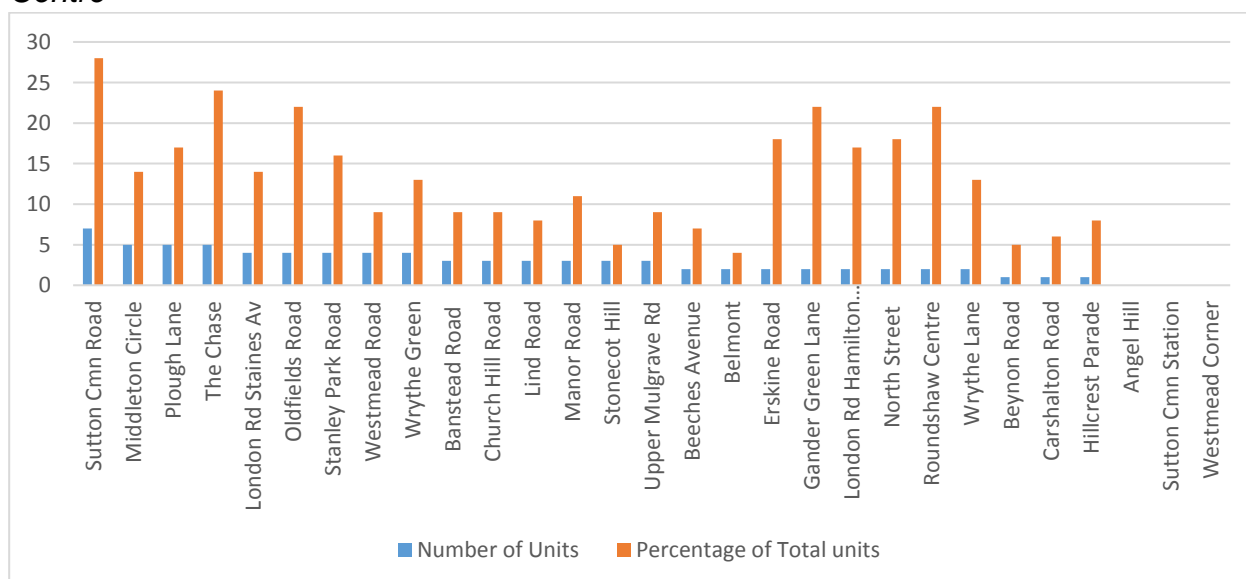
garages (7% of sui generis uses) and public houses (5% of sui generis uses). The biggest growth was for beauty salons which almost doubled in number since 2014 from 14 to 26 units in 2021.

Figure 34.2: Sui Generis Uses in all Local Centres



34.4 Number and distribution of hot-food takeaways: Overall 11% of all units in local centres are hot-food takeaways. This proportion has remained level compared with 2014, with only two additional units overall. This is not excessive but should be monitored both on the grounds of detracting from the public realm with litter and on healthy eating. A summary of the number of hot food takeaways by local centre is included at Appendix B, Table B6, and Figure 34.3 below. The centres with the highest proportions of hot-food takeaways are: Sutton Common Road (28% of all units), The Chase (24%), Oldfields Road (22%) and Gander Green Lane (22%).

Figure 34.3: Hot Food Takeaways –Number of Units and Percentage of Total by Local Centre



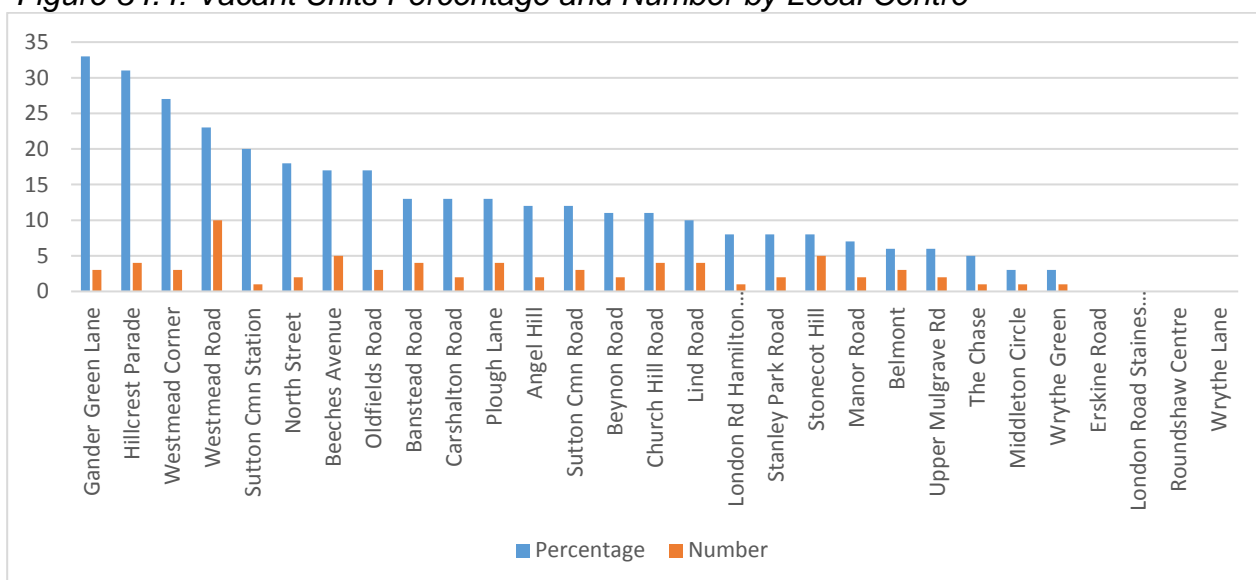
34.5 Number and distribution of betting offices: The number of betting offices /bookmakers in local centres has declined from nine to four, which are located in Middleton Circle, Stonecot Hill, The Chase and Wrythe Green Local Centres. Three units changed use to E(a) shop use (in Banstead Road, Middleton Circle and Oldfields Road Local Centres), and two are vacant (in London Road (corner of Hamilton Avenue) and The Plough Local Centres). Whilst there are more betting offices located Sutton Town Centre (5) and the District Centres (7), there has been a downward trend in the overall number in the borough's centres, from 34 in 2014 to 16 in 2021.

