London Borough of Sutton Local Plan

District Centre Health Check 2018

July 2018

Sutton

Contents

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, 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
2.	Cheam
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. In terms of the origins of the district centres, Carshalton and Wallington developed on the spring line. Wallington migrated uphill when the railway was built. Cheam was originally a village which was developed to serve a palace. Hackbridge was historically a river crossing and Rosehill was part of the planned provision for the St Helier public housing estate.

1.4 District centres like North Cheam and Worcester Park grew as linear centres alongside main roads. Ribbon development along major roads was related to transport services and road network. This was enhanced by private car ownership and accessibility and led to the speculative construction of a number of characteristically suburban shopping parades along many main roads of the borough.

1.5 There are also a number of freestanding facilities in the borough from corner stores through to large retail warehouses and superstores.

1.6 The growth of suburbia around the original settlements encouraged concentrations of shops and other services, usually convenience shops, cafes and restaurants. In addition, they have often attracted social and community facilities such as surgeries and libraries. Now, the district centres are characterised by a range of shops, facilities and services, including higher order comparison shopping and larger scale leisure facilities.

1.7 National planning policy/guidance states that local authorities should measure the vitality, viability and health of their town centres, and record how this changes over time. The London Plan (2016) highlights the importance of Town Centre Health Checks (TCHC) with the aim of strengthening the wider role of town centres in London.

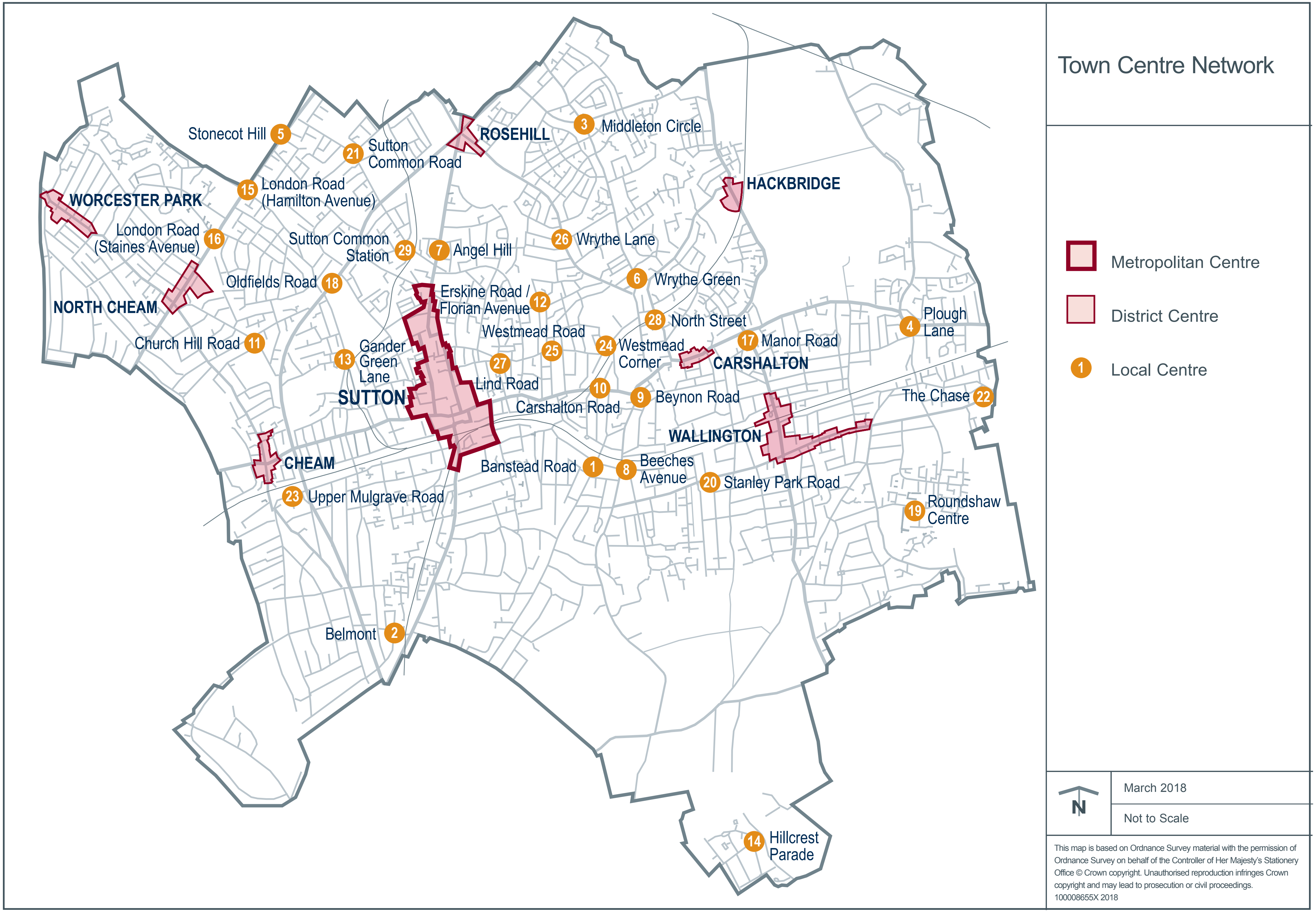
1.8 Although the core retail area within a town centre is identified as primary shopping frontage where the change of use from retail is generally discouraged, outside the core widening the range of shops with other services and leisure activities can enliven the ‘offer’ of an individual centre.

1.9 The health checks provide an up-to-date evidence base to support the preparation and implementation of Development Plan Documents (DPDs), which include town centre policies and proposals, and town centre management strategies.

1.10 The last TCHC in the borough was carried out in December 2012 and January 2013 at each of the seven district centres and Sutton town centre. The previous survey forms 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.

1.11 The survey was generally conducted on ground floor units only. However, there were instances where ground floor units were actually related to an upper floor use. In these cases, both floors have been counted in the survey, as one unit.

1.12 The provision of transport services can be a key determining factor of how healthy town centres are. This health check looks at the ease of access to the seven district centres by sustainable means of transport: walking and cycling and by private vehicle. It also looks at Public Transport Accessibility Levels (PTAL) in the town centres, which measures the level of access to a specific location from the public transport network.


Town Centre Network
Metropolitan Centre
District Centre
1 Local Centre
March 2018
Not to Scale
N
WORCESTER PARK
NORTH CHEAM
ROSEHILL
HACKBRIDGE
SUTTON
CHEAM
CARSHALTON
WALLINGTON
1 Banstead Road
2 Belmont
3 Middleton Circle
4 Plough Lane
5 Stonecot Hill
6 Wrythe Green
7 Angel Hill
8 Beeches Avenue
9 Beynon Road
10 Carshalton Road
11 Church Hill Road
12 Erskine Road / Florian Avenue
13 Gander Green Lane
14 Hillcrest Parade
15 London Road (Hamilton Avenue)
16 London Road (Staines Avenue)
17 Manor Road
18 Oldfields Road
19 Roundshaw Centre
20 Stanley Park Road
21 Sutton Common Road
22 The Chase
23 Upper Mulgrave Road
24 Westmead Corner
25 Westmead Road
26 Wrythe Lane
27 Lind Road
28 North Street
29 Sutton Common Station
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2 Background

National and Regional Policy Context

2.1 National Planning Policy Framework 2018 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:*
>
> *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." (Paragraph 85)*

2.2 The Mayor of London, in London Plan Policy 4.7 Retail and Town Centre Development and the accompanying justification, states:

> *"The Mayor supports a strong, partnership approach to assessing need and bringing forward capacity for retail, commercial, culture and leisure development in town centres (see policy 2.15)*

"In taking planning decisions on proposed town centre development...the scale of retail, commercial, culture and leisure development, should be related to the size, role and function of a town centre and its catchment. Retail, commercial, culture and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres, or can be, well integrated with the existing centre and public transport. New proposals must be subject to an assessment of impact."

"In preparing LDFs, boroughs should: identify future levels of retail and other commercial floorspace need in light of integrated strategic and local assessments. Undertake regular town centre health checks to inform strategic and local policy and implementation..."

"To meet identified needs and to support the vitality and viability of town centres, the Mayor supports a proactive approach to managing growth within and on the edges of town centres, and encourages joint work between public and private sectors to identify and bring forward new retail, leisure and commercial development opportunities. Boroughs are encouraged to consider the use of compulsory purchase powers to facilitate land assembly for town centre development where appropriate." (Paragraph 4.43)

Local Policy Context

2.3 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.

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

2.5 The Sutton Local Plan includes a number of policies relating to Sutton town centre, district centres and local centres, namely:

- **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.

  The council will expect the proportion of A1 (Retail) ground floor units not to fall below 55% within the Primary shopping frontages of district centres and that there should not be more than three adjoining non-A1 uses within the primary shopping frontage.

  Within the Secondary Shopping Frontages of Sutton town centre and district centres, the council will consider other town centres uses (for definition see glossary and box above) as suitable uses provided that the proposed development does not result in more than three adjoining non-A1 uses.

- **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.

3 Methodology

3.1 In February and March 2018, a survey of the seven district centres and Sutton town centre was carried out in accordance with the recommended methodology advocated by the Greater London Authority.

3.2 The adoption of this methodology for town centre health checks aims to apply a consistent approach to data collection to enable comparison over time. Reviews of the health of district centres have been and will be undertaken regularly in accordance with the recommended methodology.

3.3 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.

3.4 The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended and the latest version of the use classes can be found in Appendix A.

3.5 The survey collected information on all ground floor and upper floor units within each district 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, whether it is within a primary or secondary retail frontage (where appropriate), and the current use class, noting changes from previous years.

3.6 The information was also recorded on a map for crosschecking and spatial analysis purposes. On this map, the areas of shopping frontages were divided in blocks. Each block is either a primary or a secondary shopping frontage. Each use class has a different colour on the map.

3.7 Unlike in previous surveys, units refer to the number of businesses not the number of properties a business occupies. For example, an estate agent that occupies numbers 94 and 96 High Street is counted as one unit. The floorspace is calculated over both properties.

3.8 However, the number of units for use class B1 *Business* does not refer to the number of individual businesses, rather the number of locations in which these are situated. For example, a multi-storey office block is counted as one business unit even though it may house multiple businesses. In addition, some office blocks within the centres appear partly vacant, however due to the difficulty in establishing the percentage of vacant floorspace; these units have been excluded from vacancy calculations and treated as occupied office space. Further investigation and refinement into the amount of vacant office floorspace needs to be undertaken.

3.9 Gross external 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. An assumption was made that upper floor units occupied the same gross floor area as ground floor units below.

3.10 The floorspace for residential units was not calculated, however, the number of units was recorded. As such, residential units do not form part of calculations, and therefore, figures for units and floorspace refer to total non-residential (commercial) floorspace in the district centre.

3.11 Residential uses can benefit district centres by reducing the need for travel, especially by car, and increasing the level of economic, social and cultural activity throughout the day, adding interest and passive surveillance and potentially increasing the supply of housing although residential use at ground floor level within shopping frontages is not encouraged.

3.12 The distinction between primary and secondary shopping frontages is the concentration of shops in the heart of the shopping centre. Within the primary shopping frontages of district centres, the proportion of A1 (Retail) ground floor units should not to fall below 55% and that there should be more than three adjoining non-A1 uses within the primary shopping frontage.

3.13 Although supermarkets are mostly convenience, the council considers some aisles often sell comparison goods. For simplicity, supermarkets are classified as convenience so it should be borne in mind that, as a result, the comparison retail figure with a supermarket will always be slightly underestimated.

4 District Centre Comparison

4.1 The health checks seek to examine the current state of health (vitality and viability) of London's town centres, in particular to review the ability of different centres to accommodate growth.

4.2 The sections below set out the survey results relating to the scale and function of the seven district centres. Each centre is discussed individually thereafter.

4.3 The health check indicators cover the following areas:

- Total number of units and gross retail floorspace for comparison goods; convenience goods; service retail; and vacant stores.
- Total number of units and gross floorspace for entertainment uses (restaurants and cafes; pubs and bars; takeaways).
- Total number of leisure facilities (public libraries; sports facilities; other arts/culture/entertainment attractions).
- Total gross office floorspace.
- Total number of health facilities.
- Total number of civic and community facilities (places of worship; civic facilities; post offices).
- Sunday shopping details.

Figure 4.1: District Centre Land Use Summary, by Use Class by Total Floorspace (sq. m)

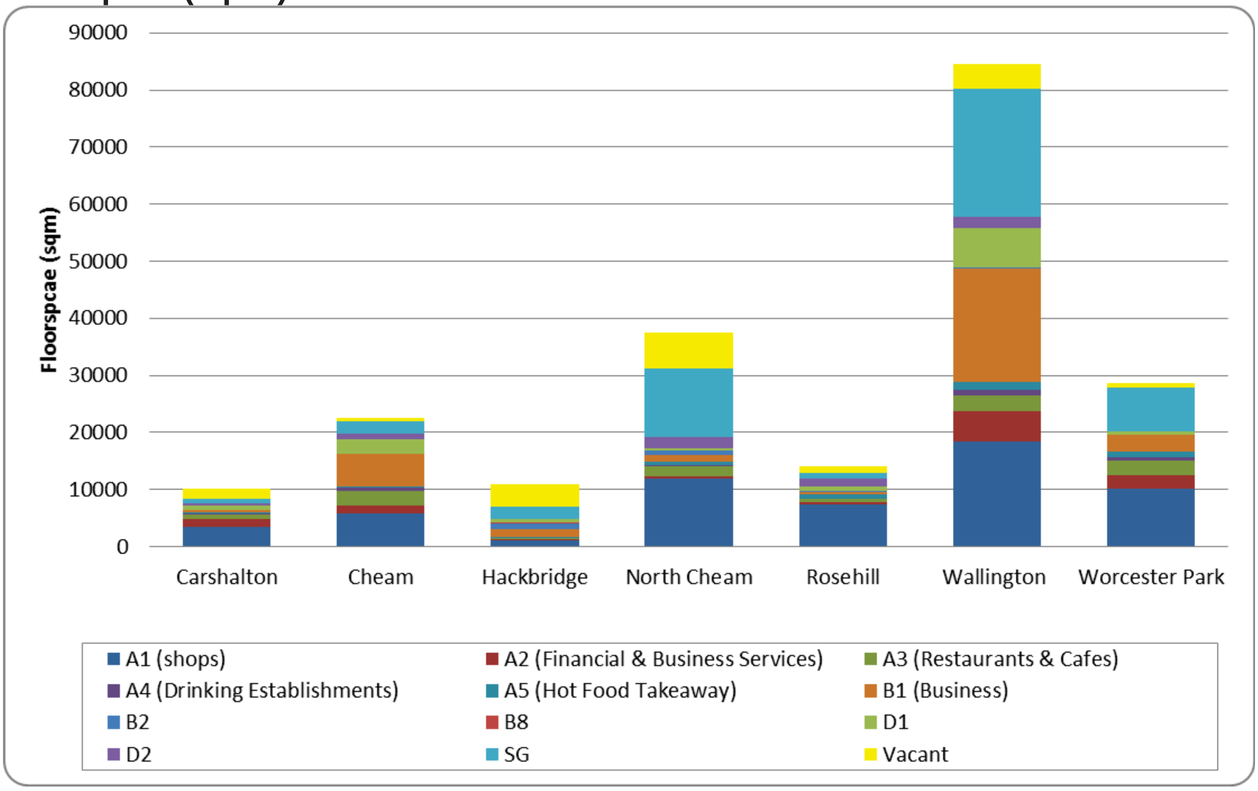
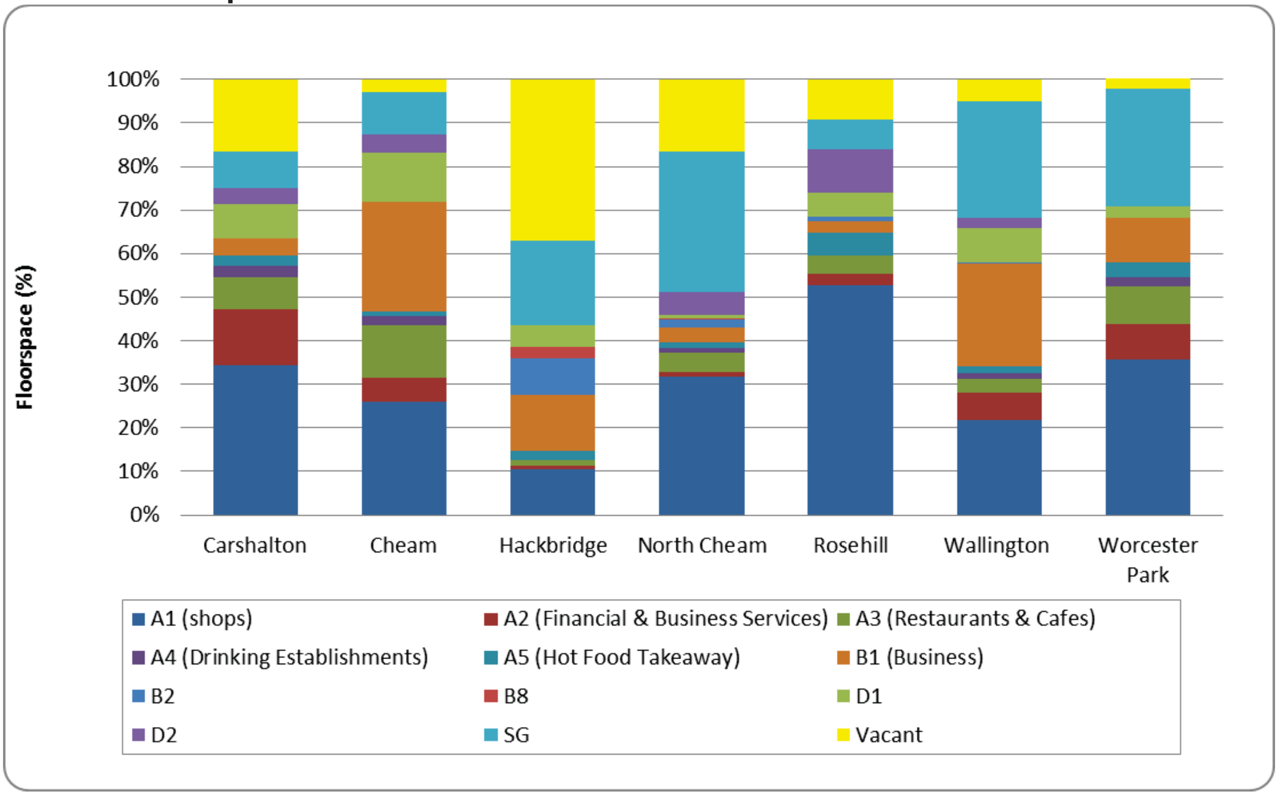


Figure 4.2: District Centre Land Use Summary, by Use Class by Proportion (%) of Total Floorspace



Retail

4.4 Wallington has the largest amount of retail floorspace in the borough at 18,345 m^2. North Cheam and Worcester Park follow Wallington with 11,844 and 10,196 m^2 of A1 *shops* respectively (see Figure 4.3).

4.5 Although in Carshalton and Cheam comparison retail is greater, convenience retail accounts for the highest percentage of retail floorspace in the rest of the district centres. In Carshalton the split between comparison and convenience floorspace is approximately 51% and 28%.

4.6 North Cheam has significantly less service retail floorspace than all the other district centres apart from Hackbridge, with only 7% compared to an average of 20% of total A1 floorspace for all other centres. Carshalton has no vacancies (0%) for retail use (A1). Cheam, Hackbridge and Worcester Park have a low vacancy rate in the range of 1-2%, while for all the other district centres the vacancy rate varies between 8-11% (see Figure 4.4).

Figure 4.3: District Centre Retail Classification for A1 Shops by Total Floorspace

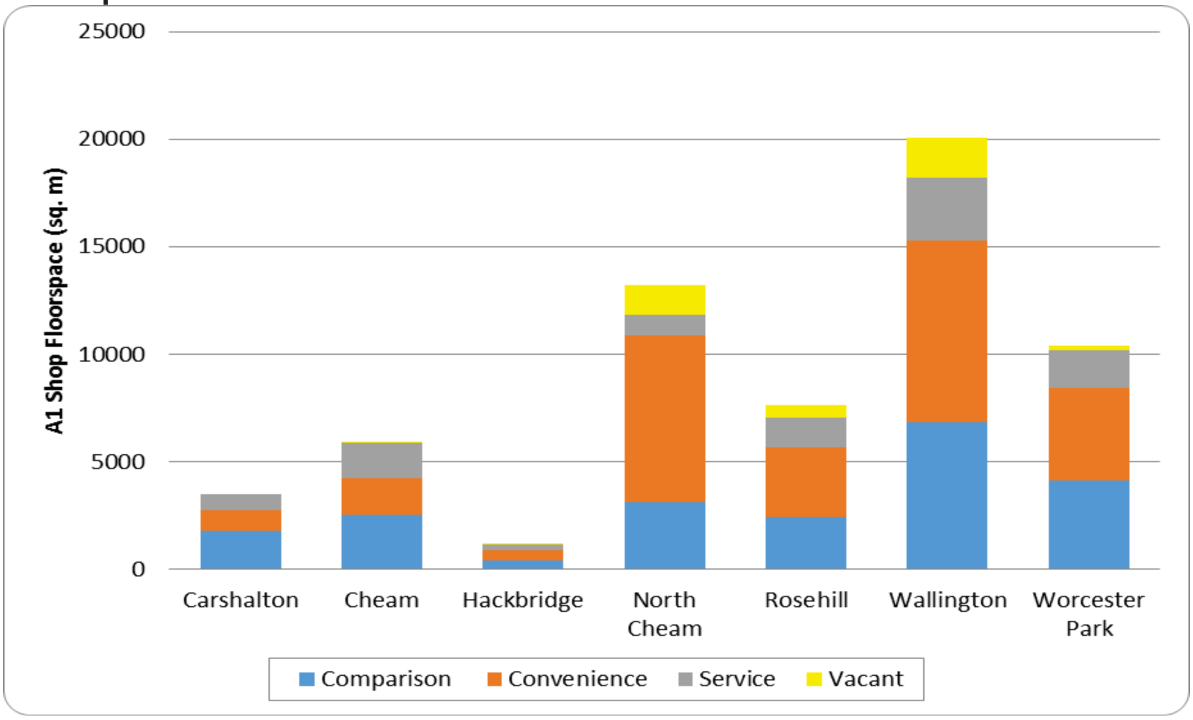
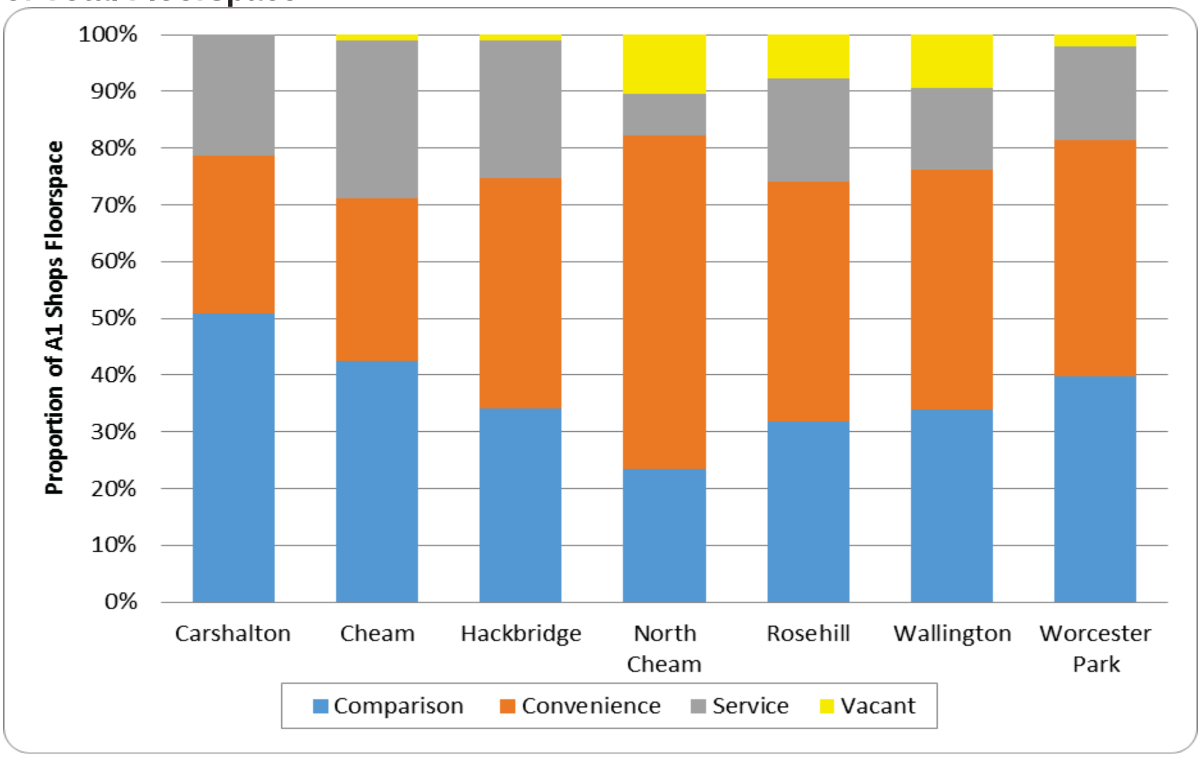


Figure 4.4: District Centre Retail Classification for A1 Shops by Proportion (%) of Total Floorspace



Entertainment

4.7 A3 *Restaurants & Cafes*, A4 *Drinking Establishments*, and A5 *Hot Food Takeaway* make a significant contribution to the vitality of district centres. Cheam has a high number of restaurants and cafes compared to its size. However, there are only three takeaway premises (see Table 4.1). All district centres accommodate pubs and bars with the exceptions of Hackbridge and Rosehill. Takeaway restaurants make a significant contribution to the total number of food and drink related establishments in most district centres, especially North Cheam, Rosehill, Wallington and Worcester Park (see Figure 4.5).

Figure 4.5: Entertainment (A3/A4/A5) Floorspace in District Centres (excluding vacant units)

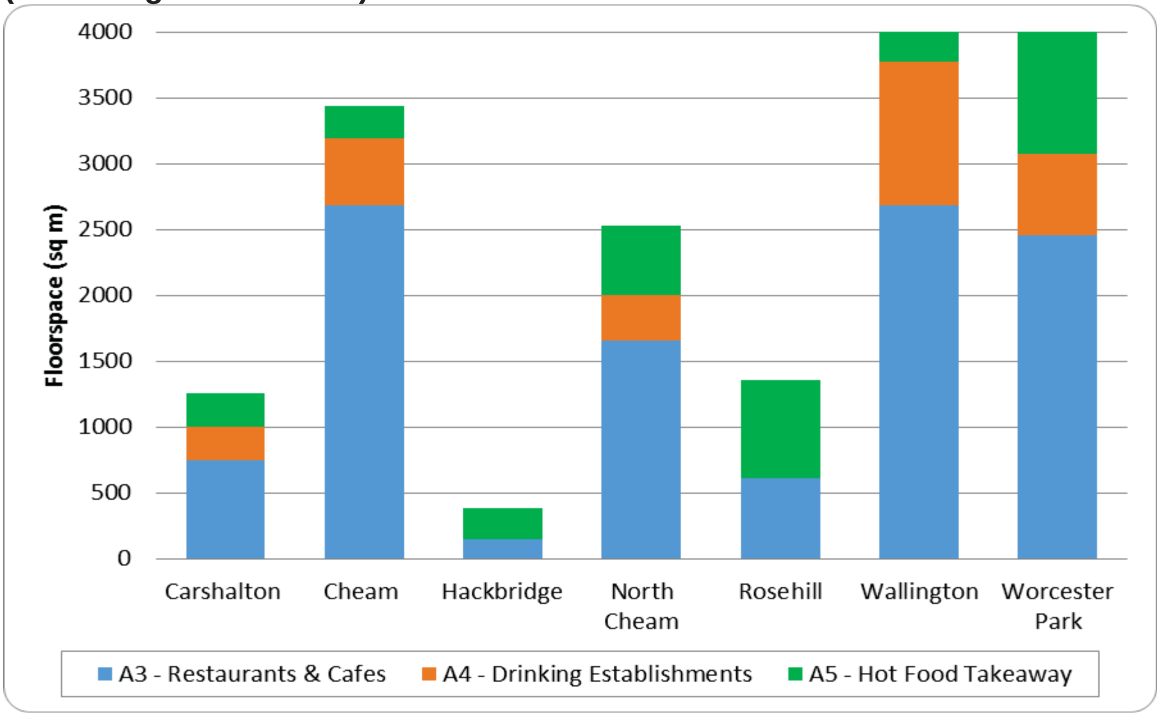


Table 4.1: Range of Entertainment Uses (A3/A4/A5) (excluding vacant units)

District Centre	A3 - Restaurants & Cafes	A4 - Drinking Establishments	A5 - Hot Food Takeaway	Total
Carshalton	9	2	4	**15**
Cheam	19	3	3	**25**
Hackbridge	2	-	4	**6**
North Cheam	15	1	7	**23**
Rosehill	6	-	8	**14**
Wallington	21	3	19	**43**
Worcester Park	15	3	11	**29**
Total	**87**	**12**	**55**	**154**

Vacancies

4.8 Overall there is relatively little vacant floorspace in Cheam, Rosehill, Wallington and Worcester Park District Centres. On the other hand, Carshalton, Hackbridge and North Cheam have a significantly high vacant floorspace rate.