34.6 Number and distribution of pay-day loan companies and pawnbrokers: There is one pawnbroker in Middleton Circle.

34.7 Number and extent of public houses: Overall the number of public houses has fallen from nine in 2014 to seven in 2021. The former public house in the Stonecot Hill Local Centre was redeveloped to provide an Asda supermarket, and the Plough Public House in the Gander Green Lane Local Centre is vacant, with planning permission to redevelop for residential. The Jack and Jill public house in the Hillcrest Parade Local Centre is vacant. The extension of the Belmont Local Centre included the California Public House.

34.8 Vacancy rate: The overall vacancy rate in local centres is 10%. Whilst this an increase from the overall vacancy rate in 2014 (7%), it is considered to be acceptable compared to the national retail vacancy rates for 2021 at 14% (Q4, British Retail Consortium). However, in some local centres, the vacancy rate is high, notably Gander Green Lane (33%), Hillcrest Parade (31%), Westmead Corner (27%), Westmead Road (23%), and Sutton Common Station (20%). A summary of the amount vacancy (units and footprint) by local centre is included at Appendix B, Table B7, and Figure 34.4 below.

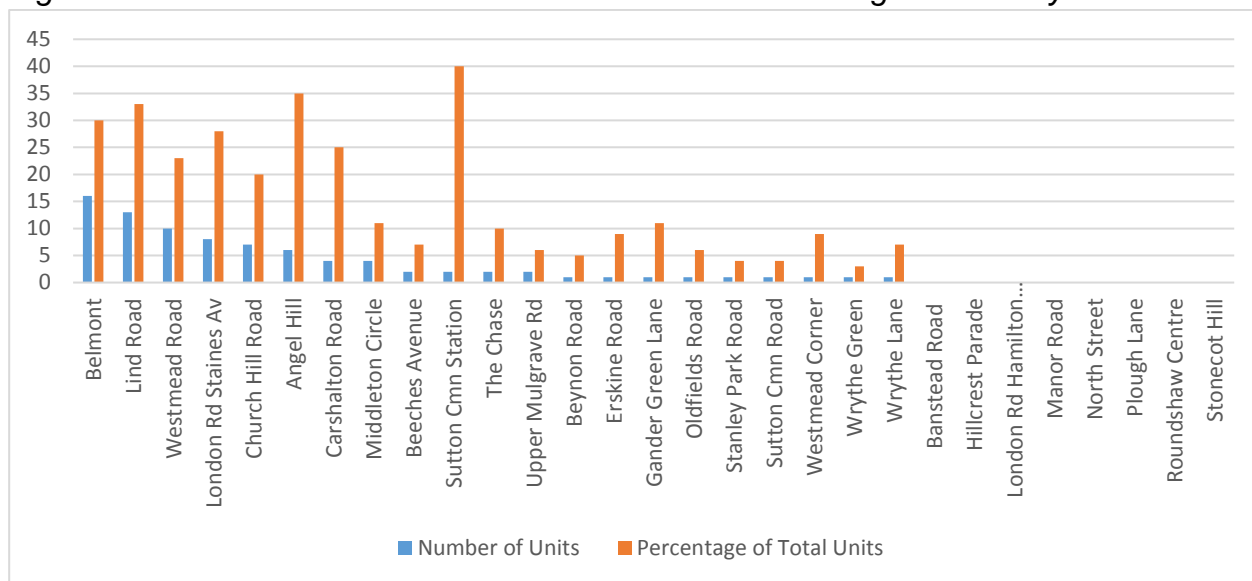
Figure 34.4: Vacant Units Percentage and Number by Local Centre



34.9 Number and extent of residential uses in centres: The number of residential units in local centres has increased significantly with an additional 44 units in residential use across all local centres since 2014. A summary of the amount of residential use by local

centre is included at Appendix B, Table B8, and in Figure 34.5 below. The increased scope of permitted development rights which allow for the change of use from commercial uses to residential without the need for planning permission has accounted for much of this change. Some centres have a significant number/proportion of residential units within their boundaries: Belmont (28% of all units), Lind Road (33%), Westmead Road (23%), London Road Staines Avenue (28%), Angel Hill (35%), Carshalton Road (25%) and Sutton Common Station (40%). Where there has been a change of use to residential adjacent to the boundary of the local centre, there is a case for the units to be removed from the local centre.

Figure 34.5: Residential Use – Number of Units and Percentage of Total by Local Centre



34.10 **Community Uses:** In the last Local Plan review, a number of local centre boundaries were extended to include community uses which were adjacent to those local centres, for example in Middleton Circle, Church Hill Road, Hillcrest Parade, Stanley Park Road and Wrythe Lane. There are community uses adjacent to the local centre boundaries at Banstead Road and Belmont, and to be consistent with previous extensions, there is a case for including them in the local centres as they add to the vibrancy and vitality of the local centre by generating footfall and so should be protected from other development.

34.11 **State of the public realm in local centres:** With a few exceptions, the public realm in local centres is not particularly good. A number of local centres are located on busy main roads which contributes to a poor quality public realm. Some other centres are dominated by forecourt parking and narrower pavements which creates a poor quality public realm and reduces assessibility. The vitality and vibrancy of a number of local centres might benefit significantly if the public realm was improved.

Appendix A

Changes to National Use Class Order

Since the last Town Centre Review there have been changes to national Use Class Order. On the 21st July 2020 the government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on the 1st September 2020.

Use	Old Class	New Class	Permitted change
Local community: Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres	A1	F2(a)	None
Shop - Display or retail sale of goods, other than hot food <i>Includes shops, retail warehouses, hairdressers/barbers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes, opticians (NB beauty salons, nail bars, dog groomers are SG)</i>	A1	E(a)	C3 (prior approval) F1(a) State funded school (*Temp takeaway)
Financial services	A2	E(c)(i)	
Professional services (other than health or medical services) <i>Including estate and employment agencies</i>	A2	E(c)(ii)	
Other appropriate services in a commercial, business or service locality <i>eg driving instruction, building design services</i>		E(c)(iii)	
Sale of food and drink for consumption (mostly) on the premises *	A3	E(b)	
Public houses, wine bars, or drinking establishments, and drinking establishments with expanded food provision	A4	SG	None (Temp takeaway)
Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises)	A5	SG	C3 (prior approval) E
Uses which can be carried out in a residential area without detriment to its amenity:	B1	E(g)	C3 (prior approval)
• Offices to carry out any operational or administrative functions	B1(a)	E(g)(i)	F1(a) State funded school
• Research and development of products or processes	B1(b)	E(g)(ii)	
• Industrial processes	B1(c)	E(g)(iii)	
General industrial - Use for industrial process other than one falling within class E(g) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)	B2	B2	B8 (500sqm)

Use	Old Class	New Class	Permitted change
Storage or distribution - This class includes open air storage.	B8	B8	C3 (prior approval)
Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)	C1	C1	F1(a) State funded school
Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres	C2	C2	
Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks	C2A	C2A	
Dwellinghouses - This class is formed of three parts:	C3	C3	C4
<ul style="list-style-type: none"> Covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child 	C3(a)	C3(a)	
<ul style="list-style-type: none"> Covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems 	C3(b)	C3(b)	
<ul style="list-style-type: none"> Allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger 	C3(c)	C3(c)	
Houses in multiple occupation - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C4	C4	C3

Use	Old Class	New Class	Permitted change
Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	D1	E(e)	C3 (prior approval)
Creche, day nursery or day centre (not including a residential use)	D1	E(f)	F1(a) State funded school
Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:	D1	F1	Temp changes only
• Provision of education	D1	F1(a)	
• Display of works of art (otherwise than for sale or hire)	D1	F1(b)	
• Museums	D1	F1(c)	
• Public libraries or public reading rooms	D1	F1(d)	
• Public halls or exhibition halls	D1	F1(e)	
• Public worship or religious instruction (or in connection with such use)	D1	F1(f)	
• Law courts	D1	F1(g)	
Local community:	D1/D2	F2	None
• Halls or meeting places for the principal use of the local community	D1	F2(b)	
• Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)	D2	F2(c)	
• Indoor or outdoor swimming pools or skating rinks	D2	F2(d)	
Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)	D2	E(d)	C3 (prior approval) F1(a) State funded school
Cinemas	D2	SG	None
Concert halls			
Bingo halls			
Dance halls			
Venues for live music performance	-	SG	None
Theatres	SG		
Amusement arcades/centres or funfairs	SG	SG	C3 (prior approval)
Launderettes			
Fuel stations	SG	SG	None
Hiring, selling and/or displaying motor vehicles			
Taxi businesses			