4.9 Former Felnex Trading Estate is under construction, and thus, Hackbridge appears to have large vacant floorspace of B2 use class. North Cheam has also a large mixed-use vacancy (A1 and B1) at Victoria House, which makes vacancy floorspace figures appear high (see Table B.3).

Office

4.10 Wallington has the greatest amount of office floorspace out of all district centres in the borough (see Figure 4.6). This is due to a number of multi-storey office blocks. Carshalton and Rosehill have the least amount as they are dominated by retail development. As a proportion, Cheam has a relatively significant amount of office floorspace, with 18% of the total district centre floorspace (see Figure 4.7).

Figure 4.6: Office Floorspace in District Centres by Total Floorspace

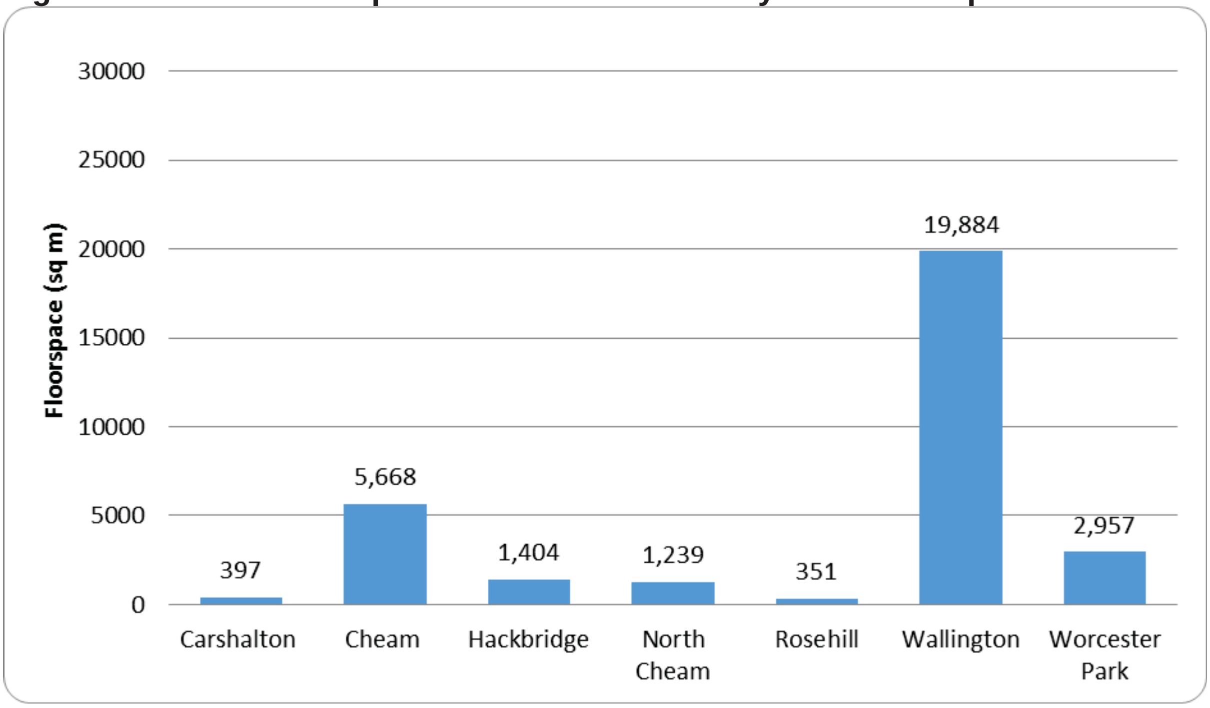
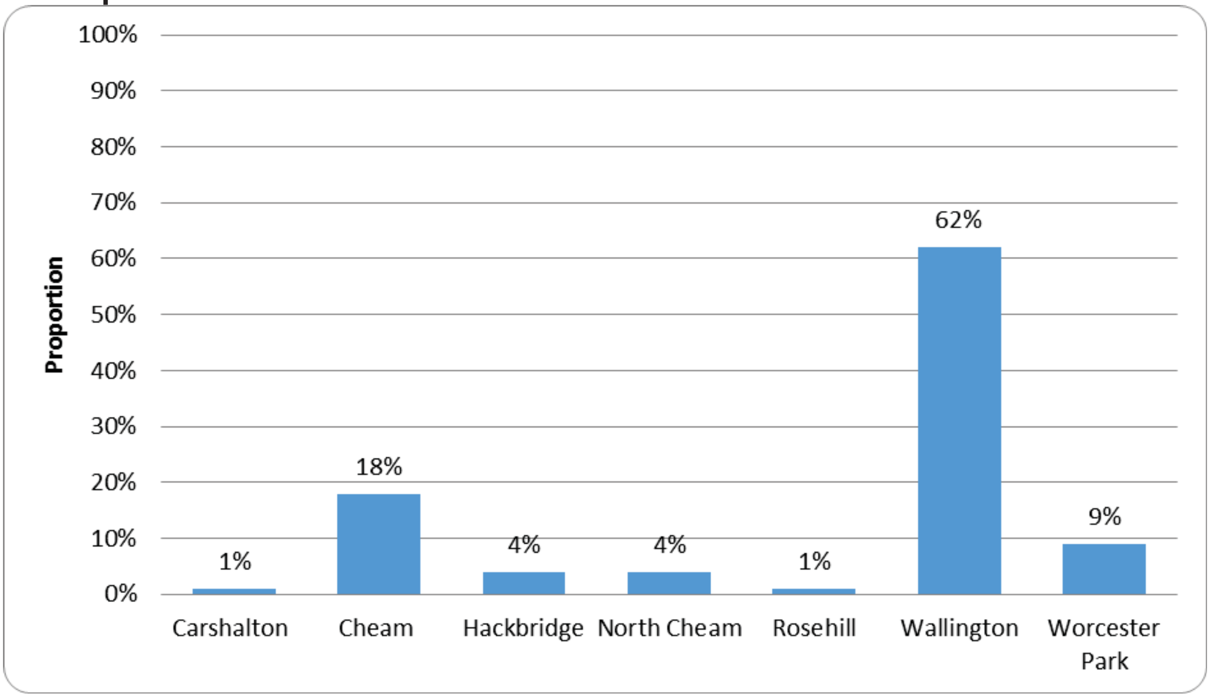


Figure 4.7: Office Floorspace in District Centres by Proportion (%) of Total Floorspace



Other

4.11 Overall, the district centres have a few non-residential institutions such as health and leisure centres located within or nearby the district centre boundary. There is a library near Carshalton at Westcroft Leisure Centre and Cheam Leisure Centre near North Cheam. Few of the district centres have weekend or late night shopping or markets.

5 Carshalton

Introduction

5.1 Carshalton is located approximately 2km to the east of Sutton town centre in the centre of the borough. Being one of the smaller district centres, it is linear in nature and predominantly confined to either side of the High Street from Carshalton ponds in the west towards Westcroft Road in the east.

5.2 Carshalton is recognised as a conservation area according to the Sutton Local Plan. The surrounding area is characterised by a large number of listed and locally listed heritage buildings as well as open space to the east and north (Carshalton Ponds and Grove Park), and residential to the west and south.

5.3 Carshalton is recognised as a district centre in the London's Town Centre Network (Annex 2, London Plan, March 2016). The Council considers that, due to its role particularly as a leisure, entertainment and cultural centre, it functions as a district centre for local residents.

Environmental Quality

5.4 Carshalton is an attractive village with many historic buildings dating back to the Middle Ages and the early 19th century, mixed with buildings from modern times. The eastern end of the High Street experienced a great deal of rebuilding in the mid-20th Century, whereas the western end comprises a mix of Victorian and earlier buildings. Many of the buildings along the High Street have residential accommodation above. The overall appearance is good due to the well-kept shop frontages and landscaped areas and ponds.

5.5 However, the Beacon Grove shopping arcade makes a negative contribution to the quality of the street scene with bland architectural features that do not respect the quality of the area. In addition, several shops on the southern side of the High Street have over dominant shopfronts, solid external shutters and a loss of vertical emphasis, which does not positively contribute to the streetscape. The retail core is also characterised by excessive traffic dominance due to the centre's location on a narrow TfL route (A232) resulting in congestion.

Main Town Centre Uses

5.6 Figure 5.1 shows the distribution of units that each use class occupies within the current Carshalton district centre boundary as defined in the Sutton Local Plan. The number of A1 units account for 39% of the total number of units in the district centre. The number of "other uses" (B2; D1; D2; and SG) account for 12% of all units in Carshalton.

5.7 A similar mix of use is identified in Figure 5.2 with over a third (34%) of the floorspace in Carshalton is A1 *Shops* with A2 *Finance and Professional Services* (such as estate agents) accounting for 13%. Vacant floorspace accounts for 17%.

5.8 The majority of retail floorspace (85%) is located in primary shopping frontages, while the majority of B1 floorspace (79%) is located in secondary shopping frontages (see Table 5.1).

Figure 5.1: Carshalton Mix of Land Use by Number of Units (excluding residential)

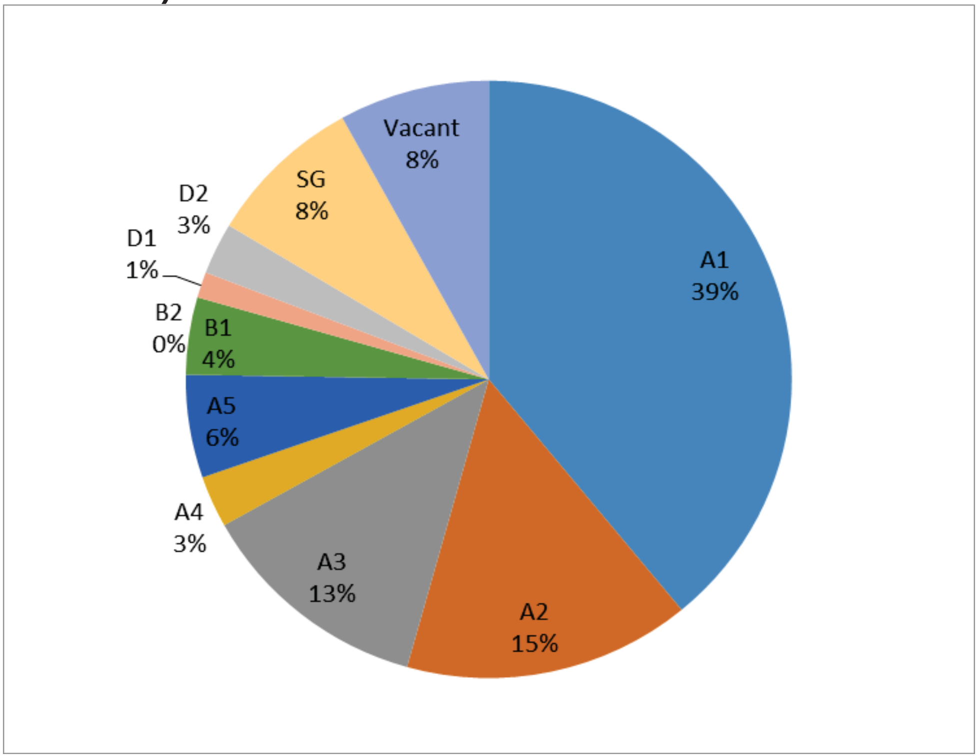
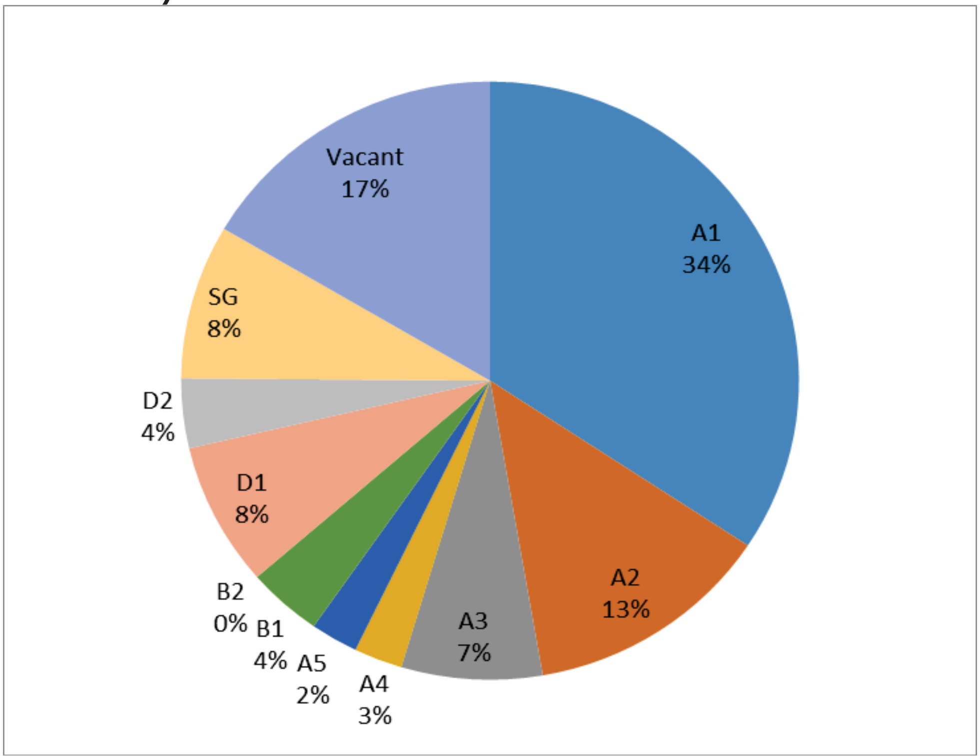


Figure 5.2: Carshalton Mix of Land Use by Floorspace (excluding residential)



5.9 Figures 5.3 & 5.4 show the number of units and floorspace by use class.

Figure 5.3: Number of Units by Use Class

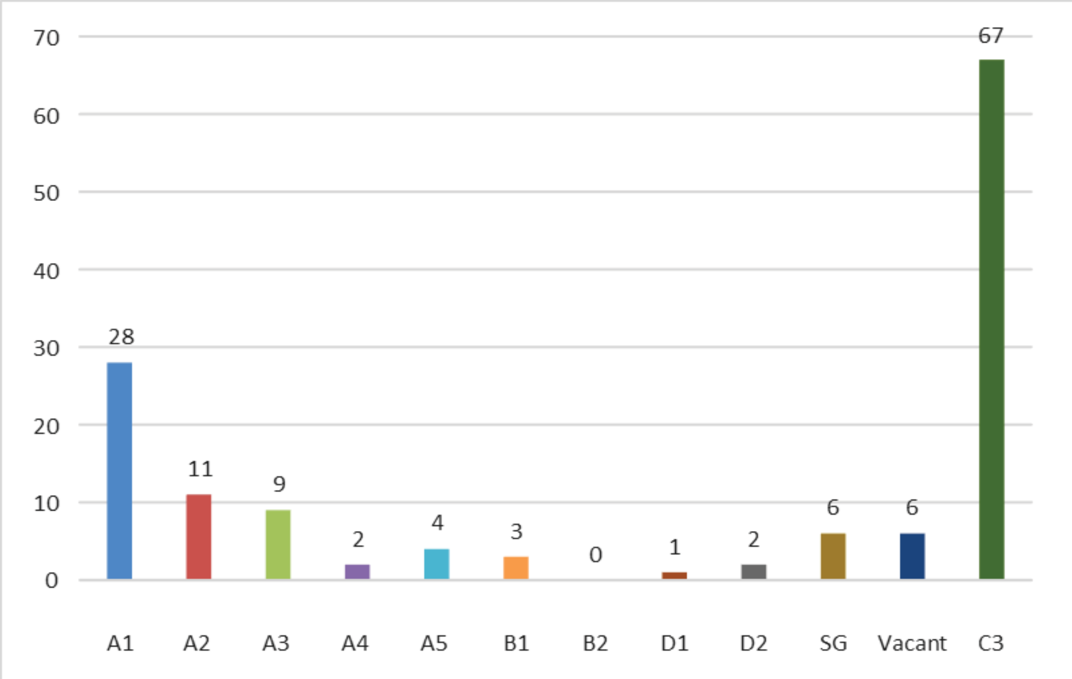
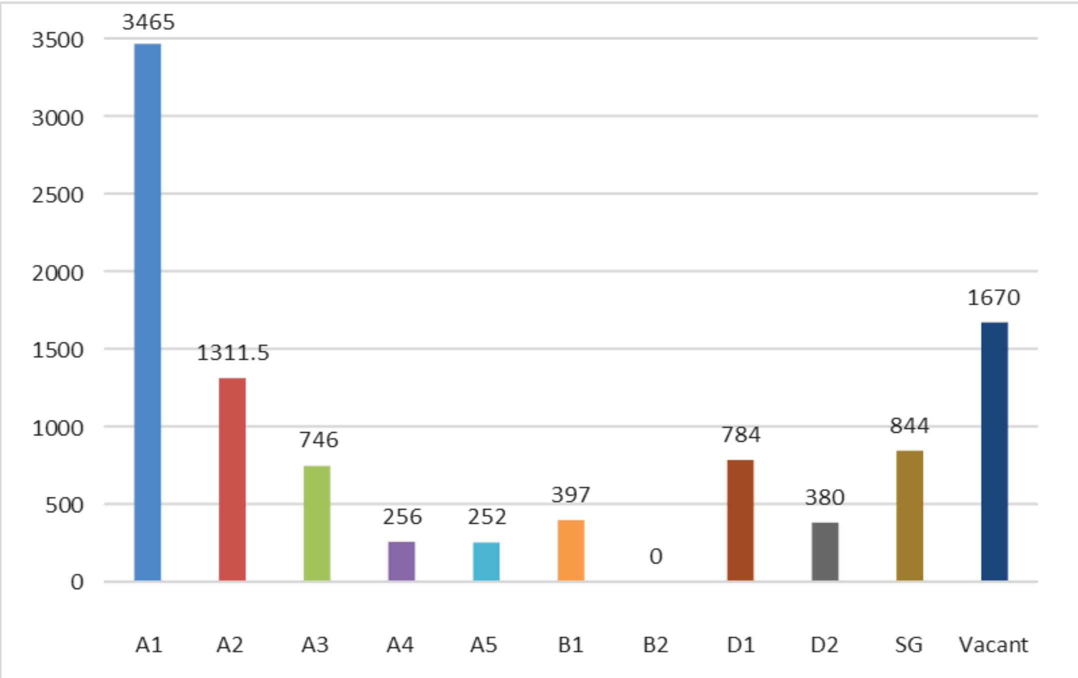


Figure 5.4: Floorspace by Use Class (excluding residential)



5.10 Figures 5.5 & 5.6 show the change in the number of units and floorspace, excluding residential use, from 2012 to 2018.

Figure 5.5: Unit Change 2012-2018 (excluding residential)

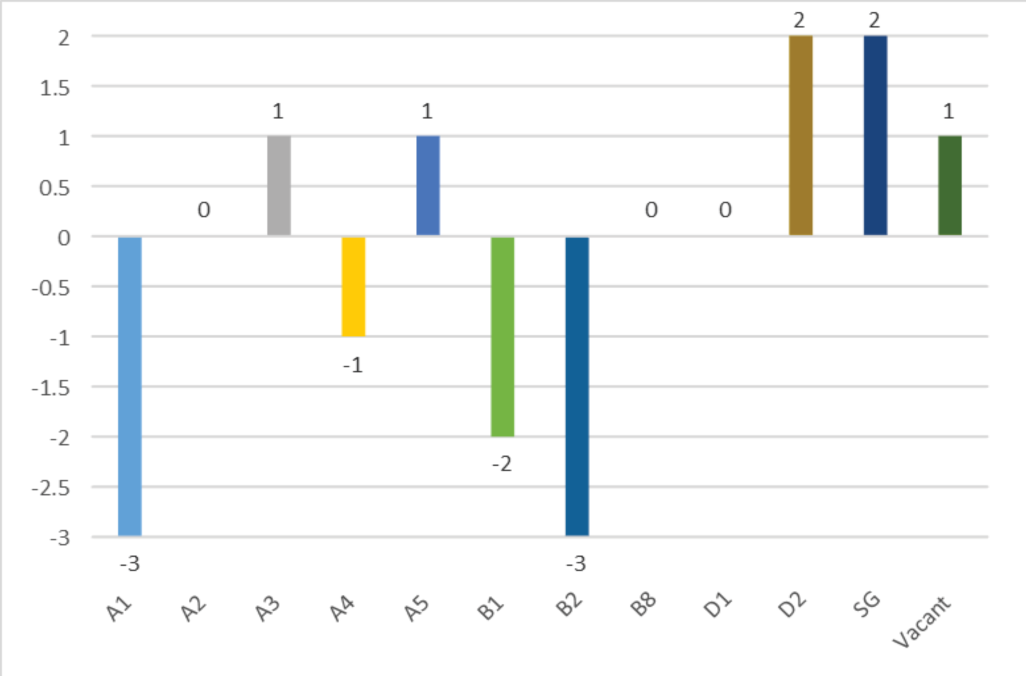
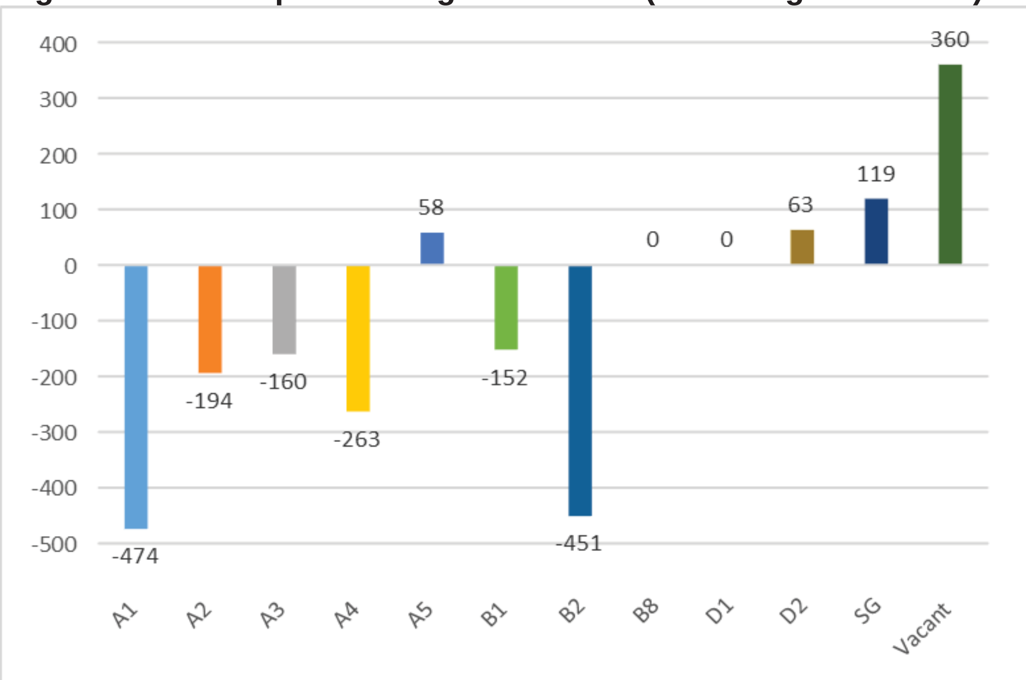


Figure 5.6: Floorspace Change 2012-2018 (excluding residential)



5.11 The reason that the figures in the above tables do not add up is that one B1 unit and one D1 unit changed to residential (C3). This results in two additional C3 units and 1,097 sq. m of additional residential floorspace. It must be also noted that the vacant unit A and the previous greengrocer (unit

B) in 31-33 High Street were merged and now Units A and B are occupied by Costa coffee shop.

5.12 Map 5.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of A1 *Shops* units within each section of the high street. The majority of A1 *Shops* (79%) are located in primary shopping frontages, while the majority (59%) of A3-A5 *food and drink* outlets are located in secondary shopping frontages (see Table 5.1).

Retail Composition

5.13 There are 1,759 sq. m of comparison floorspace (14 units) compared to 966 sq. m of convenience (4 units), which is largely provided by the Co-operative supermarket (490 sq. m), the largest retailer in the centre. It must be noted that there is no retail floorspace vacant. Service retail consists of 740 sq. m (10 units) (see Table B.1).

Entertainment

5.14 Units associated with the sale of food and drink (Use Classes A3/A4/A5) account for 1,254 sq. m floorspace. This includes nine cafes and restaurants, two pubs and bars, and four takeaway premises (see Table B.2).

Office

5.15 Carshalton has one of the lowest proportions of office floorspace, which, in total only accounts for 4% of all non-residential floorspace within the district centre. This is nearly 9% below the district centre average which is 12.6%. Only North Cheam has a smaller proportion.

Other Town Centre Uses

5.16 Within the current boundaries as defined on the 2018 Policies Map, Carshalton has community and educational facilities but no health facilities (see Map 5.1).

5.17 The evening and weekend economy is provided by a small number of restaurants and two public houses in the western end of the centre. There is no designated late night shopping evening and only a few retail outlets open on Sundays.

5.18 There are 67 residential units within Carshalton, predominantly on upper levels above retail units on the ground floor with the exception of The Green and Beacon Grove. They account for 48% of the total number of units within the district centre[1].

Vacancies in the Town Centre

5.19 Vacant units account for 1,670 sq. m or 17% of floorspace in the centre (see Table B.3). Along the High Street there are six vacant units in total including a Theatre, a Public House and a Fitness Centre.

Table 5.1: Carshalton Shopping Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	22	54%	2,935	56%	6	23%	530	15%	28	42%	3,465	40%
A2	4	10%	644.5	12%	6	23%	749	22%	10	15%	1,394	16%
A3	5	12%	466	9%	5	19%	671	20%	10	15%	1,137	13%
A4	0	0%	0	0%	3	12%	519	15%	3	4%	519	6%
A5	2	5%	116	2%	2	8%	136	5%	4	6%	252	3%
B1	1	2%	83	2%	2	8%	314	12%	3	4%	397	5%
B2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D1	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D2	3	7%	697	13%	0	0%	0	0%	3	4%	697	8%
SG	4	10%	339	6%	3	11%	896	23%	7	10%	1235	14%
Total	**41**	**100%**	**5,281**	**100%**	**27**	**100%**	**3,815**	**100%**	**68**	**100%**	**9,096**	**100%**
	Primary Shopping Frontage				**Secondary Shopping Frontage**				**Total Frontage**			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
Vacancies	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**
A1												
A2					1	33%	240	32%	1	10%	240	32%
A3					1	33%	391	58%	1	10%	391	58%
A4					1	33%	263	51%	1	33%	263	51%
A5												
B1												
B2												
D1												
D2	1	33%	317	45%					1	33%	317	45%
SG					1	33%	391	44%	1	14%	391	32%
Total	**1**	**2%**	**317**	**6%**	**4**	**15%**	**1,285**	**34%**	**5**	**7%**	**1,602**	**18%**

Pedestrian flows and accessibility

5.20 As a large proportion of the High Street is designated as the primary shopping frontage, peak footfall within the centre is spread across most of the High Street, although it does reduce towards the eastern edge furthest from Beacon Grove.

5.21 The Public Transport Accessibility Level (PTAL) in Carshalton is 3 (Medium). Carshalton railway station is located approximately 0.3 miles to the northwest of the district centre, providing services north to central London, St Albans and Bedford, and services south to Wimbledon, Epsom and Horsham via Sutton.