Use	Old Class	New Class	Permitted change
Scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles			
'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))			
Hostels (providing no significant element of care)			
Waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste			
Retail warehouse clubs			
Nightclubs			
Casinos	SG	SG	C3 (prior approval)
Betting offices/shops			E
Pay day loan shops			
Beauty salon	SG	SG	
Nail bar	SG	SG	
Dog grooming	SG	SG	
Tattoo parlour	SG	SG	
Pawn broker	SG	SG	
Vehicle repairs etc with MOT	SG	SG	

Appendix B

Table B1: Units in Local Centres

	E	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	E(g)	SG	F1	F2	B2	B8	C2	C3	Vacant	Total
Stonecot	50	31	6	11	0	2	0	0	11	0	0	0	0	0	0	5	66
Belmont	29	16	3	5	0	3	1	1	5	0	1	0	0	0	16	3	54
Westmead Road	15	8	2	3	0	1	0	1	5	1	0	0	1	1	10	10	43
Lind Road	16	7	1	7	0	0	0	1	4	1	0	1	0	0	13	4	39
Church Hill Road	16	10	1	1	0	2	0	2	6	1	1	0	0	0	7	4	35
Middleton Circle	21	19	1	0	0	1	0	0	8	1	0	0	0	0	4	1	35
Upper Mulgrave Road	28	13	1	7	1	1	0	5	3	0	0	0	0	0	2	2	35
Banstead Road	21	11	3	5	0	2	0	0	7	0	0	0	0	0	0	4	32
Wrythe Green	22	16	5	0	0	0	0	1	8	0	0	0	0	0	1	1	32
Plough Lane	17	11	4	1	0	1	0	0	9	0	0	0	0	0	0	4	30
London Rd, Staines Ave	14	10	1	2	0	0	0	1	7	0	0	0	0	0	8	0	29
Beeches Avenue	17	7	2	5	0	3	0	0	5	0	0	0	0	0	2	5	29
Manor Road	20	13	3	1	0	2	0	1	6	0	0	0	0	0	0	2	28
Stanley Park Road	13	10	1	0	1	0	1	0	8	0	0	1	0	0	1	2	25
Sutton Common Road	9	8	0	0	0	1	0	0	12	0	0	0	0	0	1	3	25
The Chase	11	6	1	4	0	0	0	0	7	0	0	0	0	0	2	1	21
Beynon Road	9	7	0	2	0	0	0	0	5	2	0	0	0	0	1	2	19
Oldfields Road	6	4	1	0	1	0	0	0	8	0	0	0	0	0	1	3	18
Angel Hill	7	5	0	2	0	0	0	0	2	0	0	0	0	0	6	2	17
Carshalton Road	6	2	1	2	0	0	1	0	3	1	0	0	0	0	4	2	16
Wrythe Lane	10	7	2	0	0	1	0	0	4	0	0	0	0	0	1	0	15
Hillcrest Parade	7	5	1	1	0	0	0	0	1	0	1	0	0	0	0	4	13
London Rd, Hamilton Av	8	6	1	1	0	0	0	0	3	0	0	0	0	0	0	1	12
Erskine Road	5	5	0	0	0	0	0	0	5	0	0	0	0	0	1	0	11
North Street	5	4	1	0	0	0	0	0	3	0	1	0	0	0	0	2	11
Westmead Corner	6	2	1	1	0	1	0	1	1	0	0	0	0	0	1	3	11
Gander Green Lane	3	3	0	0	0	0	0	0	2	0	0	0	0	0	1	3	9
Roundshaw Centre	5	2	0	1	1	1	0	0	2	2	0	0	0	0	0	0	9
Sutton Common Station	1	1	0	0	0	0	0	0	1	0	0	0	0	0	2	1	5
TOTALS	397	249	43	62	4	22	3	14	151	9	4	2	1	1	85	74	724

Table B2: Unit Changes between 2014 and 2021 in Local Centres

	E	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	E(g)	SG	F1	F2	B2	B8	C2	C3	Vacant	Total
Stonecot	-2	-5	-1	2	0	2	0	0	2	0	0	0	0	0	0	2	2
Belmont	1	0	1	-2	0	2	0	0	1	0	0	0	0	0	6	1	9
Westmead Road	-7	-3	0	-3	0	-1	0	0	-2	1	0	0	0	1	5	6	3
Lind Road	-6	-1	0	-4	0	-1	0	0	-1	0	0	0	0	0	10	-2	1
Upper Mulgrave Road	0	3	-1	-2	0	1	0	-1	1	0	0	0	0	0	2	-2	1
Church Hill Road	-7	-3	-1	-4	-1	0	0	2	2	1	0	0	0	0	5	-2	-1
Banstead Road	-4	-6	0	2	0	0	0	0	0	0	0	0	0	0	0	4	0
Middleton Circle	2	3	0	-2	0	1	0	0	0	1	0	0	0	0	-1	-2	0
Wrythe Green	0	-1	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1
Plough Lane	-3	-3	-1	1	0	0	0	0	1	0	0	0	0	0	0	3	1
London Rd, Staines Ave	3	3	-1	0	0	0	0	1	0	0	0	0	0	0	2	-1	4
Beeches Avenue	-2	-3	0	-1	0	2	0	0	0	0	0	0	0	0	2	2	2
Manor Road	-2	-1	-1	-1	0	1	0	0	1	0	0	0	0	0	0	0	-1
Stanley Park Road	0	-1	0	0	1	0	0	0	2	0	0	0	0	0	1	0	3
Sutton Common Road	-2	-1	0	-1	0	0	0	0	3	0	0	0	0	0	1	-1	1
The Chase	-2	-1	0	-1	0	0	0	0	0	0	0	0	0	0	0	1	-1
Beynon Road	-4	-2	-2	0	0	0	0	0	1	2	0	0	0	0	1	1	1
Oldfields Road	-2	-1	0	-1	1	0	0	-1	-2	0	0	0	0	0	1	3	0
Angel Hill	-1	-1	0	0	0	0	0	0	1	0	0	0	0	0	3	0	3
Carshalton Road	-2	-2	-1	1	0	0	0	0	0	0	0	0	0	0	1	1	0
Wrythe Lane	0	0	0	0	0	1	0	0	1	0	0	-1	0	0	1	0	2
Hillcrest Parade	-1	-1	0	0	0	0	0	0	-1	0	1	0	0	0	0	2	1
London Rd, Hamilton Av	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Erskine Road	-1	0	0	-1	0	0	0	0	0	0	0	0	0	0	1	0	0
North Street	0	1	0	0	0	0	0	-1	-1	0	0	0	0	0	0	2	1
Westmead Corner	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Gander Green Lane	-1	0	0	-1	0	0	0	0	-1	0	0	0	0	0	1	1	0
Roundshaw Centre	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sutton Common Station	-2	-2	0	0	0	0	0	0	-1	0	0	0	0	0	2	0	-1
TOTALS	-48	-30	-8	-18	-1	8	0	1	8	5	1	-1	0	1	44	22	

Table B3: Footprint in Local Centres (sq m)

	E	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	E(g)	SG	F1	F2	B2	B8	C2	Vacant	Total
Stonecot	6213	4149	885	947	0	232	0	0	1414	0	0	0	0	0	472	8099
Westmead Road	1356	655	230	303	0	81	0	87	384	120	0	0	3381	1500	1322	8063
Belmont	2628	1236	315	416	0	263	188	210	1244	0	357	0	0	0	716	4945
Middleton Circle	3425	2528	112	0	0	785	0	0	793	340	0	0	0	0	100	4658
Wrythe Green	3147	2629	447	0	0	0	0	71	1309	0	0	0	0	0	154	4610
Lind Road	2916	743	122	2024	0	0	0	27	413	54	0	293	0	0	212	3888
Church Hill Road	1515	893	84	60	0	193	0	285	548	498	795	0	0	0	366	3722
Roundshaw Centre	2026	450	0	150	1086	340	0	0	160	1426	0	0	0	0	0	3612
London Rd, Staines Ave	2540	2221	68	183	0	0	0	68	1009	0	0	0	0	0	0	3549
Upper Mulgrave Road	2619	1206	50	700	42	0	68	553	254	0	0	0	0	0	286	3159
Banstead Road	2148	1149	398	428	0	173	0	0	693	0	0	0	0	0	247	3088
Stanley Park Road	1583	1200	102	0	105	0	176	0	843	0	0	188	0	0	406	3020
Manor Road	1883	1189	371	23	0	210	0	90	834	0	0	0	0	0	250	2967
Carshalton Road	952	235	120	202	0	0	395	0	1028	635	0	0	0	0	215	2830
Beeches Avenue	1863	775	440	307	0	341	0	0	316	0	0	0	0	0	483	2662
Sutton Common Road	677	573	0	0	0	104	0	0	1080	0	0	0	0	0	485	2242
Plough Lane	1211	736	345	52	0	78	0	0	807	0	0	0	0	0	201	2219
Wrythe Lane	1378	870	218	0	0	290	0	0	778	0	0	0	0	0	0	2156
The Chase	1020	549	62	409	0	0	0	0	693	0	0	0	0	0	150	1863
Oldfields Road	465	250	95	0	120	0	0	0	1189	0	0	0	0	0	188	1842
Hillcrest Parade	728	501	97	130	0	0	0	0	64	0	477	0	0	0	505	1774
Beynon Road	581	451	0	130	0	0	0	0	594	171	0	0	0	0	111	1457
Angel Hill	1019	786	0	233	0	0	0	0	255	0	0	0	0	0	119	1393
North Street	354	314	40	0	0	0	0	0	254	0	457	0	0	0	327	1392
London Rd, Hamilton Av	1028	740	102	186	0	0	0	0	207	0	0	0	0	0	150	1385
Westmead Corner	734	218	97	81	0	64	0	274	76	0	0	0	0	0	198	1008
Erskine Road	380	380	0	0	0	0	0	0	612	0	0	0	0	0	0	992
Gander Green Lane	253	253	0	0	0	0	0	0	157	0	0	0	0	0	341	751
Sutton Common Station	42	42	0	0	0	0	0	0	23	0	0	0	0	0	25	90
TOTALS	46684	27921	4800	6964	1353	3154	827	1665	18031	3244	2086	481	3381	1500	8029	83436