5.22 Bus services are provided from two locations on the north and south side of the High Street near Carshalton Place. There are also a number of bus stops located within a 400m radius of the centre. They provide frequent services to Sutton, Wallington, Cheam, St Helier Hospital, Morden, Tooting, Mitcham, Croydon, Crystal Palace, Caterham, Kingston and Heathrow Airport via the 127, 157, X26 and 407 routes.

5.23 Due to the narrow transport corridor on which the centre is located, there are very few on-street car parking spaces available. The main off-street car park is located on the High Street providing 93 spaces (including four disabled). There is also an off-street car park provided off The Square behind Co-op that has 16 spaces (including two disabled). All parking within the centre is chargeable at pay and display metres.

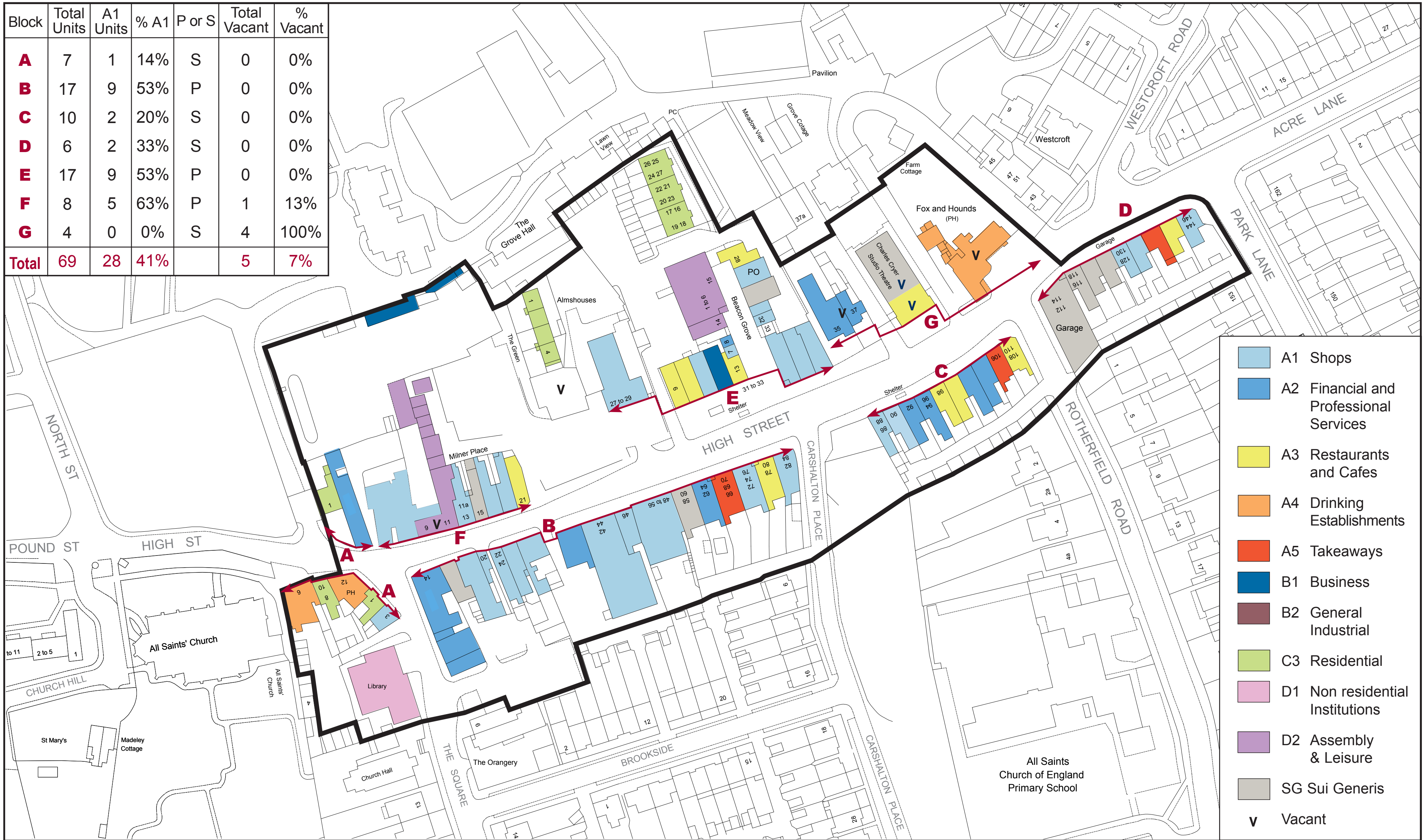
Recent Changes

5.24 Map 5.1 identifies the district centre boundary. As defined in the methodology, these areas include primary shopping frontages and secondary shopping frontages. In Carshalton, A1 *Shops* account for 54% of all units within the primary shopping frontages, greater than the proportion for the whole district centre (38%).

Conclusion

5.25 The centre appears to be healthy but there are limited prospects for significant new commercial development due to the current highway constraints and the centre’s Conservation Area designation. However, there is potential for development within those areas that contribute negatively to the overall character and appearance of the centre such as Beacon Grove and part of the High Street.

Block	Total Units	A1 Units	% A1	P or S	Total Vacant	% Vacant
A	7	1	14%	S	0	0%
B	17	9	53%	P	0	0%
C	10	2	20%	S	0	0%
D	6	2	33%	S	0	0%
E	17	9	53%	P	0	0%
F	8	5	63%	P	1	13%
G	4	0	0%	S	4	100%
Total	69	28	41%		5	7%



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Map 5.1 Mix of Use on Ground Floor Shop Frontages within Carshalton Village District Centre 2018

6 Cheam

Introduction

6.1 Cheam, originally a village serving Nonsuch Palace, developed around a crossroads. This district centre has retained much historic and cultural value, and is a conservation area. The surrounding area is characterised by open space to the northwest (Cheam Park). Anne Boleyn's Walk is located to the southwest of the centre and is designated as an Area of Special Local Character, being a cohesive, little altered inter-war estate. Adjoining the town centre boundary there is other residential development.

Environmental Quality

6.2 Cheam has an attractive visual appearance due to the quality and uniformity of the mock-Tudor buildings and shop frontages with residential above along the Broadway.

6.3 There is some more modern 1980s style development in parts of the centre, which, to some extent, detract from the overall character of the area. However, shop frontages are neat and tidy and landscaped areas are well maintained.

Main Town Centre Uses

6.4 Figures 6.1 and 6.2 show that there is a different mix of use in terms of units in Cheam compared to the floorspace. There is a greater proportion of A1 *Shops* units (36%) and fewer B1 units (16%).

6.5 A1 *Shops* account for over a quarter of floorspace (26%), which is below average for the borough's district centres (30.4%). Since the office floorspace of Anne Boleyn's House (B1) is so large, the amount of retail use is understated in the floorspace proportions.

6.6 B1 units occupy 25% of floorspace and this is significantly higher than the district centre average in the borough (12.6%). Only Wallington has a similar proportion of office floorspace.

6.7 A3, A4 and A5 uses make up 15% of floorspace, which is high compared to other district centres, contributing to the evening economy in Cheam. Only Worcester Park has the same proportion of A3, A4 and A5 uses.

6.8 Map 6.1 shows the spatial distribution of ground floor uses (including residential) within each section of the streets in Cheam.

6.9 The majority of retail floorspace (91%) is located in primary shopping frontages, while 82% of office floorspace is located in secondary shopping frontages.

Figure 6.1: Cheam Mix of Land Use by Number of Units (excluding residential)

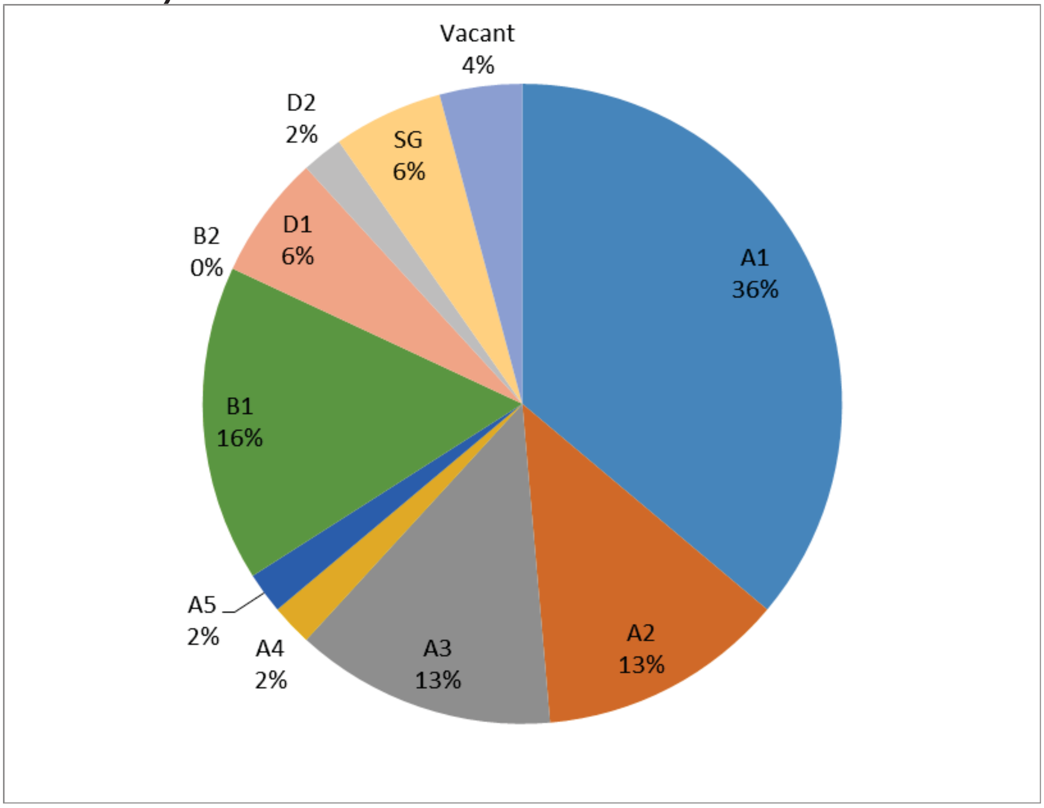
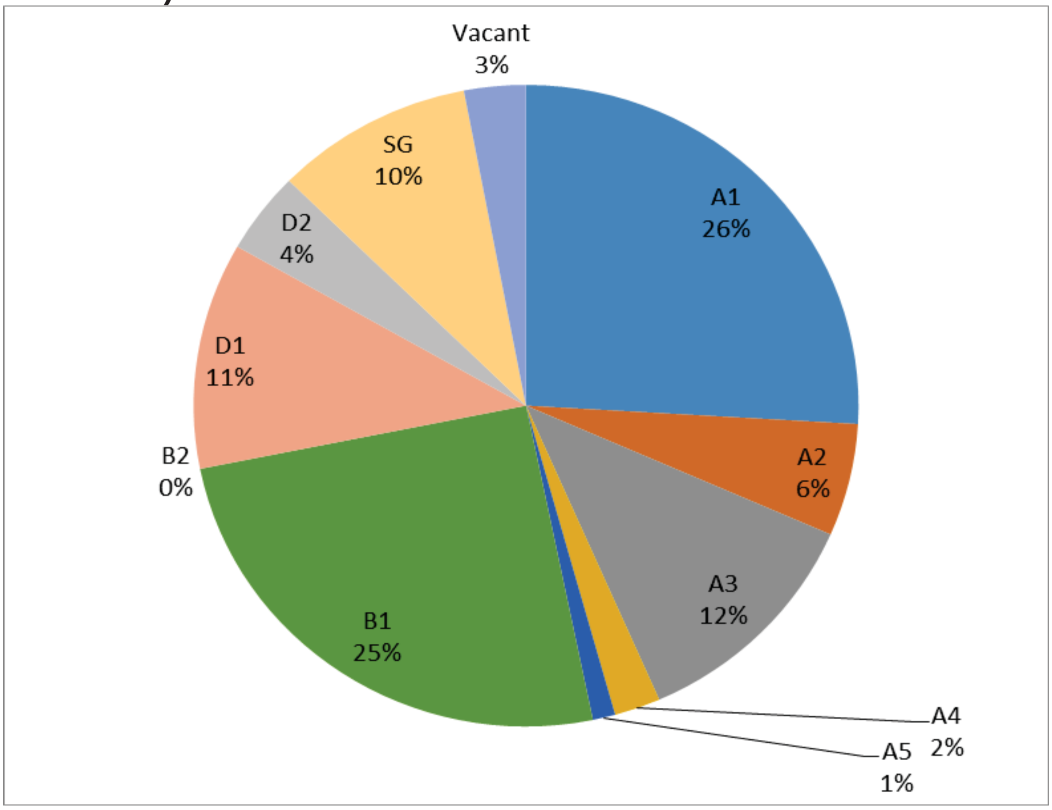


Figure 6.2: Cheam Mix of Land Use by Floorspace (excluding residential)



6.10 Figures 6.3 & 6.4 show the number of units and floorspace by use class.

Figure 6.3: Number of Units by Use Class

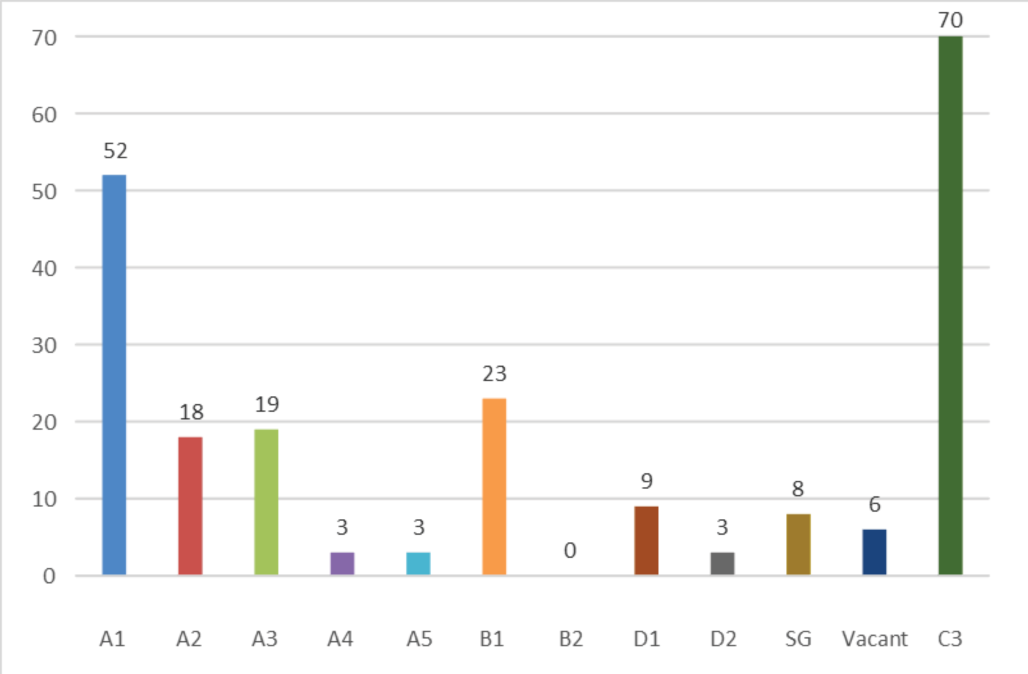
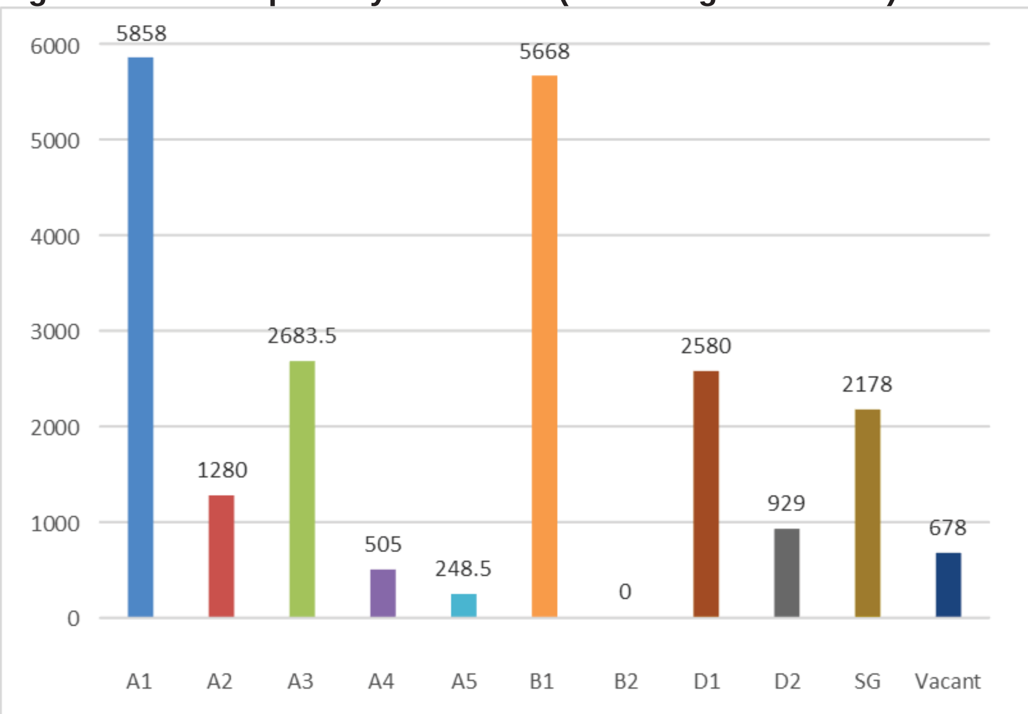


Figure 6.4: Floorspace by Use Class (excluding residential)



6.11 Figures 6.5 & 6.6 show the change in the number of units and floorspace, excluding residential, from 2012 to 2018.

Figure 6.5: Unit Change 2012-2018 (excluding residential)

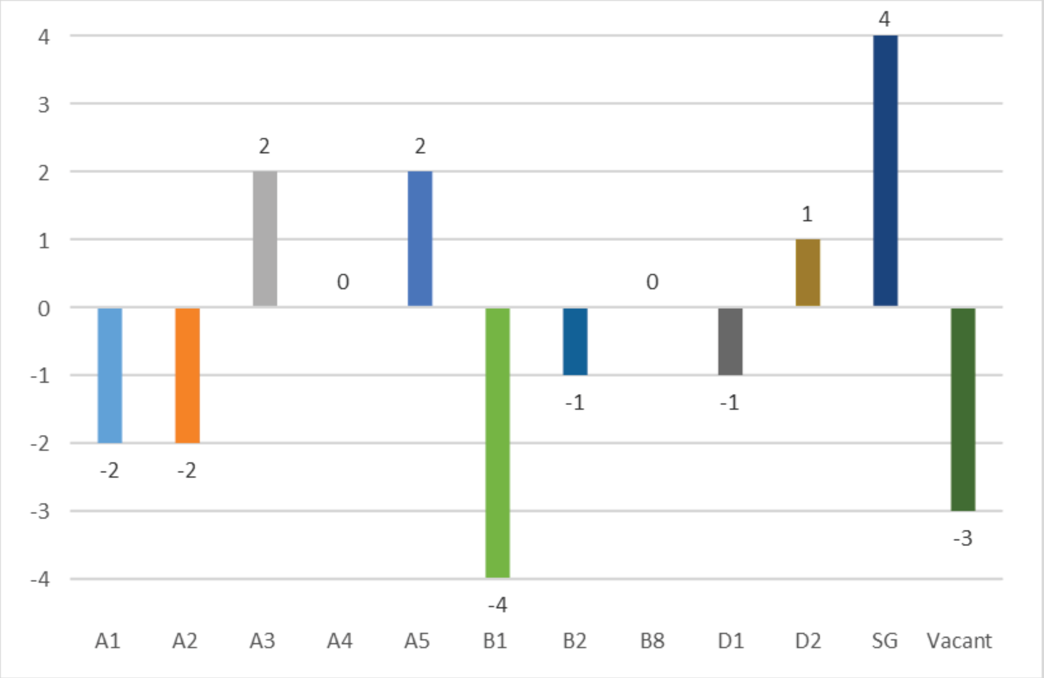
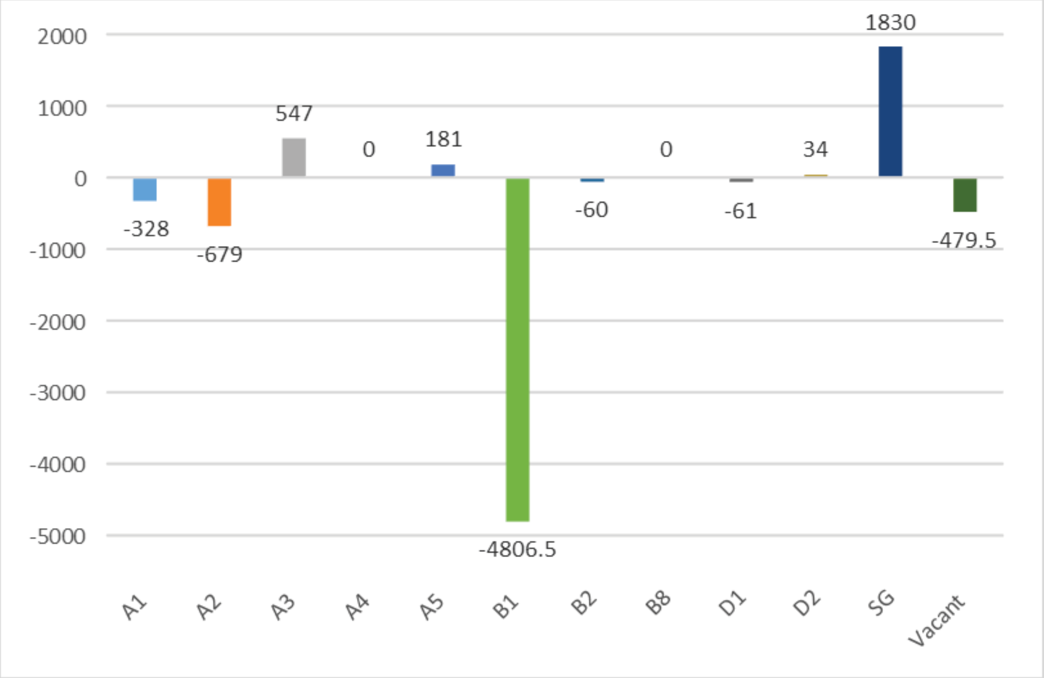


Figure 6.6: Floorspace Change 2012-2018 (excluding residential)



6.12 The reason that the figures in the above tables do not add up is that four B1 units converted into residential. This results in the loss of 3,822 sq. m of office floorspace.

Retail Composition

6.13 Cheam is dominated by comparison retail, which occupies 2,385 sq. m of A1 floorspace (23 units). Convenience retail occupies 1,699 sq. m (9 units), similar to the amount of retail floorspace allocated to service use 1,283 sq. m (15 units) (see Table B.1). The largest retailer in Cheam is Waitrose which covers approximately 550 sq. m.

Entertainment

6.14 Units associated with the sale of food and drink (A3/A4/A5) account for 3,437 sq. m floorspace. This includes 19 cafes and restaurants, three pubs and bars and three takeaway premises (see Table B.2).

6.15 The majority of food and drink units are located in primary shopping frontages.

Office

6.16 B1 units occupy 5,668 sq. m of floorspace within Cheam. Anne Boleyn House contributes to the large percentage of office floorspace. Although it appears partly vacant, it is difficult to determine the extent of the vacancies within. As such these are not included as vacant units in calculations.

Other Town Centre Uses

6.17 Although most retail units do not offer late night or weekend shopping, the proportionately large number of restaurants, pubs and bars contribute to the evening economy of the centre.

6.18 Leisure and cultural facilities include a public library, a dance studio, a museum and the Parochial Rooms (a community hall).

6.19 There are 70 residential units in Cheam district centre boundary, predominantly located above shops, which make up 32% of all units in the centre.

Vacancies in the Town Centre

6.20 There are six vacant units in Cheam covering 678 sq. m of floorspace or 3% of floorspace in the centre (see Table B.3).

6.21 Two are located within primary shopping frontages, occupying two thirds of vacant floorspace. The other third of vacant floorspace is located within secondary shopping frontages (see Table 6.1).

Table 6.1: Cheam Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	47	52%	5,367	50%	8	26%	556	9%	55	45%	5,923	34%
A2	11	12%	1,082	10%	8	26%	581	9%	19	16%	1,663	10%
A3	13	14%	2,056	19%	6	19%	627.5	10%	19	16%	2,683.5	16%
A4	2	2%	402	4%	1	3%	103	2%	3	2%	505	3%
A5	2	2%	181	2%	1	3%	67.5	1%	3	2%	248.5	1%
B1	5	5%	521	5%	4	13%	2,325	36%	9	7%	2,846	16%
B2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
B8	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D1	3	3%	274	3%	0	0%	0	0%	3	2%	274	2%
D2	2	2%	488	5%	1	3%	441	7%	3	2%	929	5%
SG	6	7%	416	4%	2	6%	1,762	27%	8	7%	2,178	13%
Total	**91**	**100%**	**10,787**	**100%**	**31**	**100%**	**6,463**	**100%**	**123**	**100%**	**17,250**	**100%**
	Primary Shopping Frontage				**Secondary Shopping Frontage**				**Total Frontage**			
	Units		**Floorspace**		**Units**		**Floorspace**		**Units**		**Floorspace**	
Vacancies	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**
A1					2	25%	65	12%	2	4%	65	1%
A2	2	18%	450	42%								
A3									2	11%	450	17%
A4												
A5												
B1					2	50%	163	7%	2	17%	163	5%
B2												
B8												
D1												
D2												
SG												
Total	**2**	**2%**	**450**	**4%**	**4**	**13%**	**228**	**4%**	**6**	**5%**	**678**	**4%**

Pedestrian flows and accessibility

6.22 The crossroads present a clear physical barrier to pedestrian flows across the centre. Pelican crossings provide the only safe way for pedestrians to cross the busy road and as such this area has the highest footfall.

6.23 Cheam has a PTAL of 3 (Medium). Cheam railway station is located at the southern edge of the district centre with services north to London Victoria and London Bridge, and south to Epsom, Dorking, Horsham, and Guildford.

6.24 Bus services are provided from each quadrant of the centre. There are also bus stops located outside of the district centre boundary. They provide regular services to Worcester Park, Sutton, Sutton Common, Colliers Wood, Morden, St Helier, Carshalton, Croydon, Ewell, Epsom, Kingston, and Wallington via the 151, 213, X26 and 470 routes.

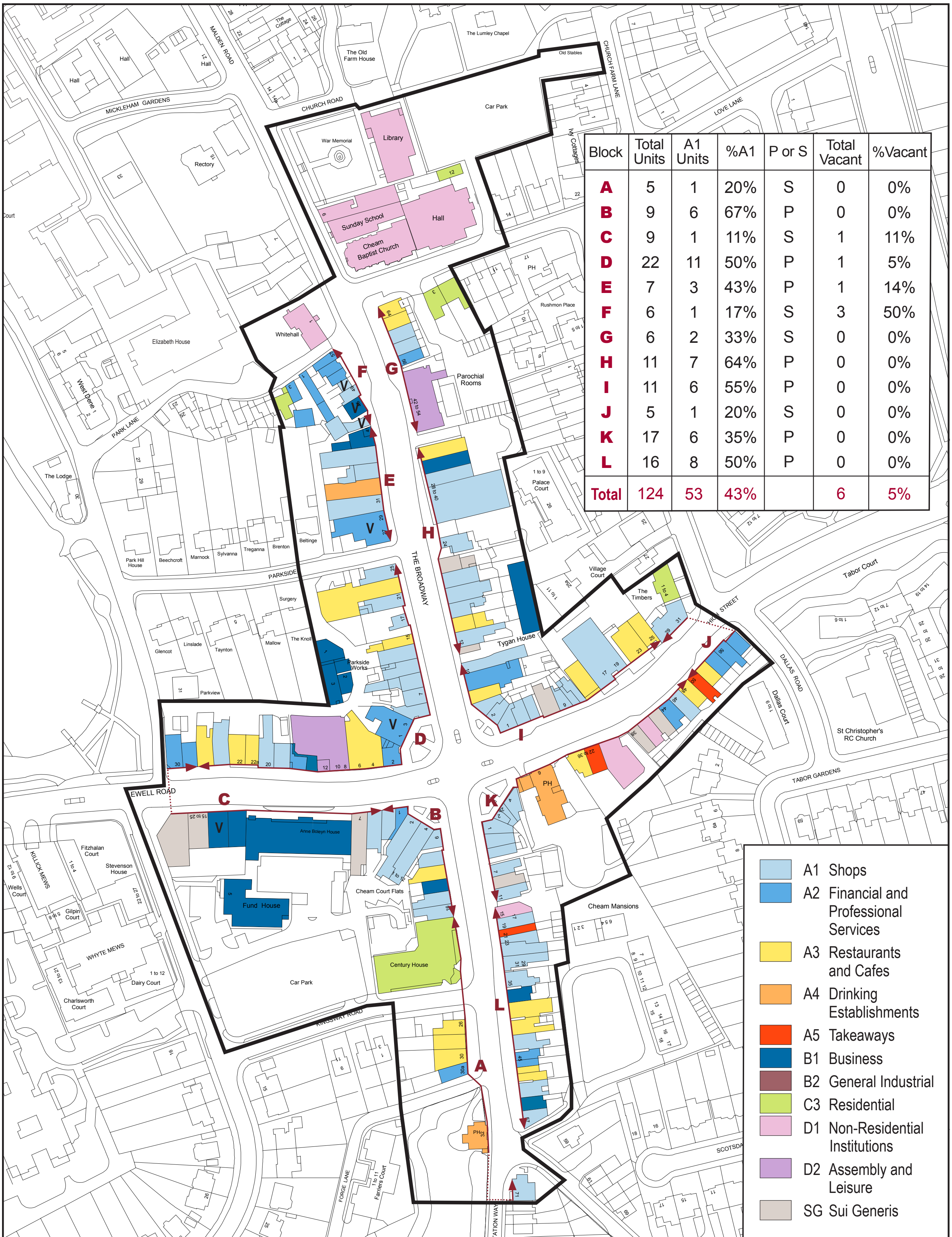
6.25 Much of the car parking within the centre is provided by the two surface level pay and display car parks. One located to the south of the centre providing 83 spaces (including 2 disabled) and the other is located by the library providing 81 spaces (including 3 disabled).