Table B4: Footprint Change in Local Centres (sq m)

	E	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	E(g)	SG	F1	F2	B2	B8	C2	Vacant	Total
Stonecot	1149	890	-64	91	0	232	0	0	-604	0	0	0	0	0	304	849
Belmont	451	50	130	-54	0	189	2	136	523	0	10	0	0	0	404	1390
Westmead Road	-819	-539	-49	-167	0	-101	0	37	-512	120	0	0	2996	1500	-2854	431
Lind Road	688	206	-13	510	0	-15	0	0	-283	-21	0	208	0	0	-895	-303
Upper Mulgrave Road	-437	352	-104	-208	-43	68	0	-502	117	0	0	0	0	0	8	-312
Church Hill Road	-514	-213	-79	-452	-106	51	0	285	168	498	0	0	0	0	-316	-164
Banstead Road	242	-123	129	236	0	0	0	0	170	0	0	0	0	0	247	659
Middleton Circle	1903	1178	52	-112	0	785	0	0	120	340	0	0	0	0	-478	1885
Wrythe Green	1395	1157	167	0	0	0	0	71	259	0	0	0	0	0	111	1765
Plough Lane	162	-18	86	52	0	42	0	0	96	0	0	0	0	0	159	417
London Rd, Staines Ave	1647	1583	-66	62	0	0	0	68	-203	0	0	0	0	0	-66	1378
Beeches Avenue	88	-101	285	-349	0	253	0	0	-26	0	0	0	0	0	238	300
Manor Road	48	107	49	-80	0	112	0	-140	402	0	0	0	0	0	72	522
Stanley Park Road	467	382	36	0	105	0	-56	0	267	0	0	-102	0	0	56	688
Sutton Common Road	-348	-352	0	-46	0	50	0	0	325	0	0	0	0	0	262	239
The Chase	222	160	0	62	0	0	0	0	159	0	0	0	0	0	150	531
Beynon Road	-412	-191	-244	23	0	0	0	0	68	171	0	0	0	0	7	-166
Oldfields Road	-193	-70	-24	-83	120	0	0	-136	-32	0	0	0	0	0	188	-37
Angel Hill	257	399	0	-142	0	0	0	0	-56	0	0	0	0	0	-181	20
Carshalton Road	-122	-80	-28	114	0	0	-128	0	683	635	0	0	0	0	118	1314
Wrythe Lane	588	221	77	0	0	290	0	0	93	0	0	-68	0	0	0	613
Hillcrest Parade	82	-17	32	67	0	0	0	0	-182	0	477	0	0	0	311	688
London Rd, Hamilton Av	390	344	46	0	0	0	0	0	-39	0	0	0	0	0	150	501
Erskine Road	-45	22	0	-67	0	0	0	0	16	0	0	0	0	0	0	-29
North Street	-375	-34	-59	0	0	0	0	-282	-37	0	36	0	0	0	327	-49
Westmead Corner	-208	-242	23	9	0	0	0	2	1	0	0	0	0	0	117	-90
Gander Green Lane	-29	38	0	-67	0	0	0	0	-183	0	0	0	0	0	221	9
Roundshaw Centre	1109	89	0	14	1086	-80	0	0	-62	-582	-810	0	0	0	0	-345
Sutton Common Station	-254	-254	0	0	0	0	0	0	-28	0	0	0	0	0	-33	-315
TOTALS	6423	4944	382	-587	-201	2460	-114	-461	1220	1161	134	328	2996	1500	-1373	12389

Table B5: Class E(a) Shop Units

Local Centre	Number of Units			% E(a)		Footprint Sqm			% E(a)	
	E(a)	E	Total	E	Total	E(a)	E	Total	E	Total
Stonecot	31	50	66	62 %	47 %	4149	6213	8099	67%	51%
Middleton Circle	19	21	35	90 %	54 %	2528	3425	4658	74%	54%
Belmont	16	29	54	55 %	30 %	1236	2628	4945	47%	25%
Wrythe Green	16	22	32	73 %	50 %	2629	3147	4610	84%	57%
Upper Mulgrave Road	13	28	35	46 %	37 %	1206	2619	3159	46%	38%
Manor Road	13	20	28	65 %	46 %	1189	1883	2967	63%	40%
Banstead Road	11	21	32	52 %	34 %	1149	2148	3088	53%	37%
Plough Lane	11	17	30	65 %	37 %	736	1211	2219	61%	33%
Church Hill Road	10	16	35	63 %	29 %	893	1515	3722	59%	26%
London Rd, Staines Av	10	14	29	71 %	34 %	2221	2540	3549	87%	63%
Stanley Park Road	10	13	25	77 %	40 %	1200	1583	3020	76%	40%
Sutton Common Road	8	9	25	89 %	32 %	573	677	2242	85%	26%
Westmead Road	8	15	43	53 %	19 %	655	1356	8063	48%	8%
Beeches Avenue	7	17	29	41 %	24 %	775	1863	2662	42%	29%
Beynon Road	7	9	19	78 %	37 %	451	581	1457	78%	31%
Lind Road	7	16	39	44 %	18 %	743	2916	3888	25%	19%
Wrythe Lane	7	10	15	70 %	47 %	870	1378	2156	63%	40%
London Rd, Hamilton Av	6	8	12	75 %	50 %	740	1028	1385	72%	53%
The Chase	6	11	21	55 %	29 %	549	1020	1863	54%	29%
Angel Hill	5	7	17	71 %	29 %	786	1019	1393	77%	56%
Erskine Road	5	5	11	100 %	45 %	380	380	992	100%	38%
Hillcrest Parade	5	7	13	71 %	38 %	501	728	1774	69%	28%
North Street	4	5	11	80 %	36 %	314	354	1392	89%	23%
Oldfields Road	4	6	18	67 %	22 %	250	465	1842	54%	14%
Gander Green Lane	3	3	9	100 %	33 %	253	253	751	100%	34%
Carshalton Road	2	6	16	33 %	13 %	235	952	2830	25%	8%
Roundshaw Centre	2	5	9	40 %	22 %	450	2026	3612	22%	12%
Westmead Corner	2	6	11	33 %	18 %	218	734	1008	30%	22%
Sutton Common Station	1	1	5	100 %	20 %	42	42	90	47%	47%
TOTALS	249	397	724	63 %	34 %	27921	46684	83436	60%	33%

Table B6: Hot Food Takeaway Units/Footprint as a Percentage of Total

Local Centre	Units		Footprint	
	Number	Percent	Sq m	Percent
Sutton Common Road	7	28%	510	23%
Middleton Circle	5	14%	485	10%
Plough Lane	5	17%	359	16%
The Chase	5	24%	333	18%
London Road, Staines Avenue	4	14%	261	7%
Oldfields Road	4	22%	290	16%
Stanley Park Road	4	16%	378	13%
Westmead Road	4	9%	288	4%
Wrythe Green	4	13%	423	9%
Banstead Road	3	9%	327	11%
Church Hill Road	3	9%	224	6%
Lind Road	3	8%	152	4%
Manor Road	3	11%	210	7%
Stonecot Hill	3	5%	221	3%
Upper Mulgrave Road	3	9%	254	8%
Beeches Avenue	2	7%	97	4%
Belmont	2	4%	147	3%
Erskine Road	2	18%	154	16%
Gander Green Lane	2	22%	157	21%
London Rd, Hamilton Avenue	2	17%	125	9%
North Street	2	18%	118	8%
Roundshaw Centre	2	22%	160	4%
Wrythe Lane	2	13%	181	8%
Beynon Road	1	5%	55	4%
Carshalton Road	1	6%	56	2%
Hillcrest Parade	1	8%	64	4%
Angel Hill	0	-	0	-
Sutton Common Station	0	-	0	-
Westmead Corner	0	-	0	-
TOTALS	79	11%	6029	7%