Recent Changes

6.26 Map 6.1 identifies the district centre boundary for Cheam. There have been no recent boundary changes to the boundary and shopping frontages.

Conclusion

6.27 Overall, Cheam is a very healthy district centre, reflected by the pleasant shopping environment and the low vacancy rate. Although the crossroads restrain pedestrian activity, the centre appears to be trading well. Due to physical and policy restraints (Conservation Area designation), the greatest prospects for significant new development are through the redevelopment of existing units.



Block	Total Units	A1 Units	%A1	P or S	Total Vacant	%Vacant
A	5	1	20%	S	0	0%
B	9	6	67%	P	0	0%
C	9	1	11%	S	1	11%
D	22	11	50%	P	1	5%
E	7	3	43%	P	1	14%
F	6	1	17%	S	3	50%
G	6	2	33%	S	0	0%
H	11	7	64%	P	0	0%
I	11	6	55%	P	0	0%
J	5	1	20%	S	0	0%
K	17	6	35%	P	0	0%
L	16	8	50%	P	0	0%
Total	124	53	43%		6	5%

- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Takeaways
- B1 Business
- B2 General Industrial
- C3 Residential
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG Sui Generis

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Map 6.1

Mix of Use on Ground Floor Shop Frontages within Cheam Village District Centre 2018

7 Hackbridge

Introduction

7.1 Hackbridge is located in the northeast of the borough to the north of both Carshalton and Wallington district centres, at the junction of the A237 London Road and Hackbridge Road. The shopping facilities are primarily situated along London Road from the railway station in the south to the Church in the north. The surrounding area is characterised by a number of uses including the New Mill Quarter (currently under construction) to the southwest, residential to the north and west and largely open space to the east.

7.2 Hackbridge is designated as a district centre in the Sutton Local Plan as it is expected to accommodate significant growth. Currently, the centre provides a limited number and range of shops and facilities serving the day-to-day needs of residents in the Hackbridge area.

Environmental Quality

7.3 The environmental quality of the centre has improved recently but it could benefit from further enhancements. There is scope for significant redevelopment potential. Along London Road, there are a number of industrial buildings directly adjacent to residential properties and these detract from the environmental quality of the area.

7.4 The centre comprises a mix of building types ranging from late 19^{th} century terraced residential properties to 1960s terraced shops with residential or ancillary accommodation at first floor level.

Main Town Centre Uses

7.5 Figures 7.1 and 7.2 show that A1 uses occupy 26% of all units but only take up 11% of total floorspace. Other major non-residential land uses include six restaurants, cafes and takeaways (A3 & A5) which occupy 15% of the total floorspace. However, they only occupy 3% of floorspace. The Christian Spiritualist Church (D1 *Non-residential Institutions*), a betting shop (SG *Sui Generis*) and some B1 units occupy the remaining non-retail floorspace within Hackbridge (see Map 7.1).

7.6 Other uses (B2, B8, D1, D2 & SG) occupy 31% of units and a total of 35% of all floorspace.

7.7 There are also 36 residential units that form part of the district centre. They are mainly located above shops and along the southern end of London Road towards Hackbridge railway station.

7.8 Map 7.1 shows the spatial distribution of ground floor uses (including residential) within each section of the streets in Hackbridge.

Figure 7.1: Hackbridge Mix of Uses by Number of Units (excluding residential)

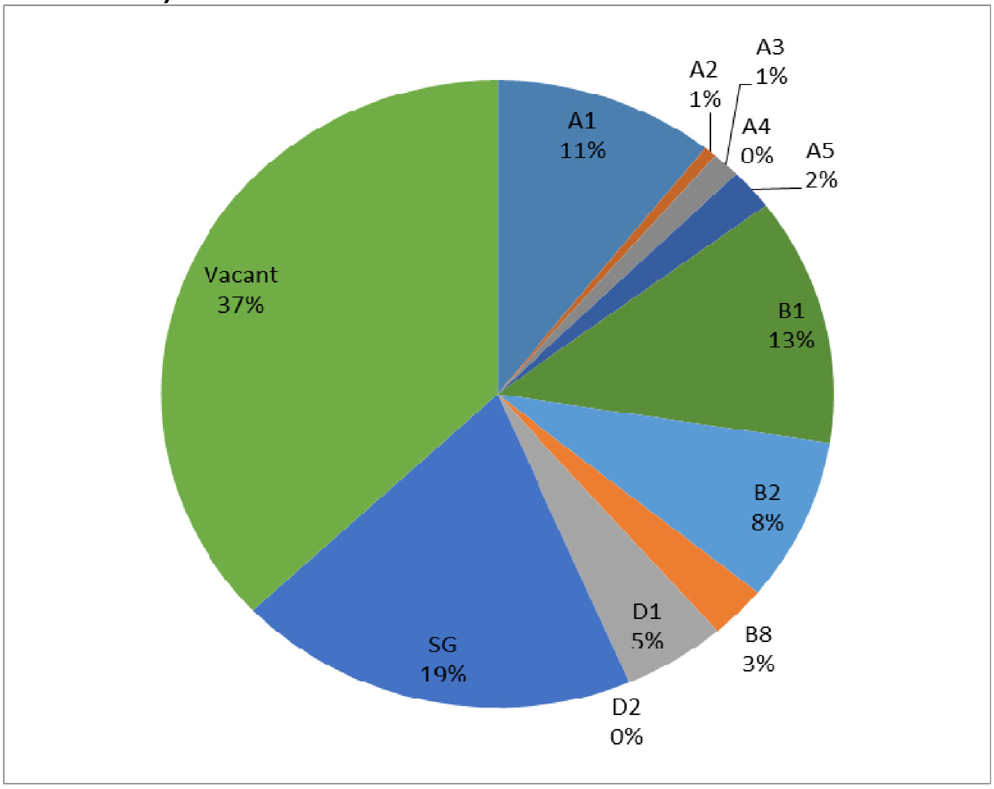
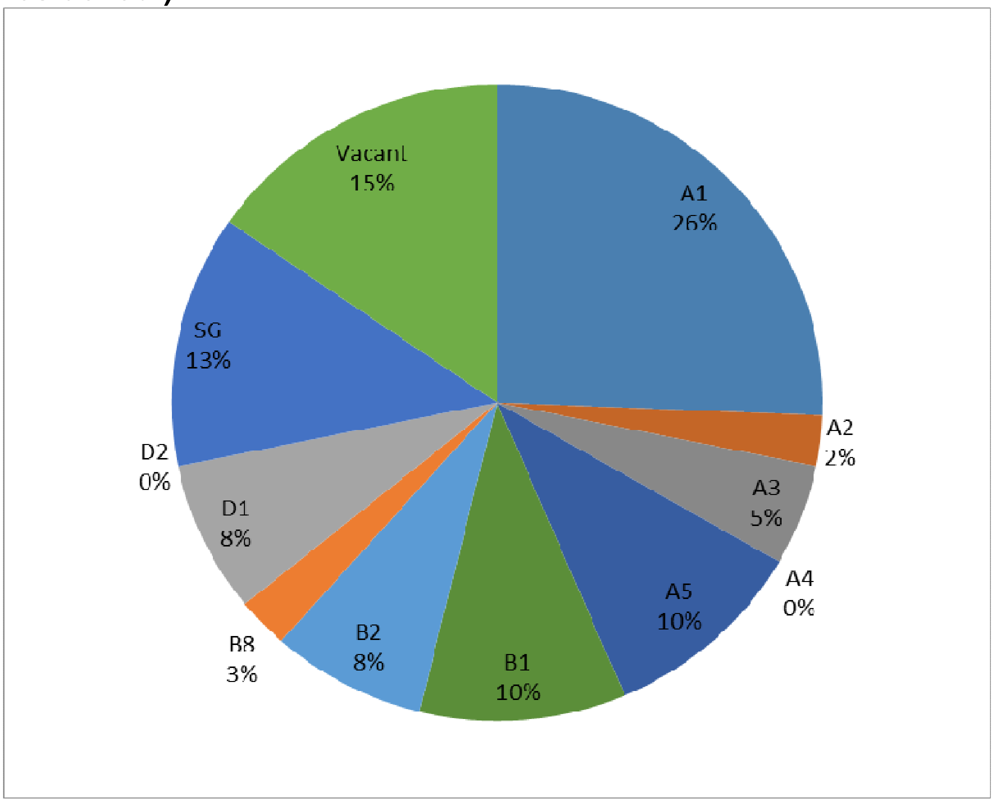


Figure 7.2: Hackbridge Mix of Uses by Floorspace (excluding residential)



7.9 Figures 7.3 & 7.4 show the number of units and floorspace by use class.

Figure 7.3: Number of Units by Use Class

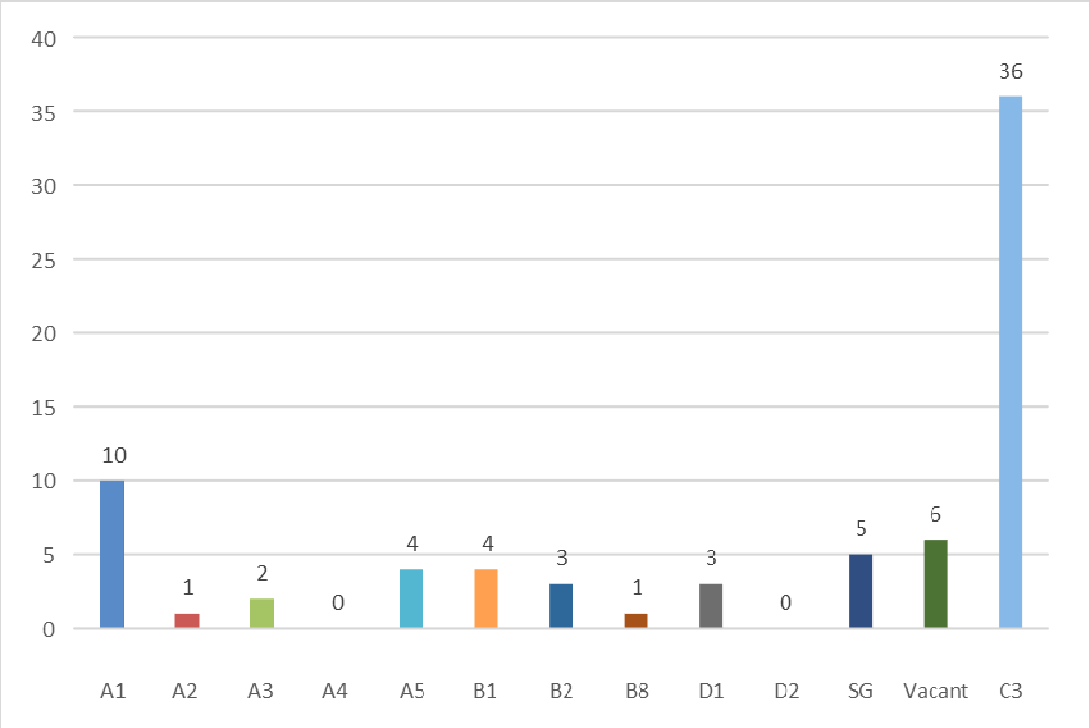
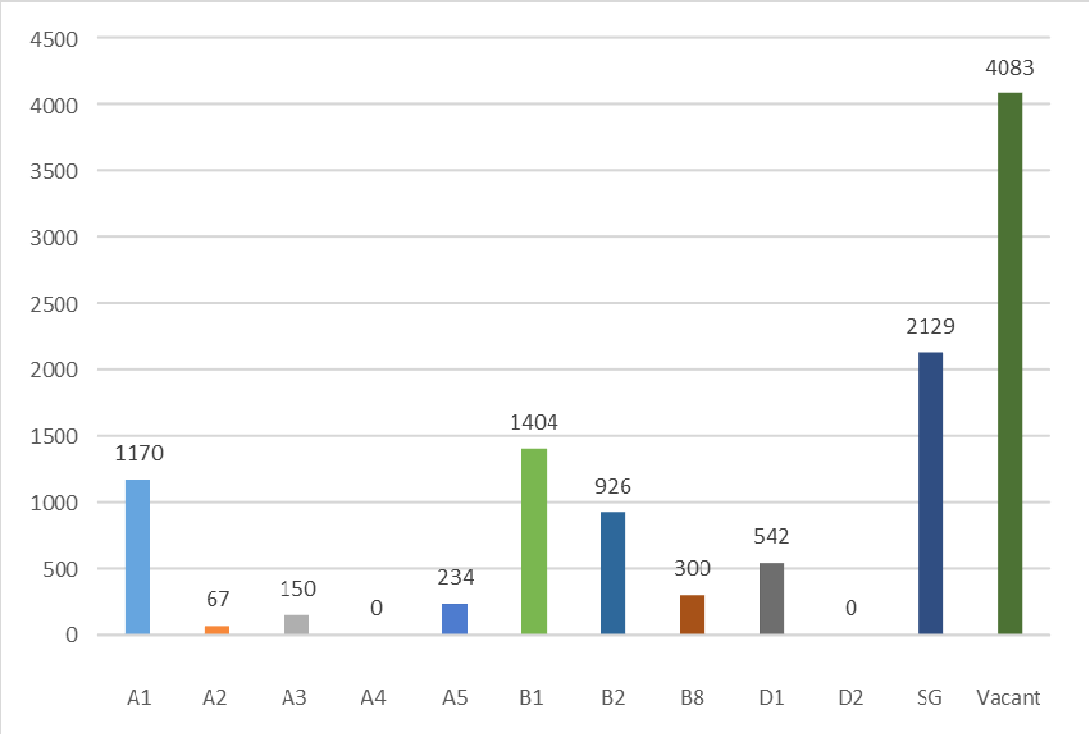


Figure 7.4: Floorspace by Use Class (excluding residential)



7.10 Figures 7.5 & 7.6 show the change in the number of units and floorspace by use class.

Figure 7.5: Unit Change 2012-2018 (excluding residential)

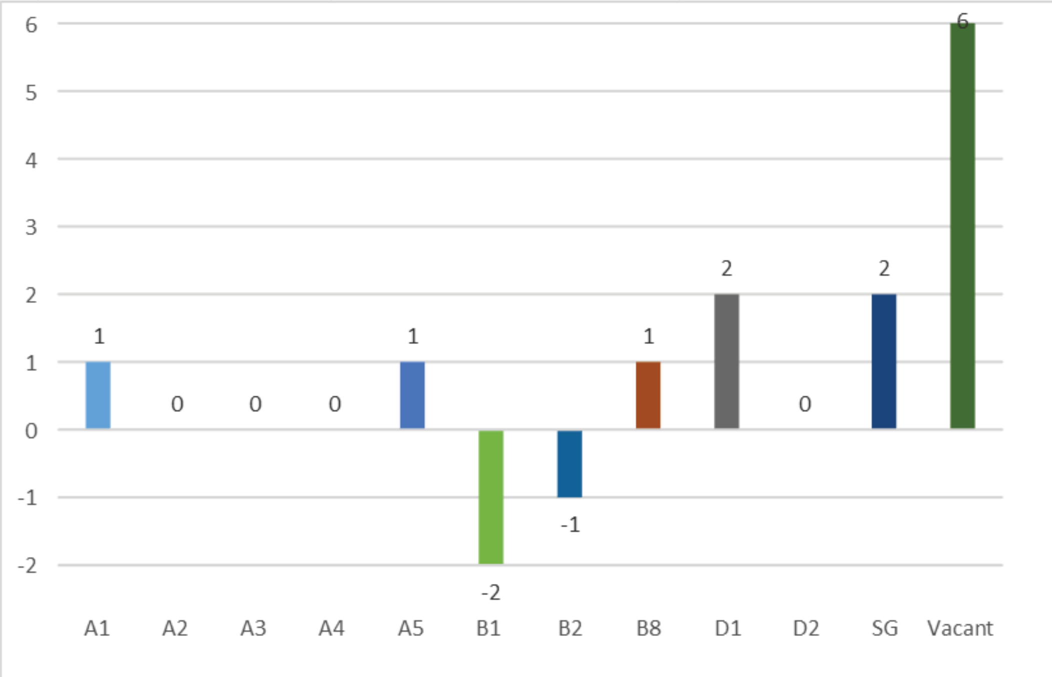
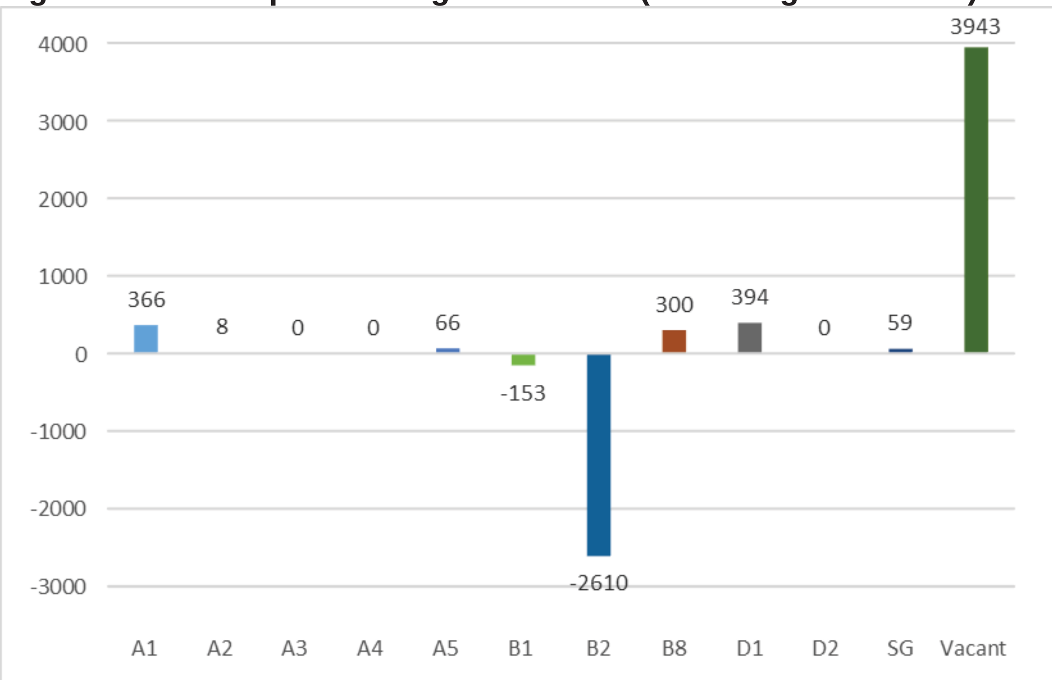


Figure 7.6: Floorspace Change 2012-2018 (excluding residential)



7.11 The reason that the figures in the above tables do not add up is that 25 new units have been developed or are under construction in the district centre.

Retail Composition

7.12 Hackbridge has a relatively even split between comparison and convenience floorspace. Comparison retail occupies 403 sq. m (3 units) while convenience occupies 480 sq. m (3 units) of retail floorspace. Service retailers occupy 287 sq. m (4 units) of floorspace and 12 sq. m (1 unit) of floorspace are vacant (see Table B.1).

Vacancies in the Town Centre

7.13 There are six vacant units in Hackbridge covering 4,083 sq. m of floorspace or 37% of floorspace in the centre (see Table 7.1). This includes a nominal four vacant units from the previous Felnex Trading Estate.

Table 7.1: Hackbridge by Use Class (excluding residential)

Use Class	Units		Floorspace (sq. m)	
	No	%	No	%
A1 – Shops	10	26%	1,170	11%
A2 – Financial & Professional Services	1	3%	67	1%
A3 – Restaurants & Cafes	2	5%	150	1%
A5 – Takeaways	4	10%	234	2%
B1 – Offices	4	10%	1,404	13%
B2	7	8%	926	8%
B8	1	3%	300	3%
D1	3	8%	542	5%
SG	5	13%	2,129	19%
Total (excl. vacancies)	**33**	**85%**	**6,922**	**63%**
Vacancies	**Units**		**Floorspace (sq. m)**	
	No	%	No	%
A1 - Shops	1	3%	12	0%
B2	4	10%	3,536	32%
B8	1	3%	535	5%
Total vacancies	**6**	**16%**	**4,083**	**37%**
Total (incl. vacancies)	**39**	**100%**	**11,005**	**100%**

Pedestrian flows and accessibility

7.14 The PTAL of Hackbridge district centre is 3 (Medium around the crossroads and 2 (Low) in the southern part near the railway station.

7.15 Public transport infrastructure is principally provided by the railway station in the south of the centre providing services north to London Victoria, St Albans and Bedford, and services south to Epsom, Horsham and Wimbledon via Sutton.

7.16 There are also bus services linking Hackbridge to Sutton, Morden, Belmont, Carshalton, Mitcham, Purley, Tooting Broadway, Wallington and Worcester Park via the 80, 127 and 151 routes.

7.17 Hackbridge Station Car Park provides 65 parking spaces. The on street car parking within the centre is time restricted.

Recent Designation

7.18 The role of Hackbridge Centre has been assessed in the context of the development of the area as a new district centre and the proximity of other shops and services.

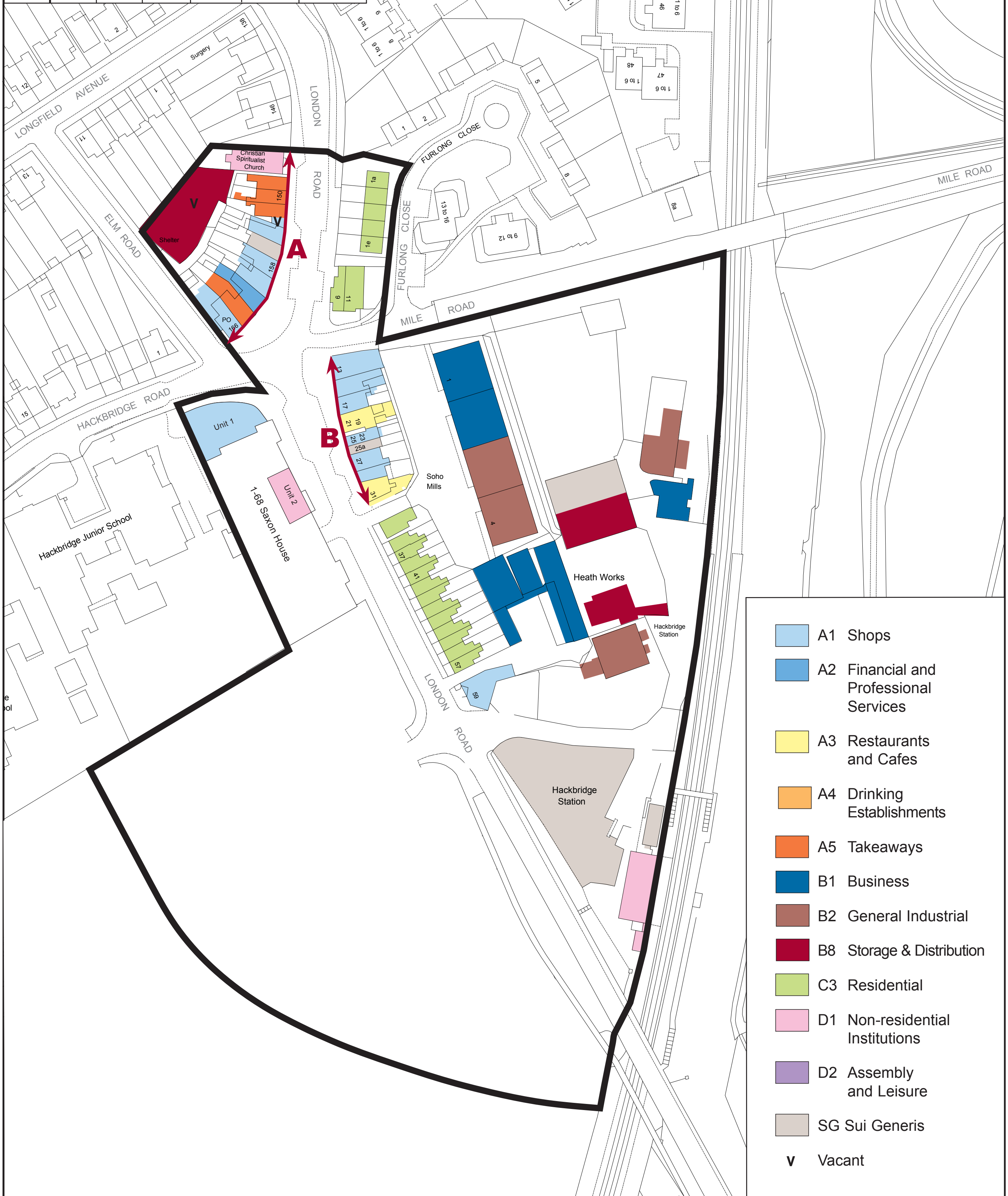
7.19 The council promoted Hackbridge as a district centre due to the anticipated level of growth in population, the deficiency in the existing network of district centres in this part of the borough, and the need to provide easily accessible shopping and services to meet day to day needs of the community in a sustainable manner.

7.20 The council allocated the industrial area north of the station, the Felnex Trading Estate and Hackbridge station area for a mix of uses including shopping. A local healthcare centre will also be provided within the district centre catering for a range of community activities.

Conclusion

7.21 The designation of Hackbridge as a district centre is a step forward towards Hackbridge becoming as successful as other district centres within the borough. There are two vacancies apart from the ongoing development of former Felnex Trading Estate (see Map 7.1).

Block	Total Units	A1 Units	% A1	P or S	Total Vacant	%Vacant
A	11	3	27%	S	1	9%
B	8	5	63%	S	0	0
Total	19	8	42%		1	5%



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Map 7.1

Mix of Use on Ground Floor Shop Frontages within Hackbridge District Centre 2018

8. North Cheam

Introduction

8.1 North Cheam is located between Cheam and Worcester Park predominantly along London Road. It is a linear shopping centre although there are also retail uses surrounding the crossroads junction. The centre attracts considerable car borne convenience shoppers from a wide area especially due to the location of the Sainsbury's superstore, which includes a petrol filling station.

8.2 The surrounding area is characterised by dense residential and commercial areas that physically constrain the centre. Fairlands Park is located to the north-east and includes a large sports club, nursery and associated open fields.

Environmental Quality

8.3 This district centre has a variable appearance with recent public realm enhancements improving the north western side of London Road but not the south eastern side. In general, North Cheam District Centre is showing signs of weakness, such as Victoria House which has been derelict building for a number of years on the crossroads. It is also characterised by the lack of national retailer representation other than Sainsbury's.

Main Town Centre Uses

8.3 A1 *Shops* account for 37% of total units (see Figure 8.1). As expected, A*3 Restaurants and Cafes*, and A5 *Hot Food Takeaways* uses occupy a greater proportion of units than floorspace.

8.4 A1 *Shops* make up 32% of the floorspace in the district centre, with A2 *Finance and Professional Services* occupying 14% of total floorspace. Figure 8.2 sets out the percentage breakdown of all uses.

8.5 The majority of A1 units (66%) are located in secondary shopping frontages (see Table 8.1), while the majority of A1 floorspace is located in primary shopping frontages. This is due to the Sainsbury's superstore, which is located within a primary shopping frontage and accounts for a large proportion of this floorspace.

8.6 Map 8.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of A1 *Shops* units within each block of shops.

Figure 8.1: North Cheam Mix of Land Use by Number of Units (excluding residential)

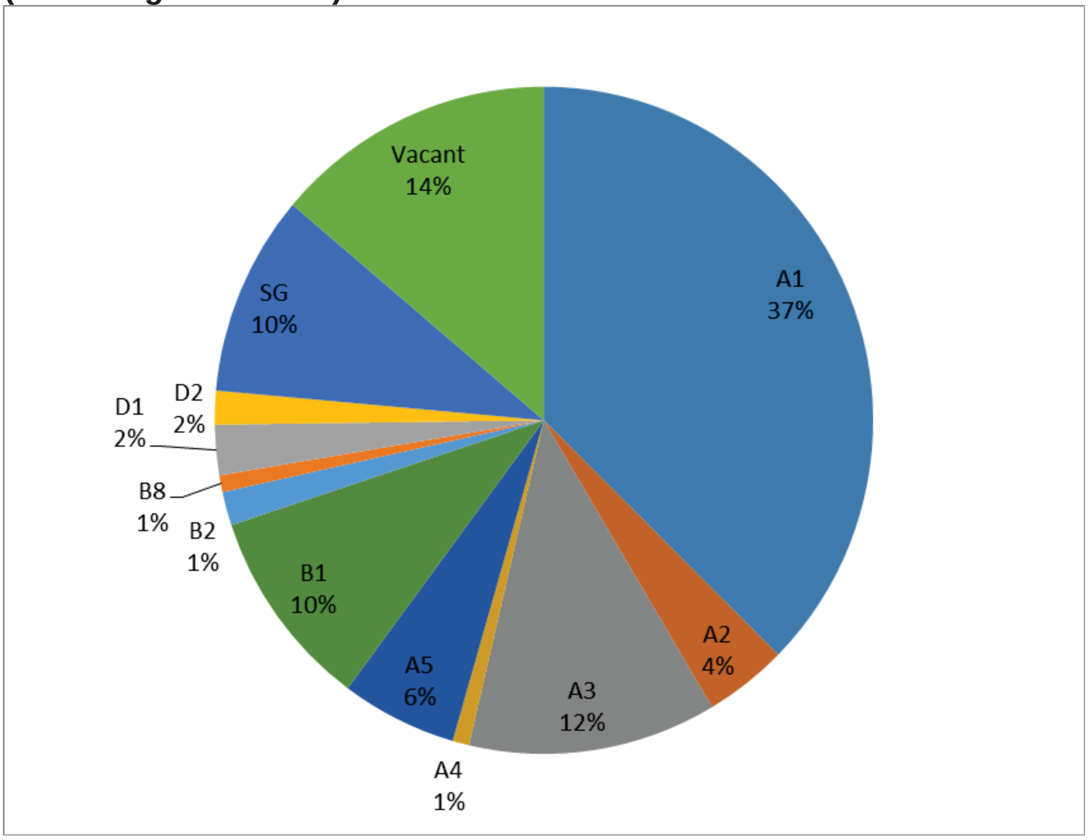
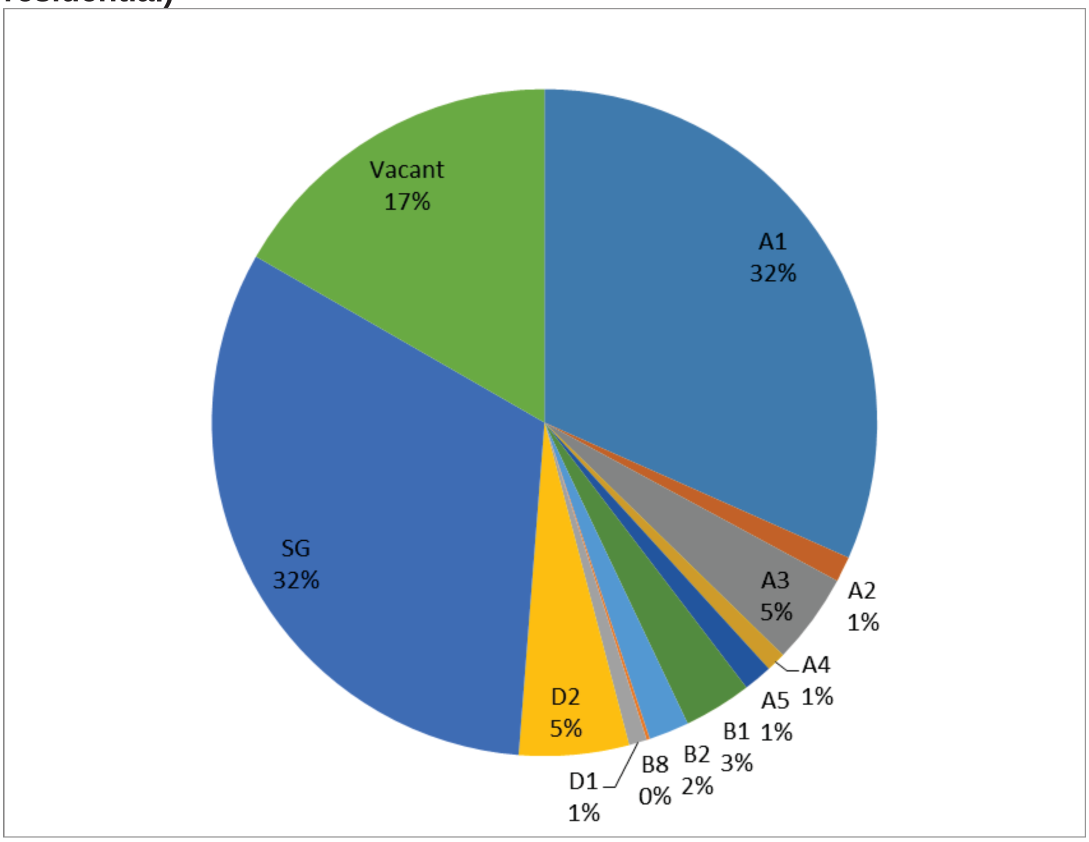


Figure 8.2: North Cheam Mix of Land Use by Floorspace (excluding residential)



8.7 Figures 8.3 & 8.4 show the number of units and floorspace by use class.

Figure 8.3: Number of Units by Use Class

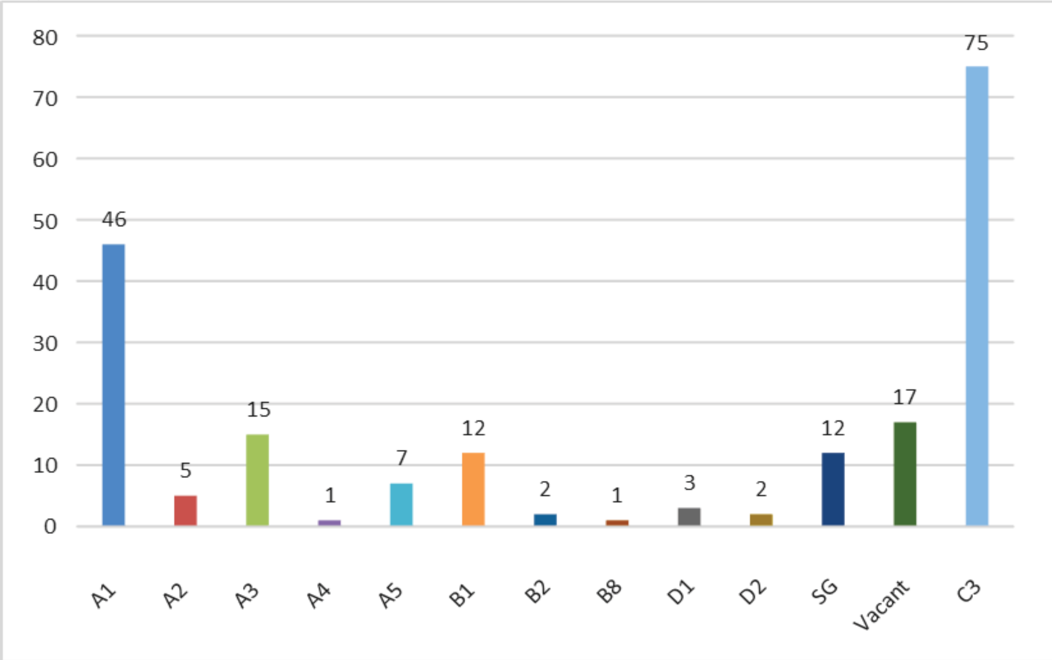
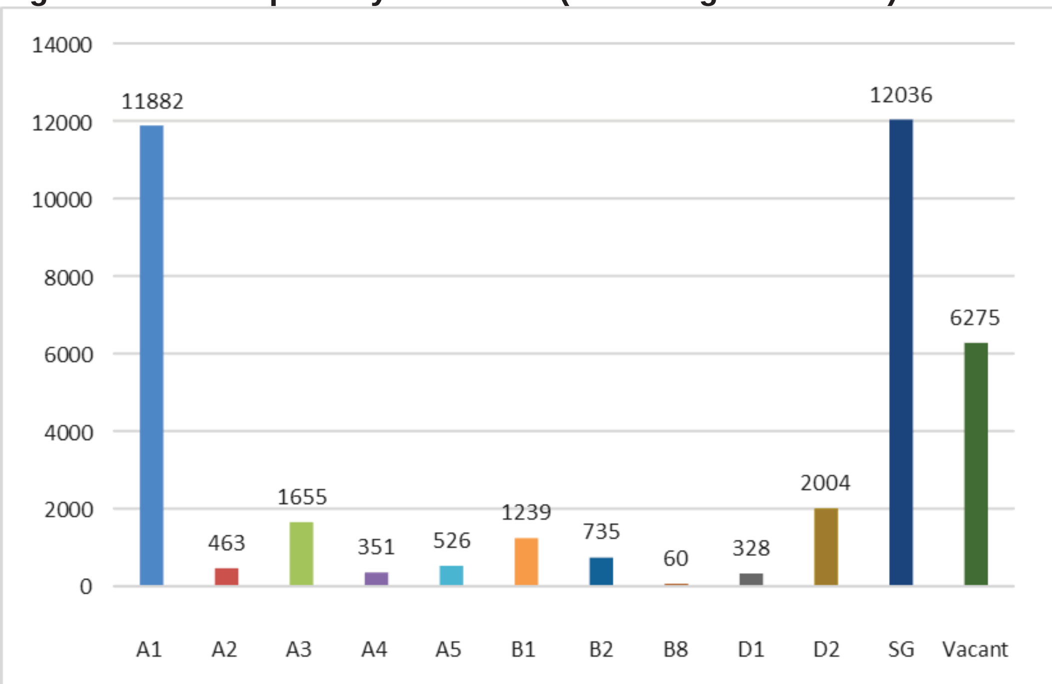


Figure 8.4: Floorspace by Use Class (excluding residential)



8.8 Figures 8.5 & 8.6 show the change in the number of units and floorspace from 2012 to 2018.

Figure 8.5: Unit Change 2012-2018 (excluding residential)

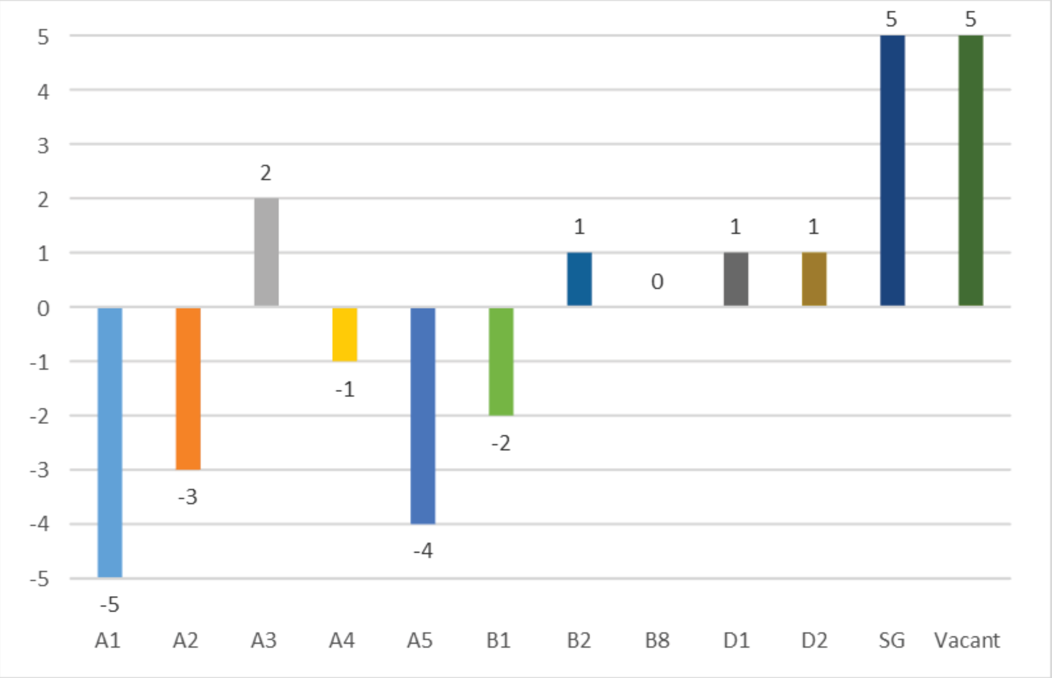
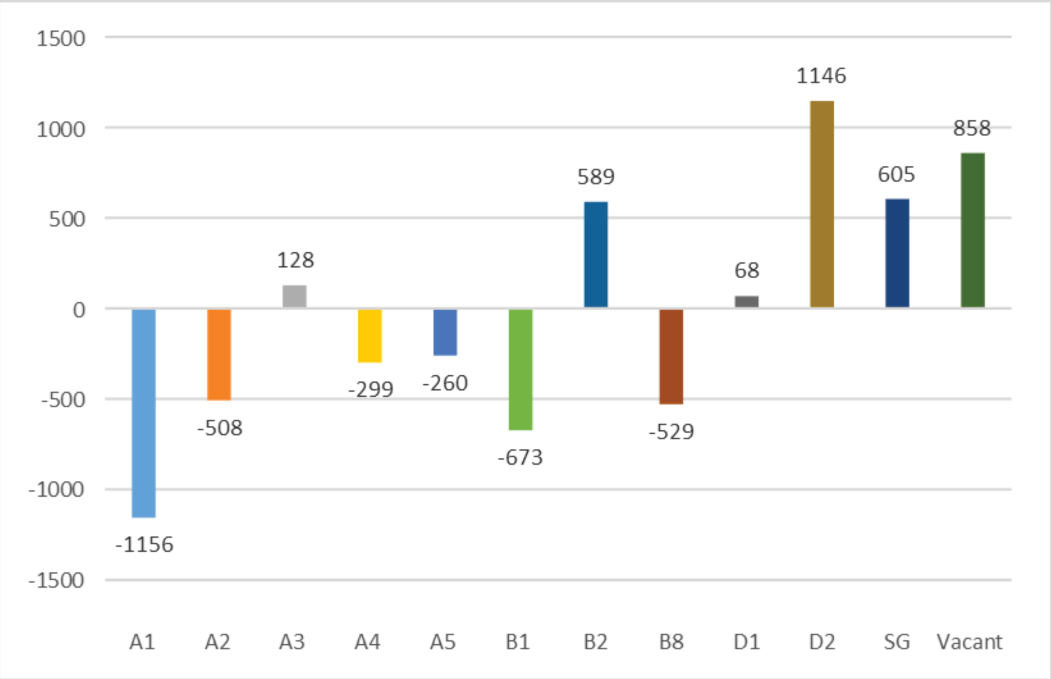


Figure 8.6: Floorspace Change 2012-2018 (excluding residential)



Retail Composition

8.11 Comparison floorspace equates to 3,154 sq. m (26 units). In contrast, convenience floorspace equates to 7,761 sq. m (9 units). A large proportion of convenience floorspace figure is occupied by the Sainsbury's superstore, the largest retailer in the town centre (6,769 sq. m). It must be noted that large supermarkets provide comparison floorspace in certain aisles.

8.12 There is also 967 sq. m of retail service floorspace (11 units). 1,389 sq. m (5 units) of retail floorspace are vacant.

Entertainment

8.13 Units associated with the sale of food and drink (A3/A4/A5) account for 2,532 sq. m floorspace excluding vacancies. This includes 15 cafes and restaurants, one pub, and seven takeaway premises (see Table B.2).

8.14 The majority of food and drink units are located in secondary shopping frontages.

Office

8.15 Offices cover 1,239 sq. m of B1 floorspace (10% of total floorspace). Three floors of Victoria House are vacant, equating to 3,234 sq. m or 59% of the allocated B1 floorspace. There are no other major office blocks in North Cheam. Much of the office floorspace is located above retail units on upper levels.

Other Town Centre Land Uses

8.16 The Elmcroft Community Centre at the northern edge of the district centre boundary provides a meeting venue for various community groups. There are no other community or educational facilities in North Cheam.

8.17 Within the district centre boundary, the only civic facility is a post office and the only health facility is a dental surgery. There are 75 residential units located in North Cheam.

Vacancies in the Town Centre

8.18 There are 18 vacant units in North Cheam, of which 12 vacancies are located in the ground floor (see Map 8.1). The total vacant floorspace covers 6,313 sq. m and accounts for 17% of the total floorspace (see Table B.3).

8.19 22% of the vacant floorspace were last used for retail and 67% were offices. The remaining 11% of vacant floorspace is divided between A2 *Financial and Professional Services* (6%), A4 *Drinking Establishments* (4%) and A5 *Hot Food Takeaways* (1%).

8.20 Victoria House is a major development opportunity site, which at present is having a negative impact on the centre.

Table 8.1: North Cheam Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	19	50%	9,590	76%	32	46%	3,681	42%	51	48%	13,271	62%
A2	3	8%	280	2%	5	7%	543	6%	8	7%	823	4%
A3	5	13%	577	5%	10	14%	1,078	12%	15	14%	1,655	8%
A4	1	3%	351	3%	0	0%	0	0%	1	1%	351	2%
A5	3	8%	196	2%	5	7%	402	5%	8	7%	598	3%
B1	2	5%	189	1%	4	6%	360	4%	6	6%	549	3%
B2	0	0%	0	0%	2	3%	735	8%	2	2%	735	3%
B8	1	3%	60	0%	0	0%	0	0%	1	1%	60	0%
D1	0	0%	0	0%	3	4%	328	4%	3	3%	328	2%
D2	1	3%	1,146	9%	1	1%	858	10%	2	2%	2,004	9%
SG	3	8%	236	2%	7	10%	711	8%	10	9%	947	4%
Total	**38**	**100%**	**12,625**	**100%**	**69**	**100%**	**8,696**	**100%**	**107**	**100%**	**21,321**	**100%**
	Primary Shopping Frontage				**Secondary Shopping Frontage**				**Total Frontage**			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
Vacancies	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**	**Number**	**Percent**	**Sq. m**	**Percent**
A1	3	16%	1,222	13%	2	6%	167	5%	5	10%	1,389	10%
A2	1	33%	156	56%	2	40%	204	38%	3	38%	360	44%
A3												
A4												
A5					1	20%	72	18%	1	13%	72	12%
B1					1	25%	96	27%	1	17%	96	17%
B2												
B8												
D1												
D2												
SG												
Total	**4**	**11%**	**1,378**	**11%**	**6**	**9%**	**539**	**6%**	**10**	**9%**	**1,917**	**9%**

Pedestrian flows and accessibility

8.21 Although the centre is linear in form, pedestrian footfall is concentrated within the southern half of the centre around the crossroads. The busy roads present a physical barrier although there are pelican crossings to aid pedestrian movement.

8.22 North Cheam has a PTAL of 3 (Medium) around the crossroads. However, the north-eastern part of the district centre along the London Road has a PTAL of 2 (Low). There is no railway station within close proximity to this district centre.

8.23 A number of bus services operate from this centre at several points within the district centre boundary. Services provide links to Worcester Park, Sutton, Sutton Common, Cheam, Ewell, Epsom, Morden, St Helier, Carshalton, Hackbridge, Croydon, Kingston, Wimbledon, Putney, Kingston, and Wallington via the 93, 293, 151, X26, S3 and 213 routes.

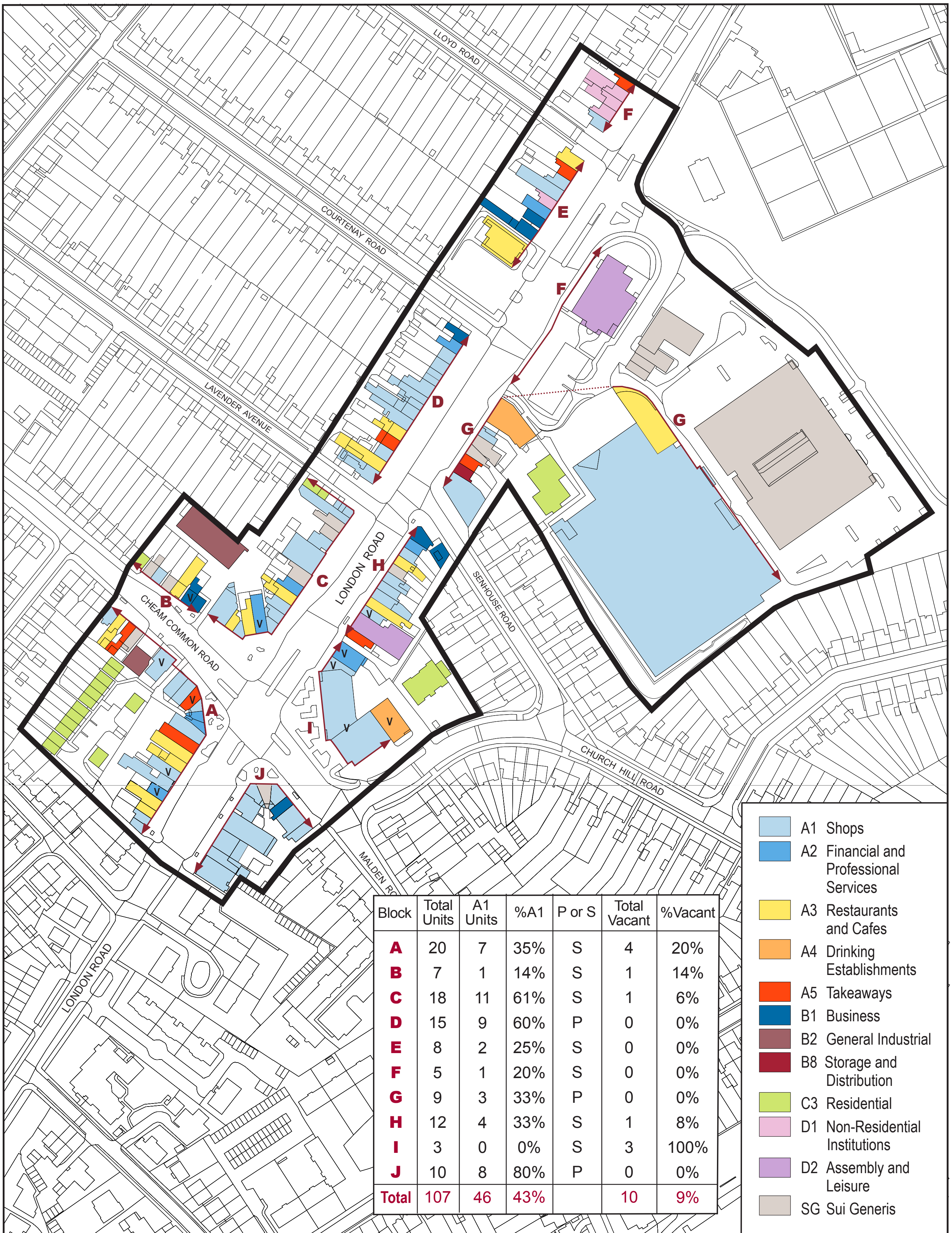
8.24 The large Sainsbury's car park has provision for 450 spaces. The Elmcroft Community Centre also has private parking provision with 26 spaces (including 2 disabled).

Recent Changes

8.25 There have been no recent boundary changes to the district centre boundary. However, Sainsbury's has been added to the primary shopping frontage.

Conclusion

8.26 Overall, North Cheam is showing signs of weakness. However, an appropriate redevelopment of Victoria House would significantly improve the centre (see Map 8.1).



Block	Total Units	A1 Units	%A1	P or S	Total Vacant	%Vacant
A	20	7	35%	S	4	20%
B	7	1	14%	S	1	14%
C	18	11	61%	S	1	6%
D	15	9	60%	P	0	0%
E	8	2	25%	S	0	0%
F	5	1	20%	S	0	0%
G	9	3	33%	P	0	0%
H	12	4	33%	S	1	8%
I	3	0	0%	S	3	100%
J	10	8	80%	P	0	0%
Total	107	46	43%		10	9%

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Environment, Housing and Regeneration
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Map 8.1

Mix of Use on Ground Floor Shop Frontages within North Cheam District Centre 2018

9 Rosehill

Introduction

9.1 Rosehill is located on the northern edge of the borough, approximately 1.5km north of Sutton town centre. It was developed as part of the planned provision for the St Helier housing estate, part of which is designated as an Area of Special Local Character.

9.2 Rosehill is predominantly situated on the southern and eastern side of the Rose Hill roundabout, which is a major roundabout that links the centre to other areas of the borough and to neighbouring boroughs. The surrounding area is notable for a significant amount of open space including St Helier Open Space and Rosehill Recreation Ground.

Environmental Quality

9.3 The overall appearance of Rosehill District Centre is mixed with a combination of attractive 1930s art-deco buildings, with shops below and residential accommodation above, and 1970s purpose built mixed-use buildings. The poor shopfronts and upkeep on upper floors detract from the centre. The new residential development on the south-western quadrant of the gyratory has a modern appearance and adds to the impression of a centre without a clear identity.

9.4 Noise and air pollution are high due to the traffic associated with the roundabout.

Main Town Centre Uses

9.5 A1 units account for 47% of total units and 53% of the total floorspace, which are both the highest proportions of retail in the borough (see Figures 9.1 & 9.2).

9.6 A3, A4 and A5 uses make up 9% of floorspace, which is near the borough average (10%). Only Cheam and Worcester Park have higher proportion of ‘Food and Drink’ uses.

9.7 Map 9.1 shows the spatial distribution of ground floor uses (including residential) within each section of the streets in Rosehill. The Lidl supermarket on the corner of Wrythe Lane and Bishopsford Road generates much of the vitality in the town centre.

9.8 The majority of retail floorspace is located in primary shopping frontages (64%) due to the large floor area that is occupied by Lidl. There is no B1 use in primary shopping frontages (see Table 9.1).