Table B7: Vacant Units/Footprint as a Percentage of Total

Local Centre	Units		Footprint	
	Units	Percent	Sq m	Percent
Westmead Road	10	23%	1322	16%
Beeches Avenue	5	17%	483	18%
Stonecot Hill	5	8%	472	6%
Banstead Road	4	13%	247	8%
Church Hill Road	4	12%	366	10%
Hillcrest Parade	4	31%	505	28%
Lind Road	4	10%	212	5%
Plough Lane	4	13%	201	9%
Belmont	3	6%	716	14%
Gander Green Lane	3	33%	341	45%
Oldfields Road	3	17%	188	10%
Sutton Common Road	3	12%	485	22%
Westmead Corner	3	27%	198	20%
Angel Hill	2	12%	119	9%
Beynon Road	2	11%	111	8%
Carshalton Road	2	13%	215	8%
Manor Road	2	7%	250	8%
North Street	2	18%	327	23%
Stanley Park Road	2	8%	406	13%
Upper Mulgrave Road	2	6%	286	9%
London Road, Hamilton Avenue	1	8%	150	11%
Middleton Circle	1	3%	100	2%
Sutton Common Station	1	20%	25	28%
The Chase	1	5%	150	8%
Wrythe Green	1	3%	154	3%
Erskine Road	0	-	0	-
London Rd, Staines Avenue	0	-	0	-
Roundshaw Centre	0	-	0	-
Wrythe Lane	0	-	0	-
TOTALS	74	10%	8029	10%

Table B8: Residential Units as a Percentage of Total

Local Centre	Units	Percent
Belmont	16	30%
Lind Road	13	33%
Westmead Road	10	23%
London Rd, Staines Avenue	8	28%
Church Hill Road	7	20%
Angel Hill	6	35%
Carshalton Road	4	25%
Middleton Circle	4	11%
Beeches Avenue	2	7%
Sutton Common Station	2	40%
The Chase	2	10%
Upper Mulgrave Road	2	6%
Beynon Road	1	5%
Erskine Road	1	9%
Gander Green Lane	1	11%
Oldfields Road	1	6%
Stanley Park Road	1	4%
Sutton Common Road	1	4%
Westmead Corner	1	9%
Wrythe Green	1	3%
Wrythe Lane	1	7%
Banstead Road	0	-
Hillcrest Parade	0	-
London Road, Hamilton Avenue	0	-
Manor Road	0	-
North Street	0	-
Plough Lane	0	-
Roundshaw Centre	0	-
Stonecot Hill	0	-
TOTALS	85	12%

Appendix C

Examples of E(a) retail unit classifications

Comparison Retail	Convenience Retail	Service Retail
Air conditioning retailer	Bakery	Barber
Antique shop	Butcher	Chinese herbal medicine
Art & craft supplies	Card shop	Dry cleaners
Bathroom retailer	Chemist	Funeral directors
Bead shop	Fishmonger	Hairdresser
Bookshop	Greengrocer	Key cutting
Bridal store	Health foods	Locksmiths
Car alarms & fitters	Newsagent	Photo developing
Carpet & flooring retailer	Off-licence	Post office
Cell phone retailer	Supermarket	Repairs and services
Ceramic shop		Security supplies
Charity shop		Shoe repairs
Clothing store		Tailors
Computer store		Travel agents
Cycle store		Upholsters
Discount store		Video hire
Electrical supplies		
Fashion accessories		
Fireplace retailer		
Florist		
Furniture store		
Garden centre		
General store		
Gift shop		
Hardware store		
Interior decorating		
Ironing shop		
Jewellers		
Kitchen appliance store		
Model shop		
Music shop		
Optician		
Party supplies		
Pet store		
Photography & picture framers		
Roofing supplies		
Sewing machine retailer		
Shoe shop		
Sports shop		
Stationers		
Swimming supplies		
Window installation		

Appendix D

Glossary

Comparison Retail/Shopping: These refer to shopping for things like clothes, products, household and leisure goods which are not bought on a regular basis

Convenience Retail/Shopping: These refer to shopping for every day, essential items like food, drink, newspapers and confectionery.

District Centre: shops and services primarily serving local catchments but providing for main weekly convenience shopping. Some district centres have developed specialist shopping functions.

Entertainment Uses: shops associated with recreational eating and drinking under the use classes E(b) Restaurants and Cafes; SG Drinking establishments; and SG Hot Food Takeaways.

Independent Retailers: businesses with very few retail outlets. Owner occupied and usually run from the shop.

Leisure Uses: facilities such as libraries, halls, sports facilities, and other arts/ cultural/ entertainment attractions.

Local Centres: shops and services for day to day needs, some small offices.

Major Town Centre: places with many shops services, employment and entertainment which service a much wider catchment than just the local population.

Multiple Retailers: any retail operation with a store portfolio that requires centralized management.

Primary Shopping Frontages: the retail core of the district centre where development is largely restricted to A1 Shops and where pedestrian activity is concentrated. Change of use from retail is discouraged.

Secondary Shopping Frontages: have a greater diversity of use. Change of use in these areas is treated more flexibly to allow for diversification although E(a) Shops use is still highly important.

Service Retail: E(a) Shops units that offer a personal service that can be purchased as their main form of trade e.g. hairdressers; shoe repairs; dry cleaners.



Spencer Palmer Strategic Director

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