Figure 9.1: Rosehill Mix of Land Use by Floorspace (excluding residential)

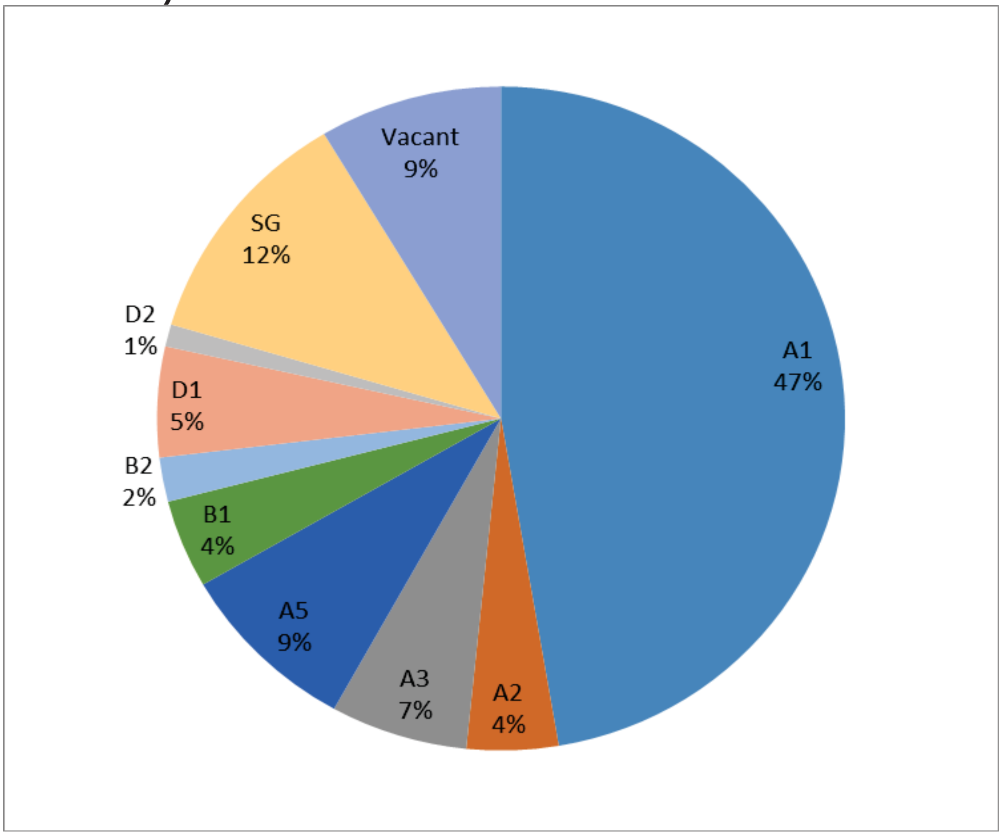
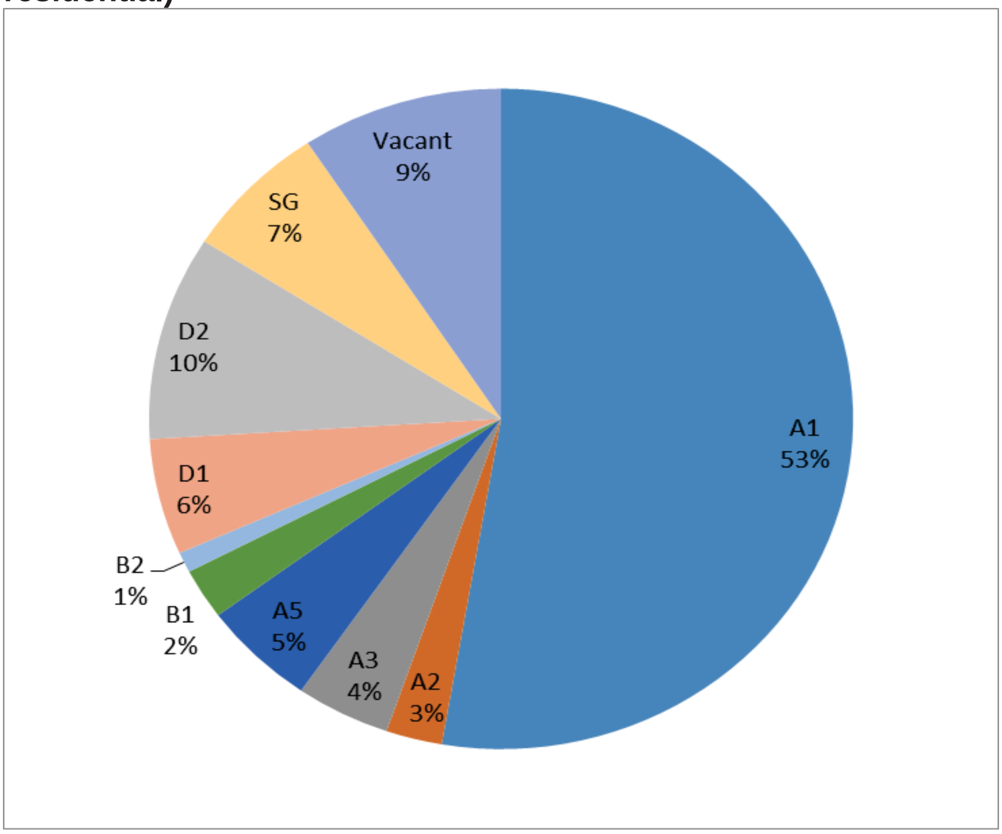


Figure 9.2: Rosehill Mix of Land Use by Number of Units (excluding residential)



9.9 Figures 9.3 and 9.4 show the number of units and floorspace by use class.

Figure 9.3: Number of Units by Use Class

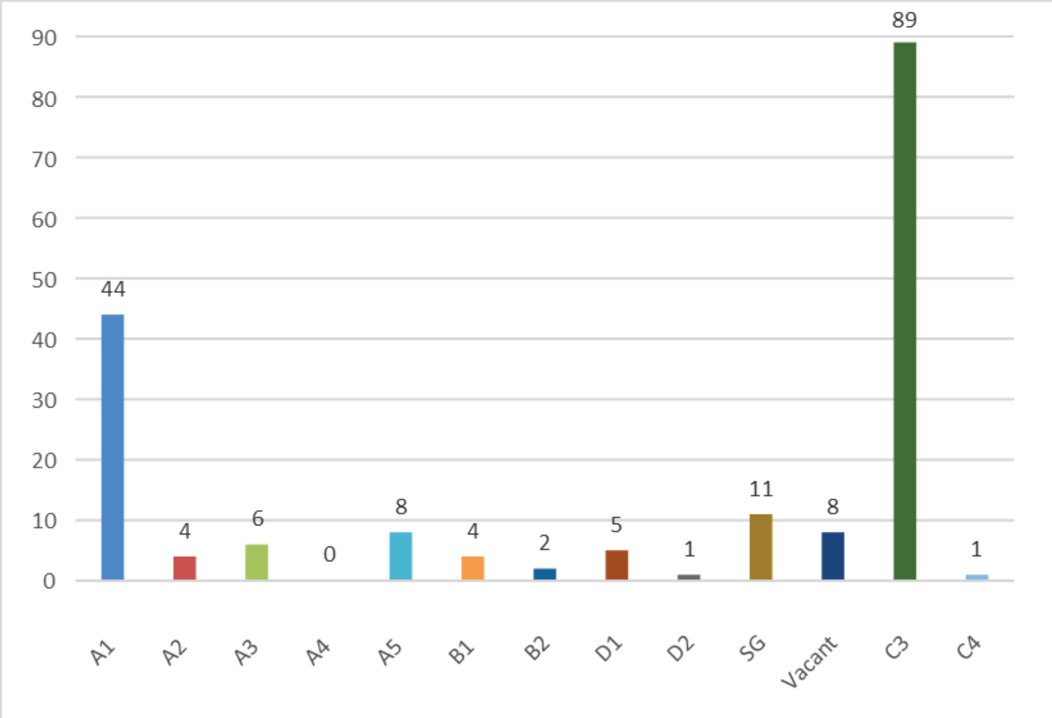
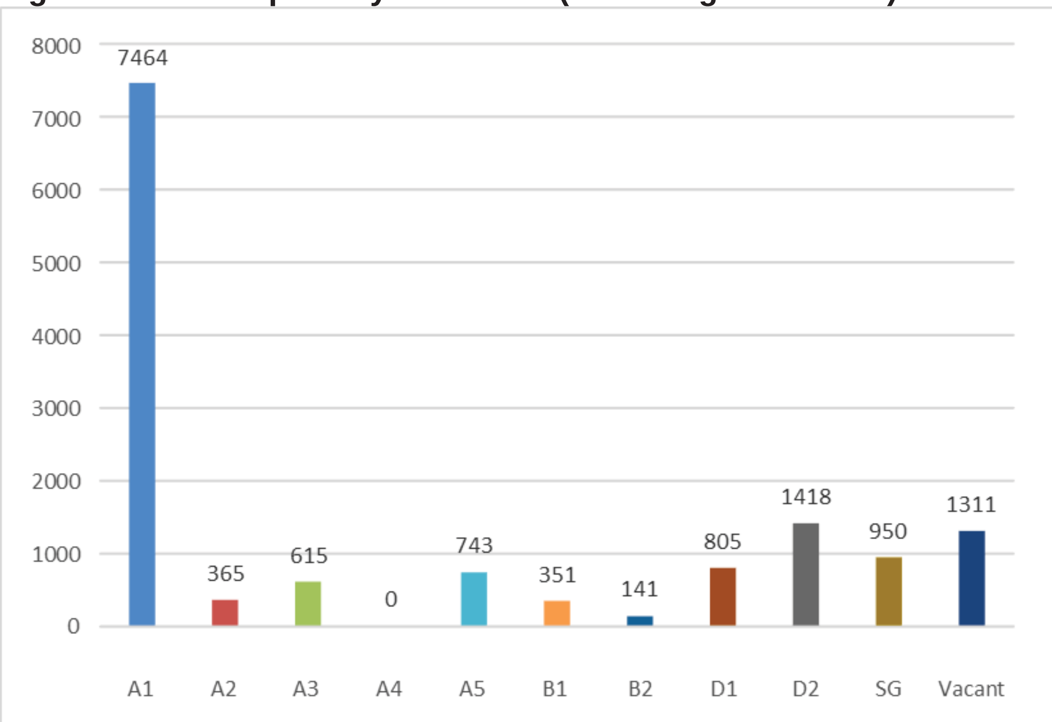


Figure 9.4: Floorspace by Use Class (excluding residential)



9.10 Figures 9.5 and 9.6 show the change in the number of units and floorspace from 2012 to 2018. The total number of units does not add up because three extra units have been added since the last health check.

Figure 9.5: Unit Change 2012-2018 (excluding residential)

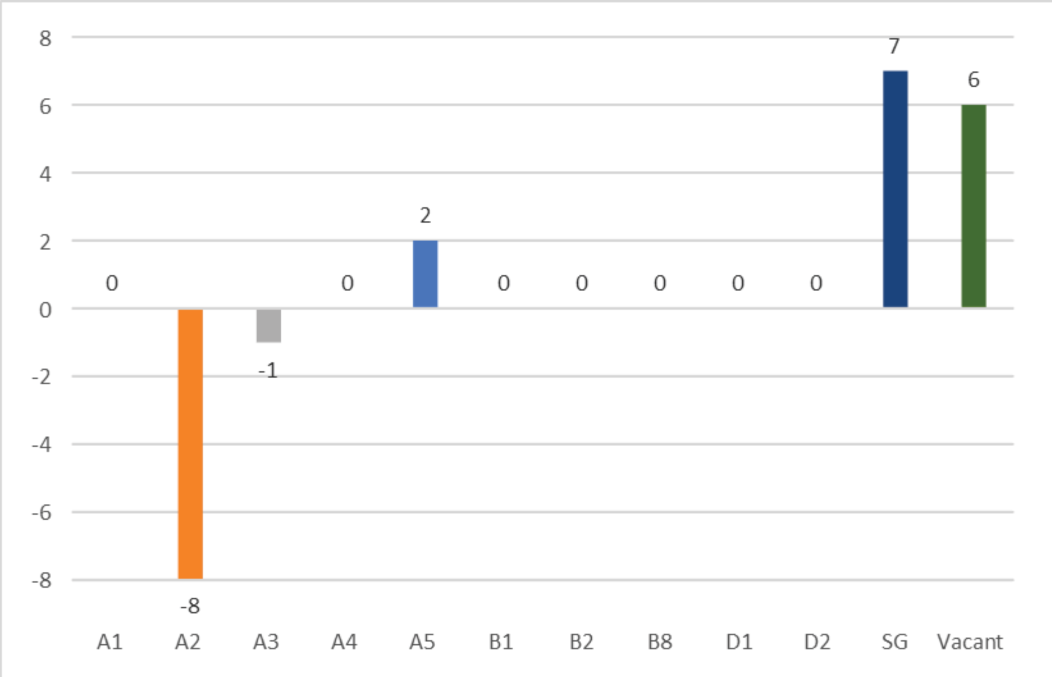
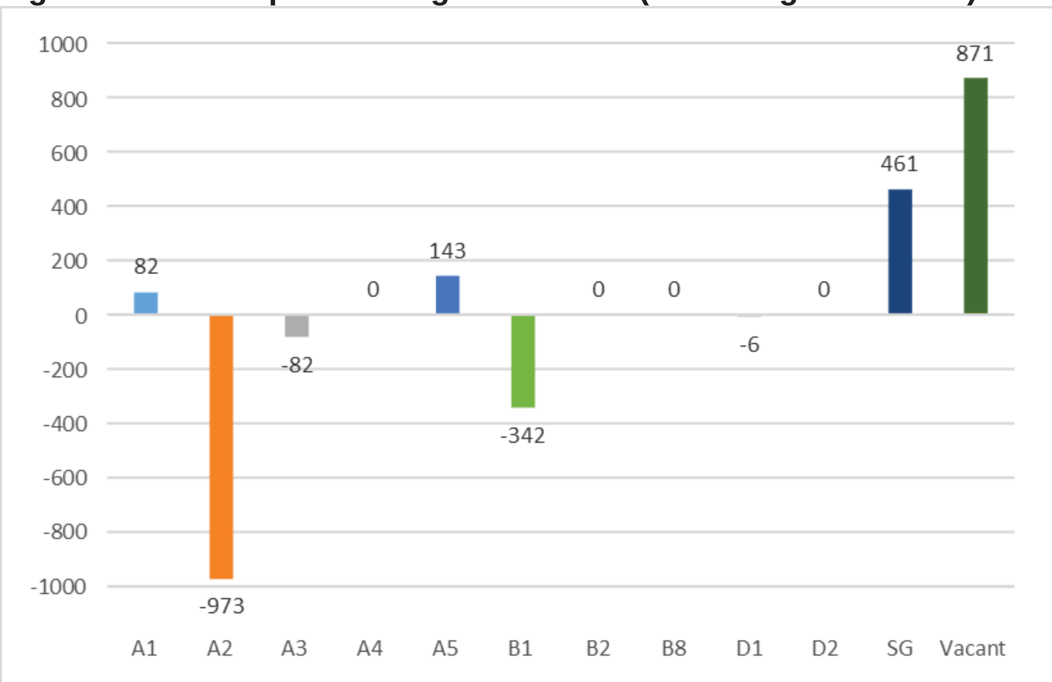


Figure 9.6: Floorspace Change 2012-2018 (excluding residential)



9.11 The reason that the figures in the above tables do not add up is that six new units have been developed in the district centre.

Retail Composition

9.12 Rosehill has a relatively balanced split between comparison and convenience floorspace (see Table B.1). There are 2,435 sq. m of comparison floorspace (16 units) compared to 3,238 sq. m of convenience (14 units). The largest convenience retailer in Rosehill is Lidl which covers approximately 1,713 sq. m.

9.13 Retail service occupies 1,393 sq. m (11 units) while 598 sq. m (4 units) of retail floorspace are vacant.

Entertainment

9.14 Rosehill has a very small number of restaurant, cafe and takeaway units compared to other district centres totalling 14 outlets. There are six restaurants and cafes and eight takeaway premises. There are no pubs or bars in the district centre (see Table B.2).

9.15 The majority of food and drink outlets are located in secondary shopping frontages.

Office

9.16 There is very little office floorspace located in Rosehill due to the lack of office blocks. B1 *Business* use occupies only 7% of floorspace, and this is lower than the borough's average proportion of office floorspace (12.6%). B1 *Business* accounts for only 949 sq. m of floorspace or 6 units (7%).

9.17 A2 *Financial and professional services* floorspace occupies 365 sq. m (3%) or 4 units (4%).

Other Town Centre Uses

9.18 Other facilities located within this district centre include a dental surgery and the Sutton and District Training Centre. The Mecca Bingo Hall occupies 10% of all floorspace (excluding residential) in the centre. Like some other district centres there are no community or civic facilities.

9.19 This district centre has a poorly developed evening and weekend economy due to the lack of drinking establishments and the limited number of restaurants open in the evening. Most retail outlets are not open on the evenings or on Sundays.

9.20 There are a significant number of residential units located in Rosehill. In addition to the residential units above the shops along Wrythe Lane, residential developments include Rosehill Court, Damask Court, Gallica Court, Harkness Court, Wheatcroft Court, Renaissance Court and Festival Court. Most of these blocks have been developed on the Rosehill Triangle site in the southwestern part of the centre.

9.21 In total, there are 90 residential units in this district centre, which are about a half of all units.

Vacancies in the Town Centre

9.22 There are nine vacant units in Rosehill, of which five vacancies are located in the ground floor (see Map 8.1). The total vacant floorspace covers 1,311 sq. m and accounts for 10% of the total floorspace (see Table B.3).

Table 9.1: Rosehill Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	23	62%	4,873	77%	24	48%	3,140	45%	47	54%	8,013	60%
A2	3	8%	228	4%	1	2%	137	2%	4	5%	365	3%
A3	2	5%	154	2%	5	10%	525	7%	7	8%	679	5%
A4	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
A5	4	11%	443	7%	4	8%	300	4%	8	9%	743	6%
B1	0	0%	0	0%	4	8%	351	5%	4	5%	351	3%
B2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
B8	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D1	2	5%	281	4%	3	6%	524	7%	5	6%	805	6%
D2	0	0%	0	0%	1	2%	1,418	20%	1	1%	1,418	11%
SG	3	8%	321	5%	8	16%	629	9%	11	13%	950	7%
Total	**37**	**100%**	**6,300**	**100%**	**50**	**100%**	**7,024**	**100%**	**87**	**100%**	**13,324**	**100%**

Vacancies	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	2	9%	356	7%	2	8%	233	7%	4	9%	589	7%
A2												
A3					1	20%	64	12%	1	14%	64	9%
A4												
A5												
B1												
B2												
B8												
D1												
D2												
SG												
Total	**2**	**5%**	**356**	**6%**	**3**	**6%**	**297**	**4%**	**5**	**6%**	**653**	**5%**

Pedestrian flows and accessibility

9.23 Pedestrian flows are severely hindered due to the roundabout, creating a physical barrier to pedestrian accessibility within the centre. Pelican crossings located on the roundabout provide the only crossing points. Pedestrian footfall is concentrated along The Market, which is the location of the primary shopping frontages. There is a lack of street furniture in the district centre.

9.24 Rosehill has a PTAL of 3 (Medium). There is no railway station within the district centre, the closest being St Helier, which is over 800 metres away.

9.25 Rosehill is highly accessible for vehicular traffic, primarily due to the roundabout. A number of bus services operate from this centre. They provide regular services to Mitcham, Tooting, Wimbledon, Morden, Worcester Park, Cheam, North Cheam, Sutton, Belmont, Banstead, Carshalton, Wallington, Roundshaw, Croydon and Crystal Palace via the 151, 154, 157, 164, 280, S1, and S4 routes.

9.26 The Lidl supermarket has a surface level car park with provision for 89 spaces.

Recent Changes

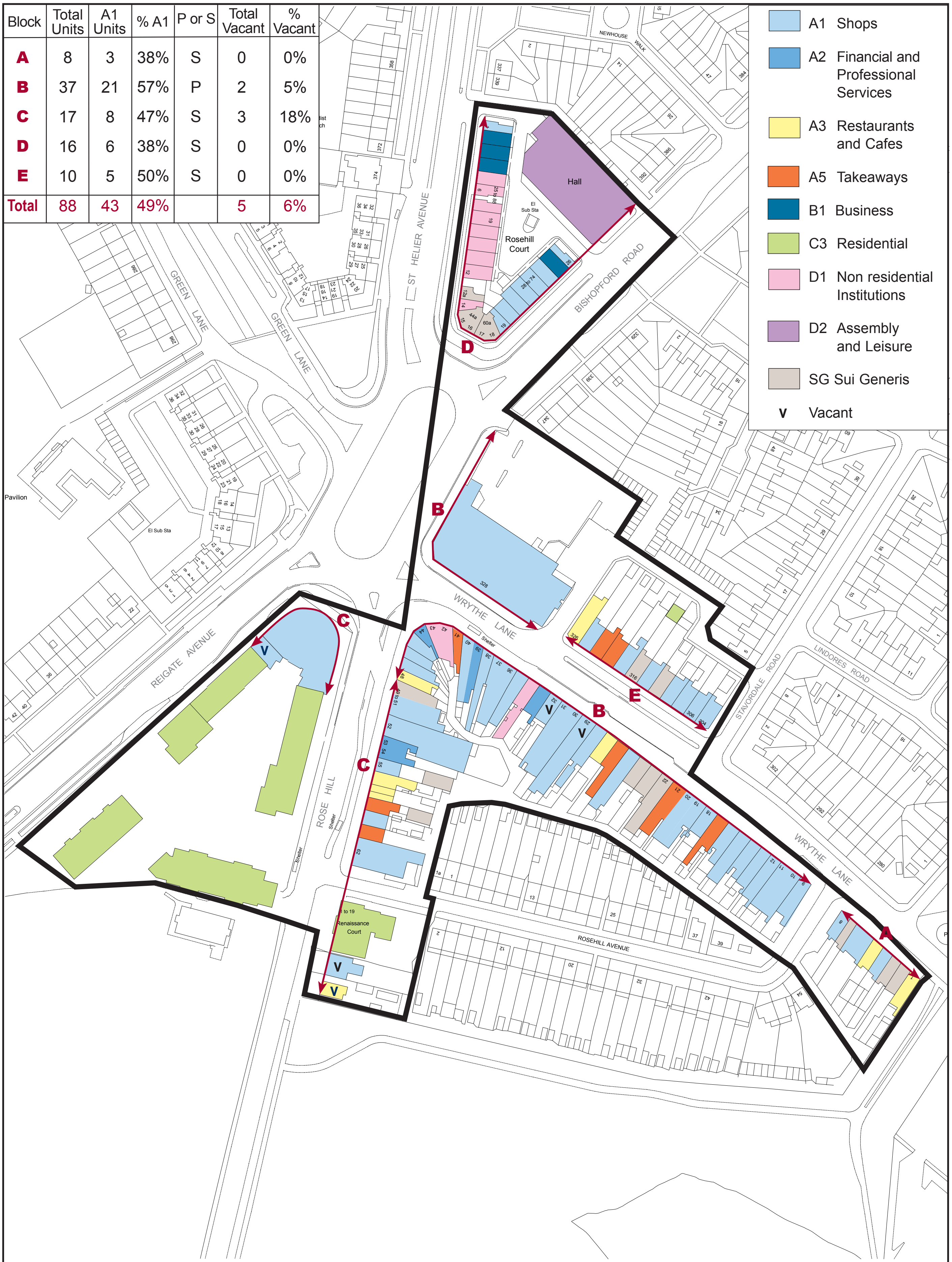
9.27 There have been no recent boundary changes for Rosehill District Centre. However, a new secondary shopping frontage has been added to the Rosehill Triangle site in the southwestern part of the district centre.

9.28 Map 9.1 reflects the mixed used development near Festival Court and the district centre boundary of Rosehill.

Conclusion

9.29 Overall, Rosehill is showing some signs of weakness represented by the number of vacancies and the general appearance of the centre. In addition, the centre is physically constrained by the roundabout, which physically hinders prospects for new development.

Block	Total Units	A1 Units	% A1	P or S	Total Vacant	% Vacant
A	8	3	38%	S	0	0%
B	37	21	57%	P	2	5%
C	17	8	47%	S	3	18%
D	16	6	38%	S	0	0%
E	10	5	50%	S	0	0%
Total	88	43	49%		5	6%



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Map 9.1

Mix of Use on Ground Floor Shop Frontages within Rosehill District Centre 2018

10 Wallington

Introduction

10.1 Wallington is the largest district centre in the borough, situated to the east of Sutton town centre and immediately to the south east of Carshalton. The main shopping area is focused on both sides of Woodcote Road, between the railway station to the north and Stafford Road to the south. To the north of the railway, along Manor Road, there are secondary shopping frontages consisting of retailers, offices and other financial and professional services.

10.2 The district centre boundary was recently extended to the east of the crossroads between Stafford Road and Woodcote Road. Hence, the Stafford Road local centre has merged with Wallington district centre.

10.3 As the town centre is well served by bus and rail services, shoppers are attracted from a wide area.

Environmental Quality

10.4 The general appearance of Wallington is good and Wallington Square is currently undergoing redevelopment.

10.5 The buildings vary considerably across the centre from attractive early and mid-19th century mixed use buildings to 1970s and 1980s retail units that are poor in design and quality. The improvements to the public realm, such as the establishment of areas of soft landscaping along the main high street, has recently improved the appearance of the district centre.

10.6 The use of street furniture within the centre is limited and principally focused in the more modern shopping area of Wallington Square. The Old Town Hall and Wallington Library along with the associated car park, create a focal point for the public realm of the town centre.

10.7 However, Manor Road and Woodcote Road form a popular London radial route and so noise, traffic and pollution generated from road users detracts from the environmental quality of the centre.

Main Town Centre Uses

10.8 Figure 10.1 shows that A1 *Shops* occupy 37% of units in the district centre which highlights the significance of Wallington as a shopping destination.

10.9 A1 *Shops* occupy 22% of floorspace, which is well below the district centre average. The reason for this is the large amount of office floorspace.

10.10 The largest use (27%) of floorspace within Wallington is SG *Sui Generis* (see Figure 10.2).

10.11 Map 10.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of A1 *Shops* units within each section of the main streets.

10.12 The majority of retail floorspace (62%) is located in primary shopping frontages, while the majority of A3-A5 units (68%) are located in secondary shopping. Nearly 95% of office floorspace is also located in secondary shopping frontages.

Figure 10.1: Wallington Mix of Land Use by Number of Units (excluding residential)

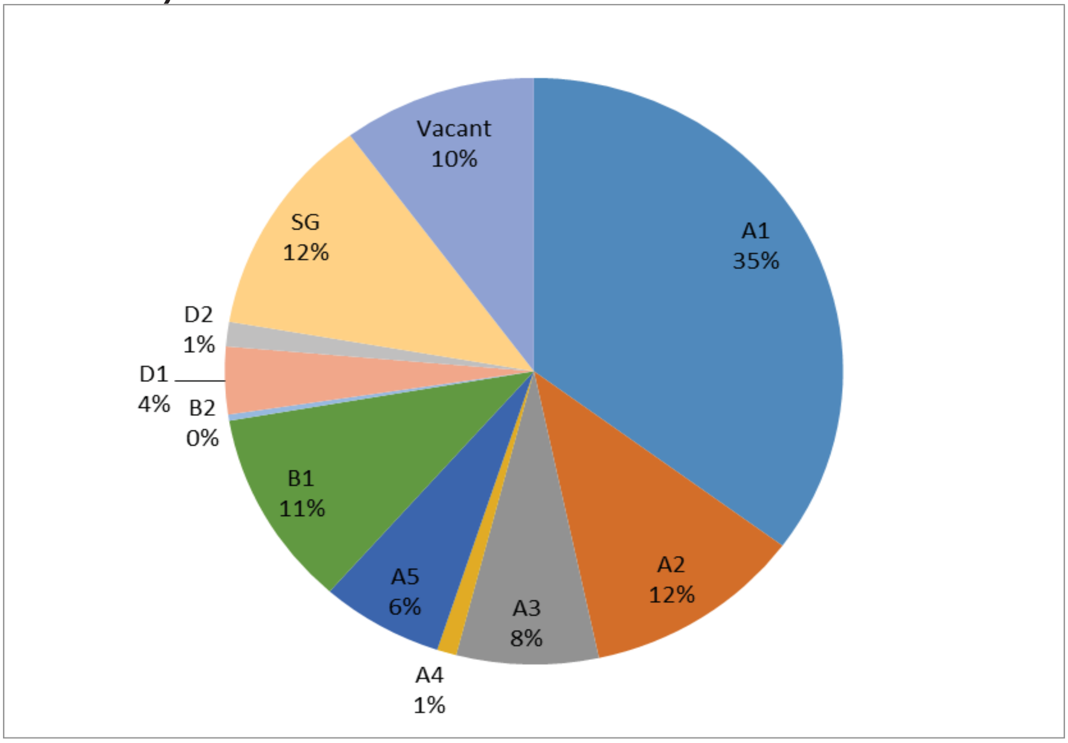
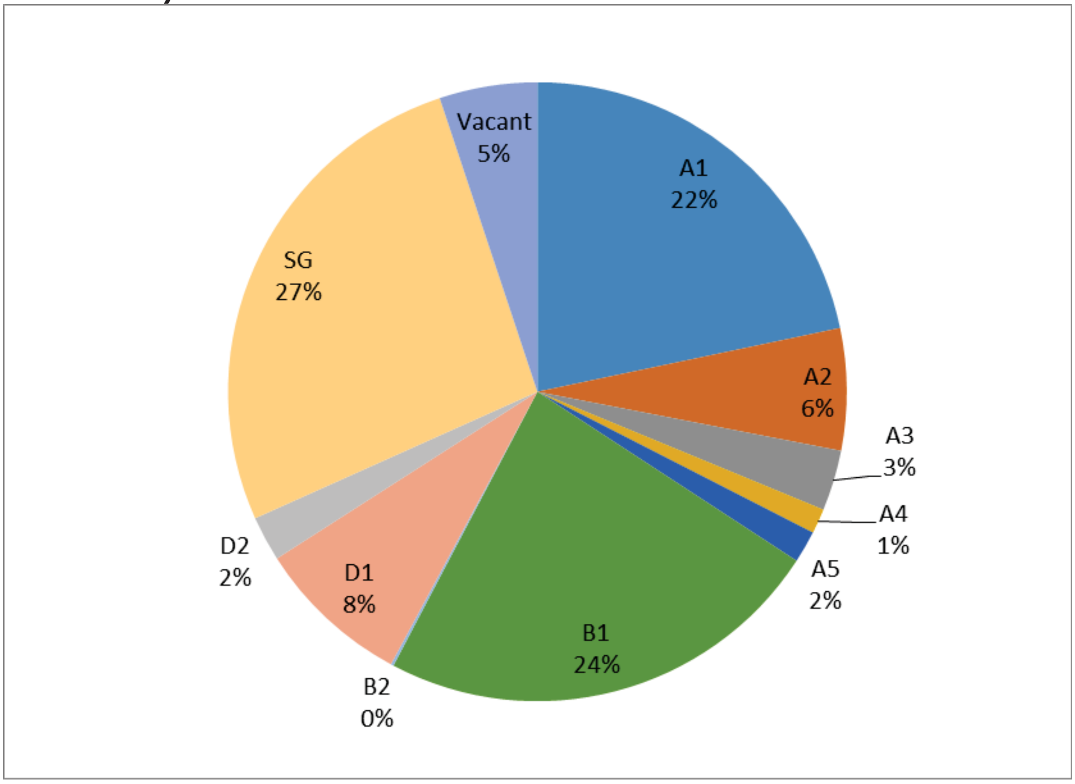


Figure 10.2: Wallington Mix of Land Use by Floorspace (excluding residential)



10.13 Figures 10.3 and 10.4 show the number of units and floorspace by use class.

Figure 10.3: Number of Units by Use Class

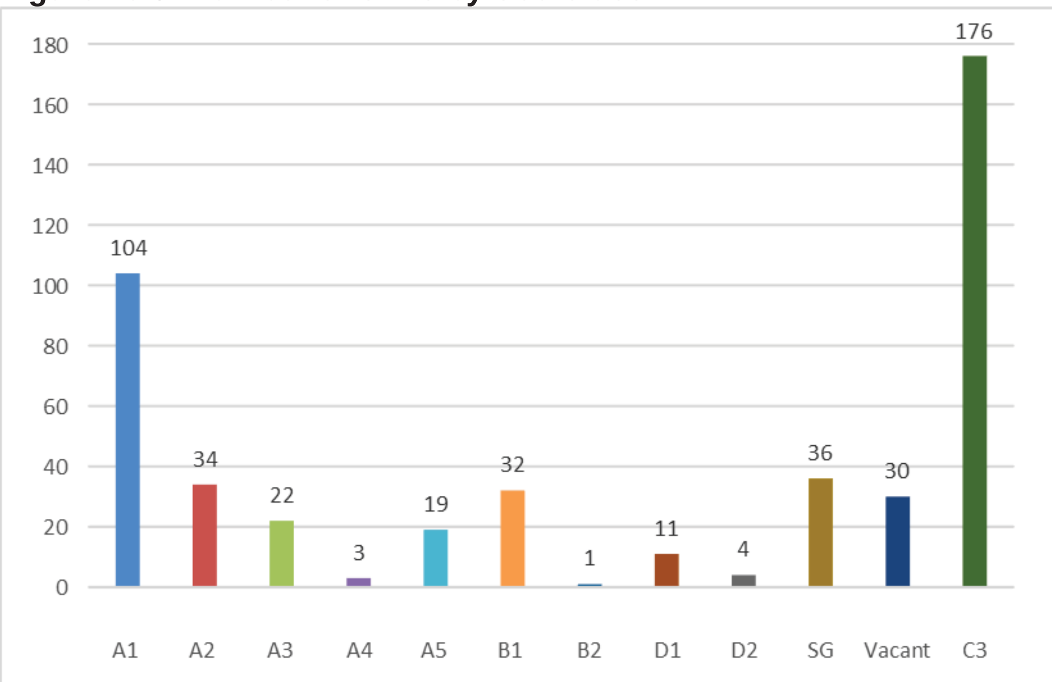
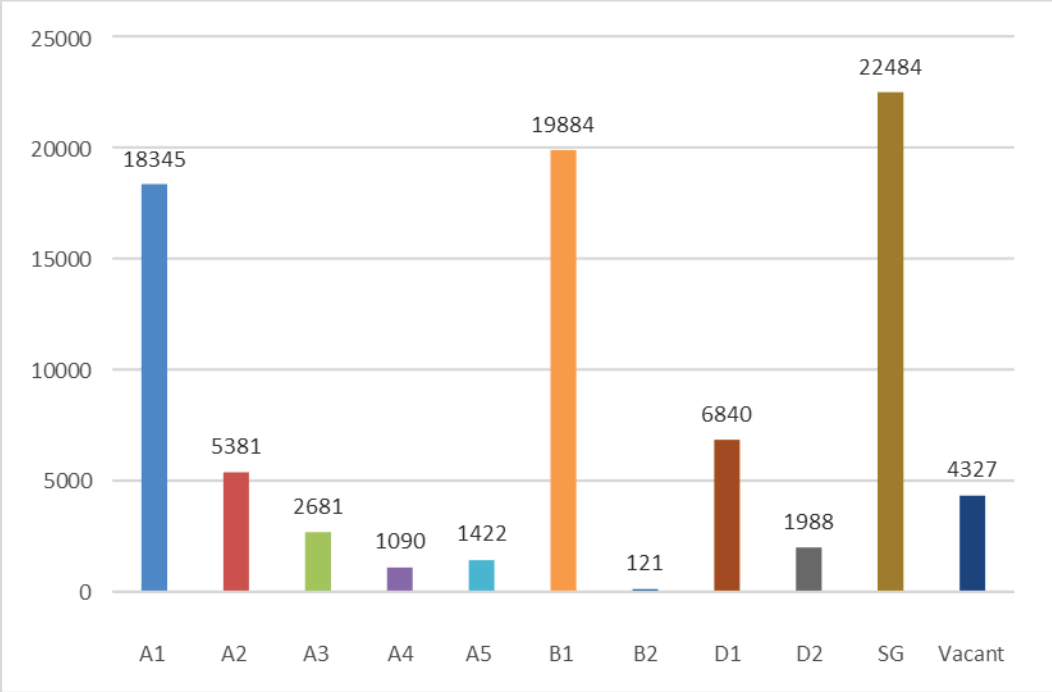


Figure 10.4: Floorspace by Use Class (excluding residential)



10.14 Figures 10.5 and 10.6 show the change in the number of units and floorspace from 2012 to 2018. The increase is due to the incorporation of Stafford Road into the centre. The large decline in vacant floorspace is a result of the offices above Wallington Square converting to flats (Phase 1 of the total redevelopment).

Figure 10.5: Unit Change 2012-2018 (excluding residential)

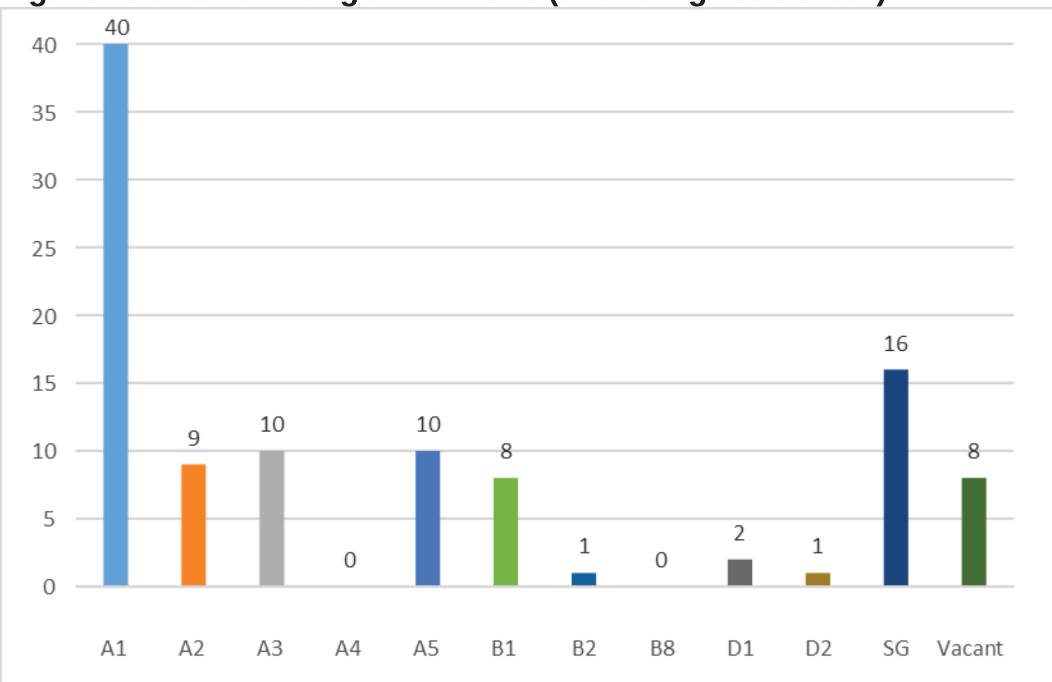
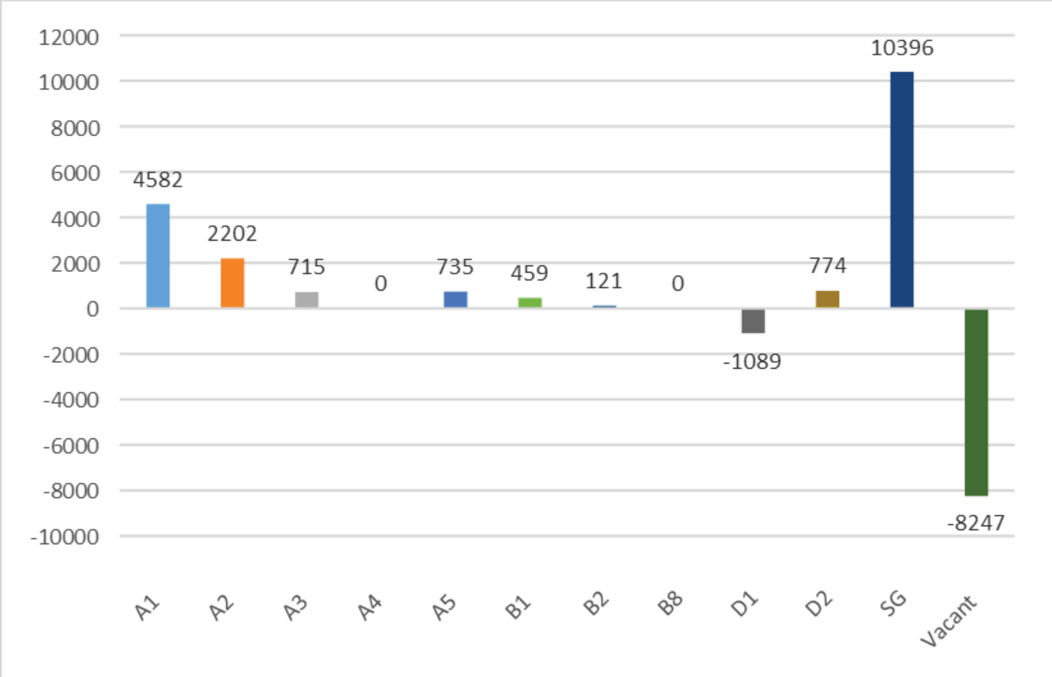


Figure 10.6: Floorspace Change 2012-2018 (excluding residential)



Retail Composition

10.15 Retail floorspace totals 19,283 sq. m in Wallington. This is made up of 7,492 sq. m comparison (57 units), 8,482 sq. m convenience (20 units), 2,371 sq. m retail service (27 units) and 1,637 sq. m vacant floorspace (13 units).

10.16 The Sainsbury's superstore accessed via Stafford Road has the largest retail floorspace (3,735 sq. m) and contributes to the high proportion of convenience retail floorspace, as does Lidl on Beddington Gardens, and the Tesco Express on Woodcote Road.

Entertainment

10.17 The number of food and drink outlets is about average for district centres. There are 21 restaurants and cafes, three pubs and bars and 19 takeaway restaurants (see Table B.2).

10.18 65% of food and drink outlets are located in secondary shopping frontages.

Office

10.19 Office floorspace makes a valuable contribution to employment in Wallington, occupying 19,884 sq. m (24%) of total floorspace (see Figure 10.1). The multi-storey blocks of Carew House (5,556 sq. m) and Beddington House (3,936 sq. m) contribute significantly to these figures.

10.20 The presence of business is observed when exiting the railway station with the office blocks of Beddington House, Leo House and Carew House immediately apparent. Other key office floorspace is located on Stafford Road and Stanley Park Road with Crosspoint House, Mint House and Nash House.

10.21 In addition to B1 *Business* floorspace, A2 *Financial and professional services* are also well represented at around 6% in the district centre. Six banks or building societies serve the district centre.

Other Town Centre Uses

10.17 Community facilities in Wallington serve both the local and wider area. Educational facilities include SCOLA and the Sutton College that occupy the Old Town Hall building on Woodcote Road.

10.18 Health facilities include the Jubilee Health Centre and other medical practices.

10.19 Civic facilities include a post office on Woodcote Road, Wallington Public Library, Wallington Methodist Church and Wallington Public Hall. There are also two private gyms (Fit4less & Snap Fitness), a children's soft gym (My Gym) and a private club (The Woodcote Club).

10.20 The evening and weekend economy is moderate with some retail being open for limited hours on Sunday and extended hours on Thursday evening. On the second Saturday of every month there is a farmers market held at the Old Town Hall and Library Gardens.

10.21 Wallington District Centre has a total of 176 residential units. Much of these are located on Stafford Road and above the retail units on Woodcote Road. There are a number of multi-storey residential buildings including Canon Court, Salisbury House, Chatham House and Farmstead Court on Melbourne Road.

Vacancies in the Town Centre

10.22 There are quite a few areas of Wallington where development potential exists. For example in Wallington Square is currently undergoing redevelopment and there are a number of vacant units suitable for retail use.

10.23 With the addition of Stafford Road there are 30 vacant units in Wallington, of which 28 vacancies are located in the ground floor and 21 in the shopping frontages (see Map 10.1). 10% of the total floorspace is vacant.

10.24 In total, there is 4,327 sq. m of floorspace vacant in Wallington (see Table B.3). This equates to 5% of all floorspace in the centre.

10.25 Ross Parade is also noticeably vacant. Vacant A1 *Shops* occupy 16% of total A1 floorspace in the shopping frontages (See Table 10.1).

Table 10.1: Wallington Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	52	60%	9,522	69%	19	24%	5,566	13%	71	43%	15,088	27%
A2	16	19%	2,059	15%	10	13%	2,791	7%	26	16%	4,850	9%
A3	5	6%	693	5%	7	9%	1,004	2%	12	7%	1,697	3%
A4	1	1%	255	2%	2	3%	835	2%	3	2%	1,090	2%
A5	3	3%	319	2%	7	9%	432	1%	10	6%	751	1%
B1	0	0%	0	0%	12	15%	12,513	30%	12	7%	12,513	22%
B2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
B8	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D1	1	1%	71	1%	9	11%	5,377	13%	10	6%	5,448	10%
D2	0	0%	0	0%	3	4%	1,648	4%	3	2%	1,648	3%
SG	8	9%	936	7%	11	14%	12,007	28%	19	11%	12,943	23%
Total	**86**	**100%**	**13,855**	**100%**	**80**	**100%**	**42,173**	**100%**	**166**	**100%**	**56,028**	**100%**
	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
Vacancies	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	11	21%	1,516	16%	2	11%	121	2%	13	18%	1,637	11%
A2	2	13%	332	16%	2	20%	158	6%	4	15%	490	10%
A3												
A4												
A5					2	29%	140	32%	2	20%	140	19%
B1					2	17%	848	7%	2	17%	848	7%
B2												
B8												
D1												
D2												
SG												
Total	**13**	**15%**	**1,848**	**13%**	**8**	**10%**	**1,267**	**3%**	**21**	**13%**	**3,115**	**6%**

Pedestrian flows and accessibility

10.26 Pedestrian flows across the centre are obstructed due to heavy vehicular movements along the primary road network. Pelican crossings are located centrally and provide the only safe way for pedestrians to cross the busy road. Generally footfall is concentrated along Woodcote Road which is where the most retail use is located.

10.27 The town centre and surrounding area have a higher level of public transport accessibility (a PTAL of 4, Medium) compared to many of the other town centres in the borough. However, the former Stafford Road local centre which is now merged with Wallington district centre has mainly a PTAL of 3 (Medium).

10.28 Wallington railway station provides services north to London Victoria and London Bridge and services south to Sutton, Epsom Downs, Guildford, and Dorking. Being located centrally, the railway station is convenient for shoppers, retail staff and office workers.

10.29 A number of bus services operate from the centre linking Wallington to Carshalton, Sutton, Morden, Worcester Park, Croydon, South Croydon, Crystal Palace, Tooting Mitcham, Roundshaw, St Helier and Purley via the 127, 151, 154, 157, 410, 455, 463 and S4 routes.

10.30 There are a number of public surface level car parks in the district centre. Wallington Library car park to the rear of the old Town Hall provides approximately 106 spaces (including 5 disabled). In addition, there are also public car parks located on Melbourne Road (39+2 spaces) and behind Wallington Hall (75+7 spaces).

10.31 Both the Sainsbury's and Lidl operate private time restricted car parks that are likely to be used to some degree by shoppers to the centre.

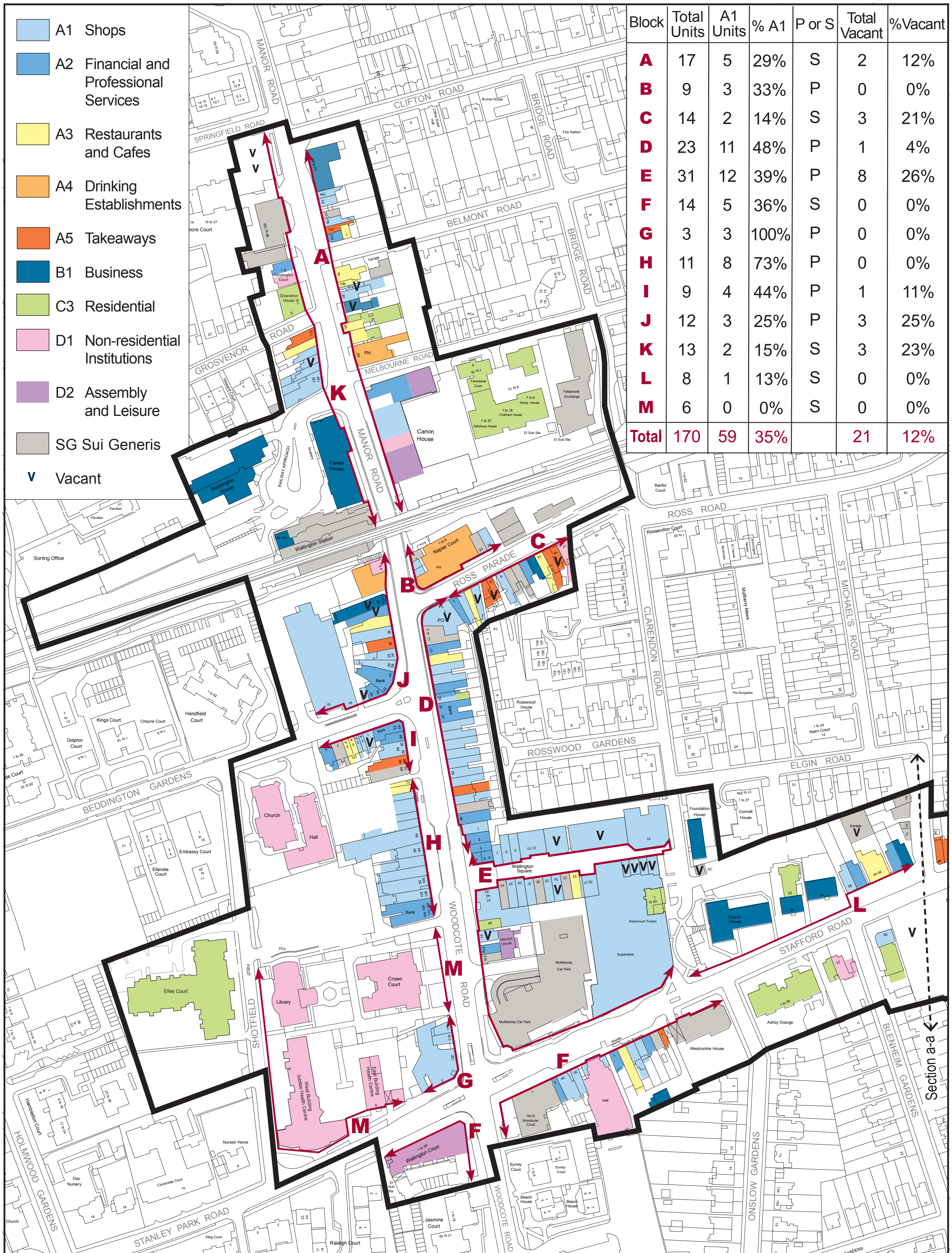
Recent Changes

10.32 The Stafford Road area east of Elgin Road has been added to the district centre following the adoption of the Sutton Local Plan. Also, Wallington Square has been added to the primary shopping frontage.

10.33 Map 10.1 shows the new district centre boundary of Wallington. The calculations of the percentages in the blocks of shopping frontages take into account the residential units in the ground floor. The upper floor units are not included in the table.

Conclusion

10.32 Overall, Wallington is a healthy centre with a number of opportunity sites to increase retail floorspace and improve the public realm.



Block	Total Units	A1 Units	% A1	P or S	Total Vacant	%Vacant
A	17	5	29%	S	2	12%
B	9	3	33%	P	0	0%
C	14	2	14%	S	3	21%
D	23	11	48%	P	1	4%
E	31	12	39%	P	8	26%
F	14	5	36%	S	0	0%
G	3	3	100%	P	0	0%
H	11	8	73%	P	0	0%
I	9	4	44%	P	1	11%
J	12	3	25%	P	3	25%
K	13	2	15%	S	3	23%
L	8	1	13%	S	0	0%
M	6	0	0%	S	0	0%
Total	170	59	35%		21	12%

London Borough of Sutton
Environment & Leisure
24 Denmark Road
Carshalton
SM5 2JG

Sutton

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Map 10.1

Mix of Use on Ground Floor Shop Frontages within Wallington District Centre 2018 (1 of 2)

London Borough of Sutton
Environment & Leisure
24 Denmark Road
Carshalton
SM5 2JG

Sutton

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Mix of Use on Ground Floor Shop Frontages within Wallington District Centre 2018 (2 of 2)

11 Worcester Park

Introduction

11.1 Worcester Park is located at the north-eastern border of the borough, is linear and predominantly located on either side of the A2043 Central Road providing a link between Sutton and New Malden.

11.2 The centre is physically constrained by residential properties to the north, south and east and by the railway line to the west. Longfellow Road, which is designated as an Area of Special Local Character, is located at the north-eastern boundary edge. There are also sports grounds located opposite the rail station.

Environmental Quality

11.3 The general appearance of the centre is good with the vast majority of buildings dating from the mid-19th century. Landscaped areas and street furniture, where provided, is in good condition and well maintained.

11.4 However, Worcester Park suffers from congestion during the day due to its location on a busy road. Noise and pollution associated with traffic, in particular lorries and buses, can be high.

Main Town Centre Uses

11.5 Figure 11.1 shows that A1 units occupy about a half (45%) of total units. A2 units make up 13% of the total (see Figure 11.2).

11.6 Over a third (36%) of the total floorspace is A1 *Shops* with A2 *Financial and professional services* accounting for 8% (see Figure 11.2). Both of these figures are above the district centre averages.

11.7 Map 11.1 shows the spatial distribution of ground floor uses (including residential) within the district centre as well as the proportion of A1 *Shops* units within each block of shops.

11.8 The majority of retail floorspace (59%) is located in primary shopping frontages. while the majority (80%) of food and drink outlets (A3-A5) are located in secondary shopping frontages.

Figure 11.1: Worcester Park Mix of Land Use by Number of Units (excluding residential)

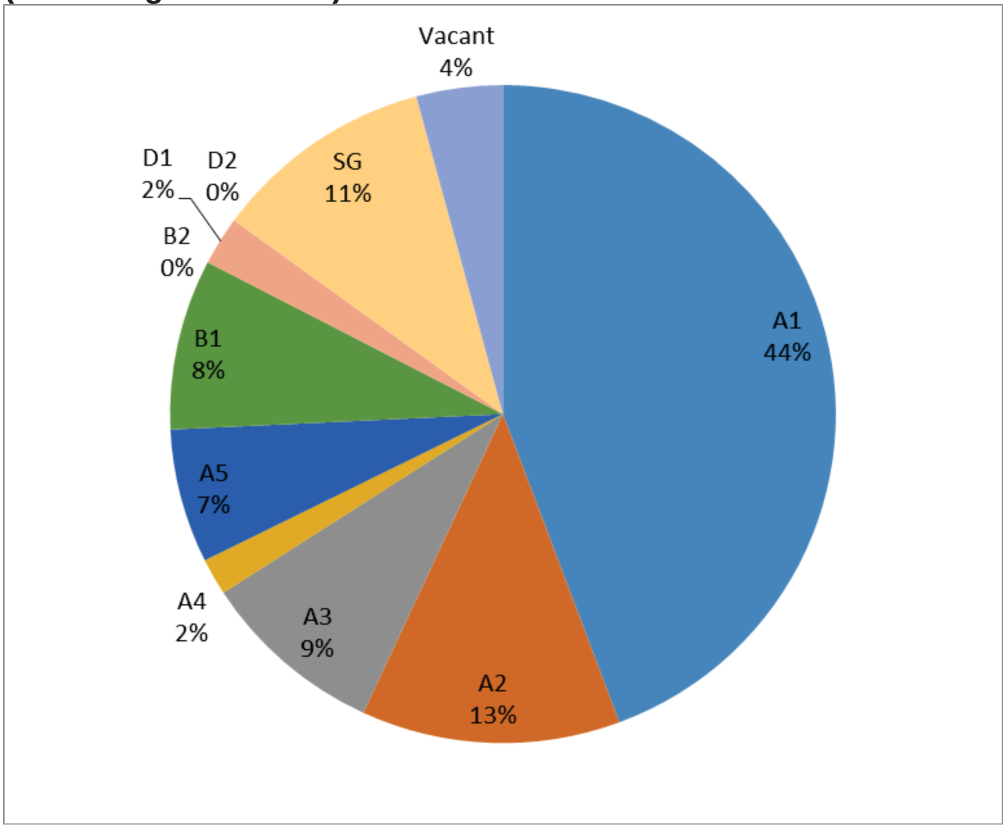
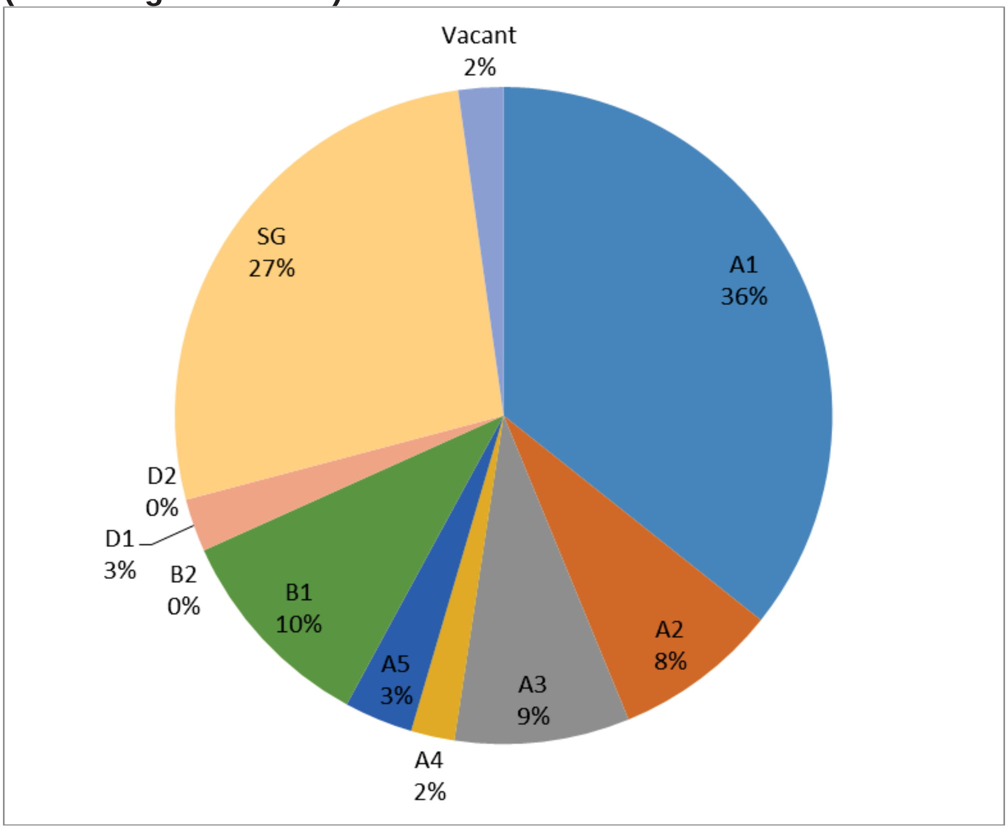


Figure 11.2: Worcester Park Mix of Land Use by Floorspace (excluding residential)



11.9 Figures 11.3 and 11.4 show the number of units and floorspace by use class.

Figure 11.3: Number of Units by Use Class

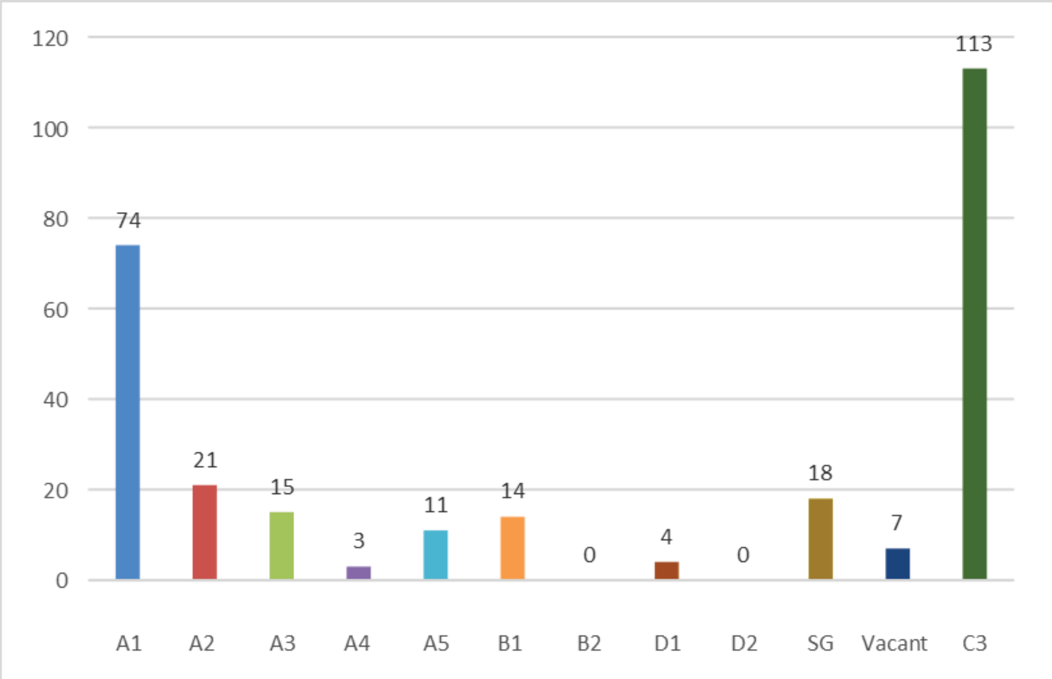
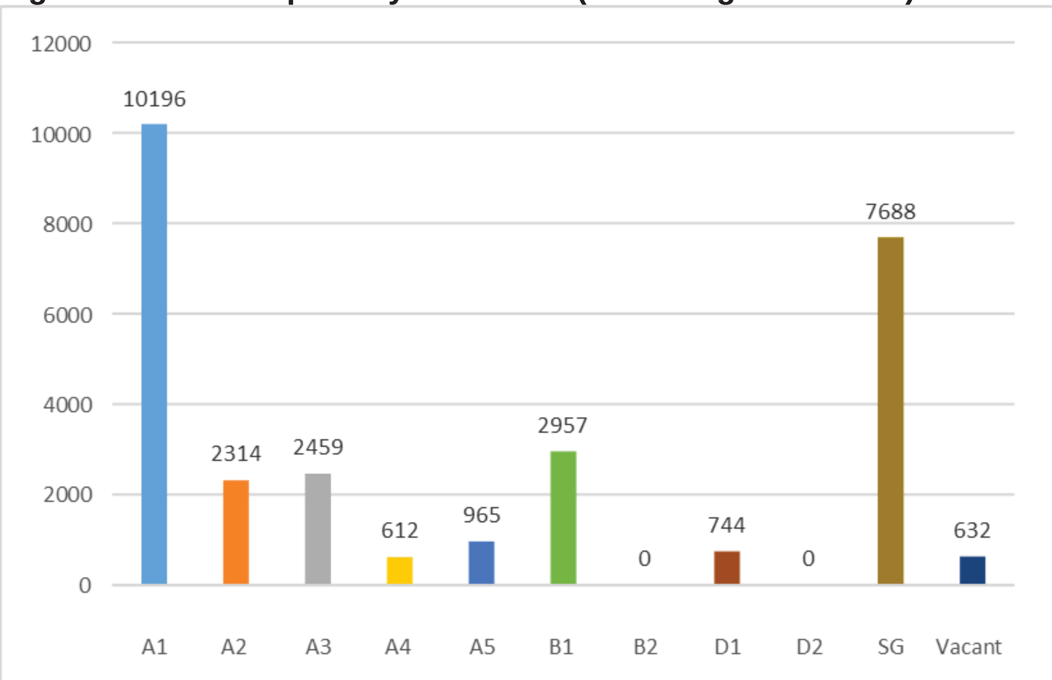


Figure 11.4: Floorspace by Use Class (excluding residential)



11.10 Figures 11.5 and 11.6 show the change in the number of units and floorspace from 2012 to 2018.

Figure 11.5: Units Change 2012-2018 (excluding residential)

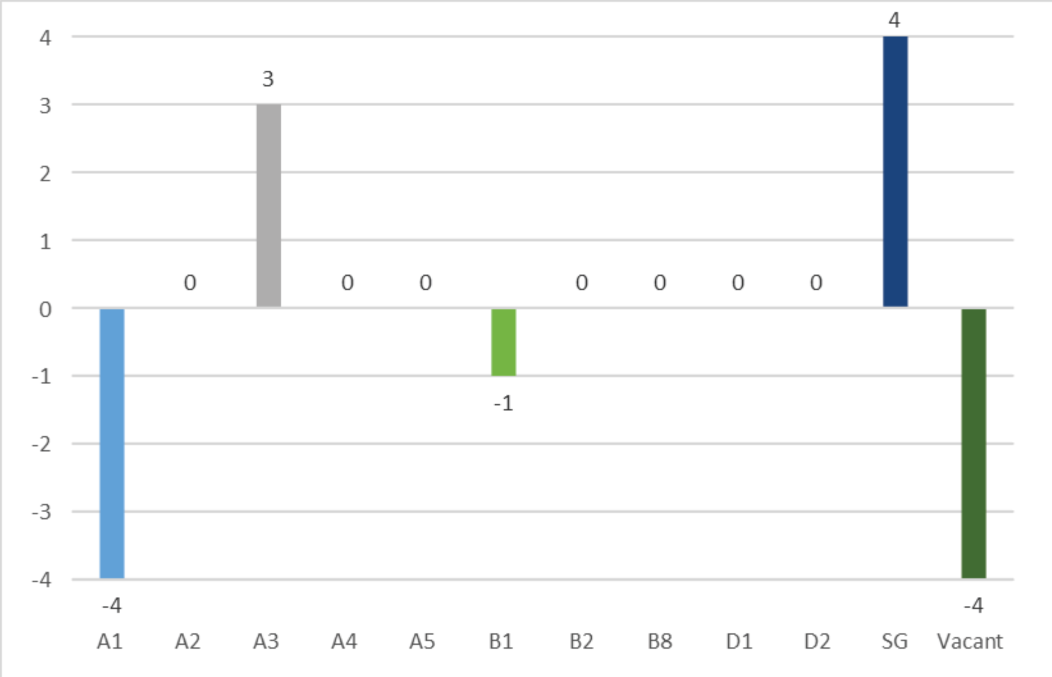
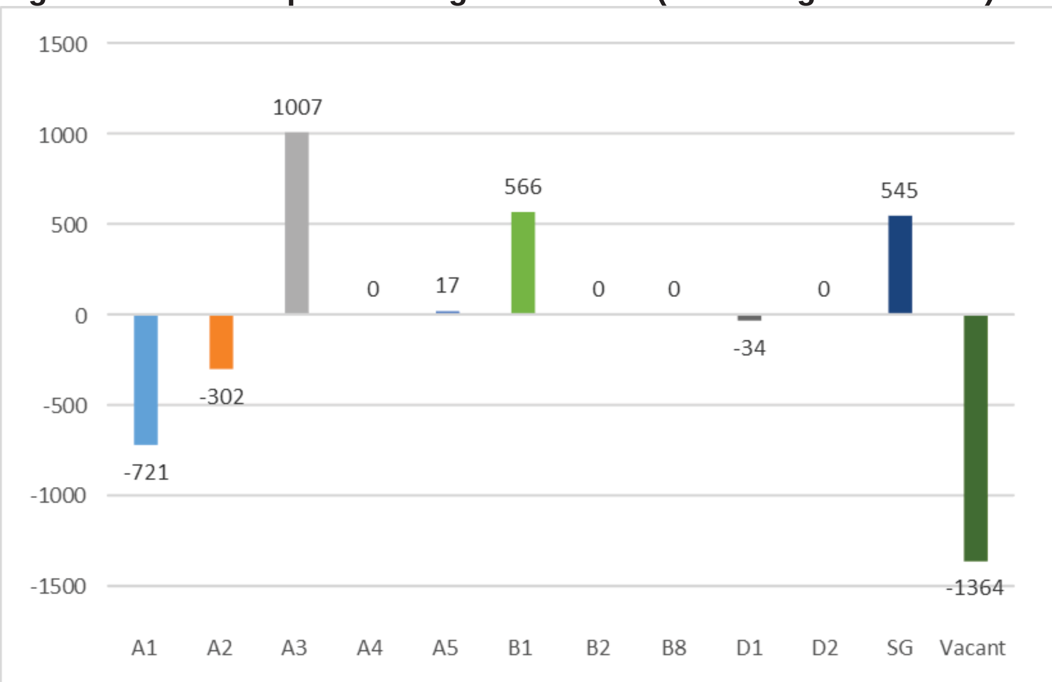


Figure 11.6: Floorspace Change 2012-2018 (excluding residential)



11.11 The reason that the figures in the above tables do not add up is that two B1 units changed to residential (C3). This results in two additional C3 units and 316 sq. m of additional residential floorspace.

Retail Composition

11.12 Retail floorspace totals 10,409 sq. m in Worcester Park. This is made up of 4,138 sq. m comparison (33 units), 4,309 sq. m convenience (14 units), 1,749 sq. m retail service (27 units) and 213 sq. m vacant floorspace (3 units).

11.13 Waitrose (2,367 sq. m) on Stone Place, Iceland (568 sq. m) and Sainsbury's Local (408 sq. m) supermarkets on Central Road cover the biggest area of retail floorspace and, as such, add to the high proportion of convenience retail. There are a notably large number of charity shops present in this district centre.

Entertainment

11.10 There is 4,036 sq. m of floorspace associated with food and drink in Worcester Park district centre. This includes 15 cafes and restaurants, three pubs and bars, and 11 takeaway premises (see Table B.2).

11.11 79% of food and drink outlets are located in secondary shopping frontages.

Office

11.12 B1 floorspace accounts for 10% of total floorspace, occupying 2,957 sq. m, while A2 units occupy 2,314 sq. m. The main office blocks include Fitzroy House, Joanna House and Longfellow House.

Other Town Centre Uses

11.13 There are no health facilities located within Worcester Park. Civic facilities include a public library and a post office and there are four banks and two building societies serving the district centre. Educational facilities include the Tudor BEC College located above the HSBC bank on Central Road.

11.14 There are 113 residential units located in Worcester Park, which is approximately 40% of all units.

Vacancies

11.15 There is 632 sq. m of vacant floorspace in Worcester Park (7 units). Approximately one third of the vacant floorspace is A1 (see Table B.3).

11.16 Six vacancies are within the shopping frontages (see Table 11.1), while one vacancy is located in Green Lane, and thus, it is not within the shopping frontages (see Map 11.1).

Table 11.1: Worcester Park Frontages by Use Class (excluding residential)

Use Class (including vacancies)	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	37	66%	6,184	71%	40	43%	4,225	38%	77	52%	10,409	53%
A2	6	11%	790	9%	15	16%	1,586	14%	21	14%	2,376	12%
A3	4	7%	647	7%	11	12%	1,812	16%	15	10%	2,459	12%
A4	0	0%	0	0%	3	3%	612	6%	3	2%	612	3%
A5	2	4%	245	3%	10	11%	811	7%	12	8%	1,056	5%
B1	0	0%	0	0%	3	3%	233	2%	3	2%	233	1%
B2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
B8	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
D1	1	2%	277	3%	2	2%	174	2%	3	2%	451	2%
D2	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
SG	6	11%	606	7%	9	10%	1,584	14%	15	10%	2,190	11%
Total	**56**	**100%**	**8,749**	**100%**	**93**	**100%**	**11,037**	**100%**	**149**	**100%**	**19,786**	**100%**

Vacancies	Primary Shopping Frontage				Secondary Shopping Frontage				Total Frontage			
	Units		Floorspace		Units		Floorspace		Units		Floorspace	
	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent	Number	Percent	Sq. m	Percent
A1	1	3%	61	1%	2	5%	152	4%	3	4%	213	2%
A2					1	7%	134	8%	1	5%	134	6%
A3												
A4												
A5					1	10%	91	11%	1	8%	91	9%
B1					1	33%	44	19%	1	33%	44	19%
B2												
B8												
D1												
D2												
SG												
Total	**1**	**2%**	**61**	**1%**	**5**	**10%**	**421**	**3%**	**6**	**6%**	**482**	**4%**

Pedestrian flows and accessibility

11.17 Pedestrian flows are spread evenly throughout the district centre with a slight concentration to the west of the centre due to the presence of Waitrose and Sainsbury's food stores. The road presents a physical barrier preventing pedestrians from crossing from one side to the other safely. Pelican crossings offer the only safe method of crossing at selected points.

11.18 Worcester Park has a PTAL of Level 3 (Medium). Worcester Park railway station has services north to London Waterloo and south to Guildford and Dorking.

11.19 A number of bus services operate from the centre linking Worcester Park to Cheam, Sutton, Wallington, Croydon, St Helier, New Malden and Kingston, Stoneleigh, Epsom via the 151, 213, S3, X26 and E16 routes.

11.20 Public car parking within the centre is available at Stone Place where there are 206 spaces (including 10 disabled) offering shoppers up to two hours free parking. The maximum stay is three hours with no return within two hours and it costs £2.50.

11.21 There are also designated parking bays located on street but these are restricted to a maximum stay of 40 minutes and are free of charge. In addition, there is a private car park to the rear of Sainsbury's Local foodstore on London Road with 16 spaces.

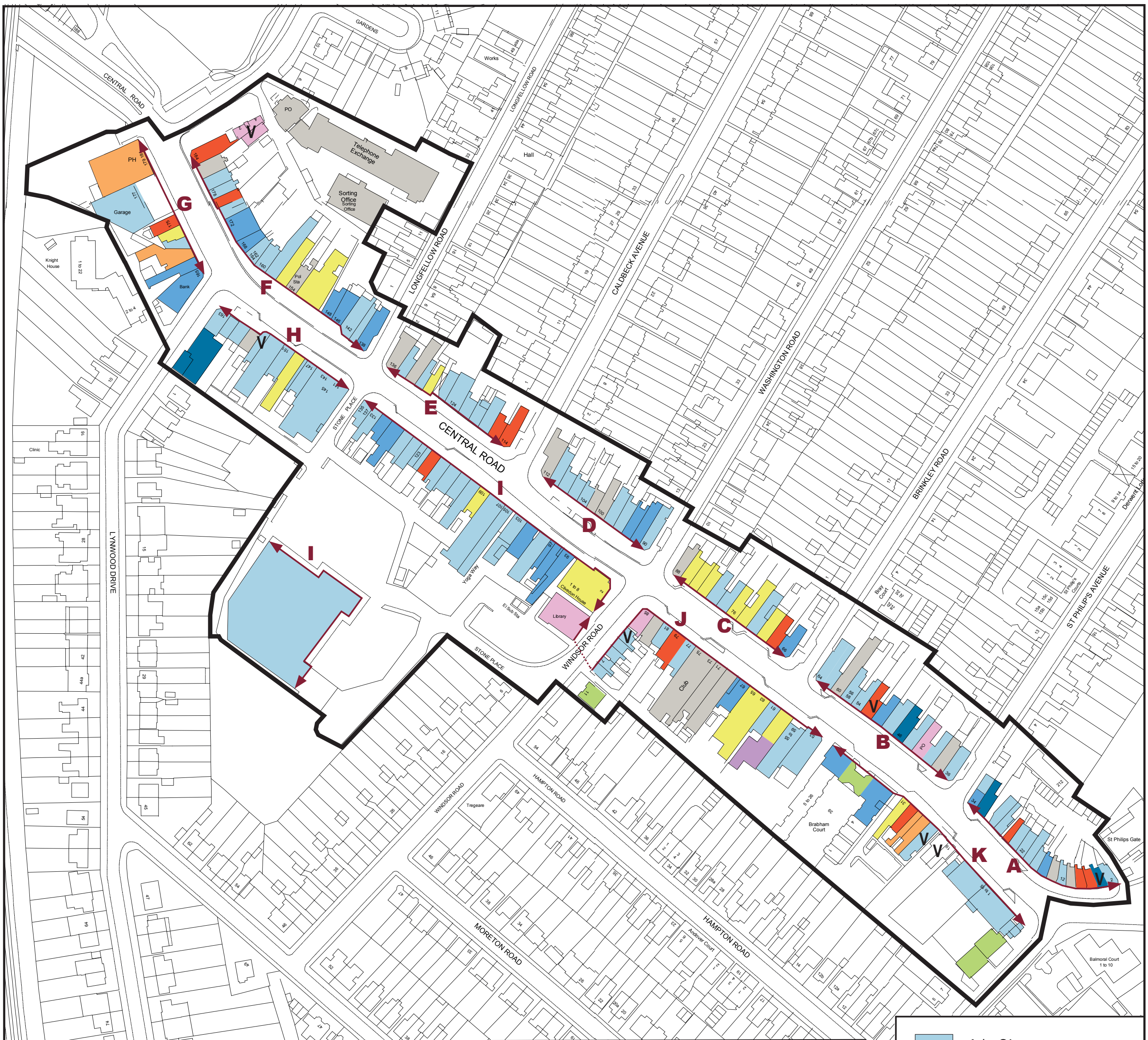
Recent Changes

11.22 There have been no recent boundary changes for Worcester Park. However, Waitrose has been added to the primary shopping frontage.

11.23 Map 11.1 shows the district centre boundary of Worcester Park.

Conclusion

11.24 Overall, Worcester Park is a healthy centre, reflected by low vacancy rates and a good retail mix. The busy road and dense residential development surrounding the centre may hinder the centre's ability to expand.



Block	Total Units	A1 Units	%A1	P or S	Total Vacant	%Vacant
A	17	8	47%	S	1	6%
B	14	8	57%	S	1	7%
C	10	2	20%	S	0	0%
D	12	7	58%	P	0	0%
E	11	7	64%	P	0	0%
F	19	8	42%	S	0	0%
G	8	2	25%	S	0	0%
H	10	7	70%	P	1	10%
I	23	15	65%	P	0	0%
J	18	9	50%	S	1	6%
K	7	0	0%	S	2	29%
Total	149	73	49%		6	4%

- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Takeaways
- B1 Business
- B2 General Industrial
- C3 Residential
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG Sui Generis

London Borough of Sutton
Environment, Housing and Regeneration
24 Denmark Road
Carshalton
SM5 2JG

Sutton

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Map 11.1

Mix of Use on Ground Floor Shop Frontages within Worcester Park District Centre 2018

12 Conclusion

12.1 Conclusions from the District Centre Health Check Survey 2018 are that:

- All the district centres are correctly classified in the town centre hierarchy given their roles in providing sustainable access to convenience goods and services, and the focus they provide for their local communities.
- The policy approach of the Sutton Local Plan regarding appropriate levels of growth towards the hierarchy of centres is supported. Wallington has more options for growth after Sutton town centre.
- The inclusion of Hackbridge as a district centre in the context of the development of the area as an expanded neighbourhood is moving forward. There have been a number of recent completed developments and the New Mill Quarter is under construction.
- A mix of functions is critical in terms of maintaining the vitality and viability of the town centres and in particular offices play an important role in their continued success.

Appendix A

Use Classes Order 2012
The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Use classes order 2012	Use/description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision.
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a Secure Residential Institutions	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.
C3 Dwellinghouses	This class is formed of 3 parts: C3(a) 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(b): 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(c) 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.
C4 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.
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
SG Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.

Appendix B

Table B.1: Retail Classification of A1 *Shops* in District Centres

Carshalton

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	14	50%	1,759	51%
Convenience	4	14%	966	28%
Service	10	36%	740	21%
Vacant	0	0%	0	0%
Total Retail (A1)	**28**	**100%**	**3,465**	**100%**

Cheam

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	24	44%	2,514	42%
Convenience	9	17%	1,699	29%
Service	19	35%	1,645	28%
Vacant	2	4%	65	1%
Total Retail (A1)	**54**	**100%**	**5,923**	**100%**

Hackbridge

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	3	27%	403	34%
Convenience	3	27%	480	41%
Service	4	36%	287	24%
Vacant	1	9%	12	1%
Total Retail (A1)	**11**	**100%**	**1,182**	**100**

North Cheam

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	25	50%	3,090	23%
Convenience	9	18%	7,761	59%
Service	11	22%	967	7%
Vacant	5	10%	1,389	11%
Total Retail (A1)	**50**	**100%**	**13,207**	**100%**

Rosehill

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	16	36%	2,435	32%
Convenience	14	31%	3,238	42%
Service	11	24%	1393	18%
Vacant	4	9%	589	8%
Total Retail (A1)	**45**	**100%**	**7,655**	**100%**

Wallington

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	54	46%	6,818	34%
Convenience	20	17%	8,482	42%
Service	30	26%	2,899	14%
Vacant	13	11%	1,870	9%
Total Retail (A1)	**117**	**100%**	**20,069**	**100%**

Worcester Park

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	33	43%	4,138	40%
Convenience	14	18%	4,309	41%
Service	26	34%	1,728	17%
Vacant	3	4%	213	2%
Total Retail (A1)	**76**	**100%**	**10,388**	**100%**

Table B.2: Food and drink related uses (A3/A4/A5) in District Centres

District Centre	Restaurants & Cafes (A3)		Pubs & Bars (A4)		Takeaways (A5)		Total	
	Units	sq m	Units	sq m	Units	sq m	Units	sq m
Carshalton	9	746	2	256	4	252	15	1,254
Cheam	19	2,683.5	3	505	3	248.5	25	3,437
Hackbridge	2	150	-	-	4	234	6	384
North Cheam	15	1,655	1	351	7	526	23	2,532
Rosehill	6	615	-	-	8	743	14	1,358
Wallington	21	2,681	3	1,090	19	1,422	43	5,193
Worcester Park	15	2,459	3	612	11	965	29	4,036

Table B.3: Vacant Floorspace in District Centres by Use Class Groups (Excluding Residential)

District Centre	Vacant Floorspace (sq m)									Total Units	Vacant Units	Vacant Units Rate	Total Fl.	Vacant Fl.	Vacant Fl. Rate
	A1	A2	A3	A4	A5	B1	B2 & B8	D1 & D2	SG	(no.)		(%)	(sq. m)		(%)
Carshalton	-	240	391	263	-	-	68	317	391	72	6	8%	10,105.5	1,670	17%
Cheam	65	450	-	-	-	163	-	-	-	144	6	4%	22,608	678	3%
Hackbridge	12	-	-	-	-	-	4,071	-	-	39	6	15%	11,005	4,083	37%
North Cheam	1,427	360	-	254	72	4,200	-	-	-	123	18	15%	37,554	6,313	17%
Rosehill	589	60	64	-	-	598	-	-	-	93	8	9%	14,163	1,311	9%
Wallington	1,711	490	-	-	140	1,799	-	63	124	296	30	10%	84,563	4,327	5%
Worcester Park	213	134	-	-	91	44	-	150	-	149	7	4%	19,786	632	2%

Note: These figures include both shopping frontages, non-shopping frontages and vacant premises on upper floors.

Appendix C

Examples of A1 Retail Unit Classification within District Centres

Comparison
Antique Shops
Art and Craft Suppliers
Bathroom Retailer
Booksellers
Bridal Store
Carpets and Flooring Retailer
Catalogue Showrooms
Charity Shops
Clothing and Accessories Store
Computer Store
Crafts, Gifts, China and Glass Shop
Cycles and Accessories Shop
Department Stores
DIY and/or Home Improvement Store
Electrical and Other Durable Goods Supplier
Florists
Furniture Shop
Gardens and Gardening Equipment Store
Gift Shop
Greeting Card Shop
Hardware and Household Goods Store
Jewellers
Kitchen Appliance Shop
Leather and Travel Goods Store
Music and Musical Instruments Store
Music and Video Recordings Store
Office Supplies Store
Photography and Picture Framers Store
Secondhand Goods Shop
Shoe Shop
Sports, Camping and Leisure Goods Shop
Stationers
Telephones and Accessories Shop
Textiles and Soft Furnishings
Toys, Games and Hobbies
Vehicle and Motorcycle Sales
Vehicle Accessories

Convenience
Bakers and Confectioners
Butchers
Chemists and Drugstores
Confectionary, Tobacco and News

Fishmongers
Frozen Foods Store
Greengrocers
Grocers and Delicatessens
Health Foods Shop
Markets
Off Licences
Supermarkets

Retail Service
Barbers and Hairdressers
Beauty Salon
Clothing and Fancy Dress Hire
Dry Cleaners and Launderettes
Filling Stations
Funeral Directors
Key Cutters and Locksmiths
Opticians
Photo Processing
Photo Studio
Post Offices
Shoe Repairers
Repairs, Alterations and Restoration
Tailors
Travel Agents
TV, Cable and Video Rental
Vehicle Rental
Vehicle Repairs & Services
Video Tape Rental

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 everyday, essential items like food, drink, newspapers and confectionary.

District Centre: shops and services primarily serving local catchments but providing for main weekly convenience shopping. Some district centres have developed specialist shopping functions. The borough district centres are: Wallington, Worcester Park, Cheam, Carshalton, Rosehill, North Cheam and Hackbridge.

Entertainment Uses: shops associated with recreational eating and drinking under the use classes A3 *Restaurants and Cafes*; A4 *Drinking establishments*; and A5 *Hot Food Takeaways*.

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 and some small offices. These are smaller than district centres and are often merely shopping parades.

Metropolitan Centre: places which have a sub-regional status in terms of shops, services and employment. Sutton town centre is one of the 13 Metropolitan Centres in London.

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 A1 *Shops* use is still highly important.

Service Retail: A1 *Shops* units that offer a personal service that can be purchased as their main form of trade e.g. hairdressers; shoe repairs; dry cleaners.

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