



London Borough of Sutton

Local Centres Health Check

Strategic Planning

Environment and Neighbourhoods

May 2014



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A Introduction and Methodology

- A.1** This paper reviews the London Borough of Sutton's Local Centres by land use and land use change. Local Centres are the smallest centres in the borough's town centre network below Sutton Town Centre, which is classified as a Metropolitan Centre, and six District Centres.
- A.2** The council last surveyed local centres in 2006 and there have been a number of changes to centres which have taken place and that the council wished to quantify. The potential trends for which data was sought in this survey included: the number and extent of traditional shops, the increase in bookmakers and hot food takeaways, the encroachment of residential uses into centres and the decline of offices in local centres.
- A.3** To categorise the uses within Local Centres, the council used the Use Classes from the Town and Country Planning (Use Classes) Order 1987 (as amended). An overview of the use classes is reproduced in the box below.

Table 1: Use Classes

<ul style="list-style-type: none"> • A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting 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) including estate and employment agencies and betting offices. • A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes. • A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs). • A5 Hot food takeaways - For the sale of hot food for consumption off the premises.
<ul style="list-style-type: none"> • 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.
<ul style="list-style-type: none"> • 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 Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks. • C3 Dwelling houses - this class is formed of 3 parts: <ul style="list-style-type: none"> ○ C3 (a) covers use by a single person or a family (a couple whether married or not,

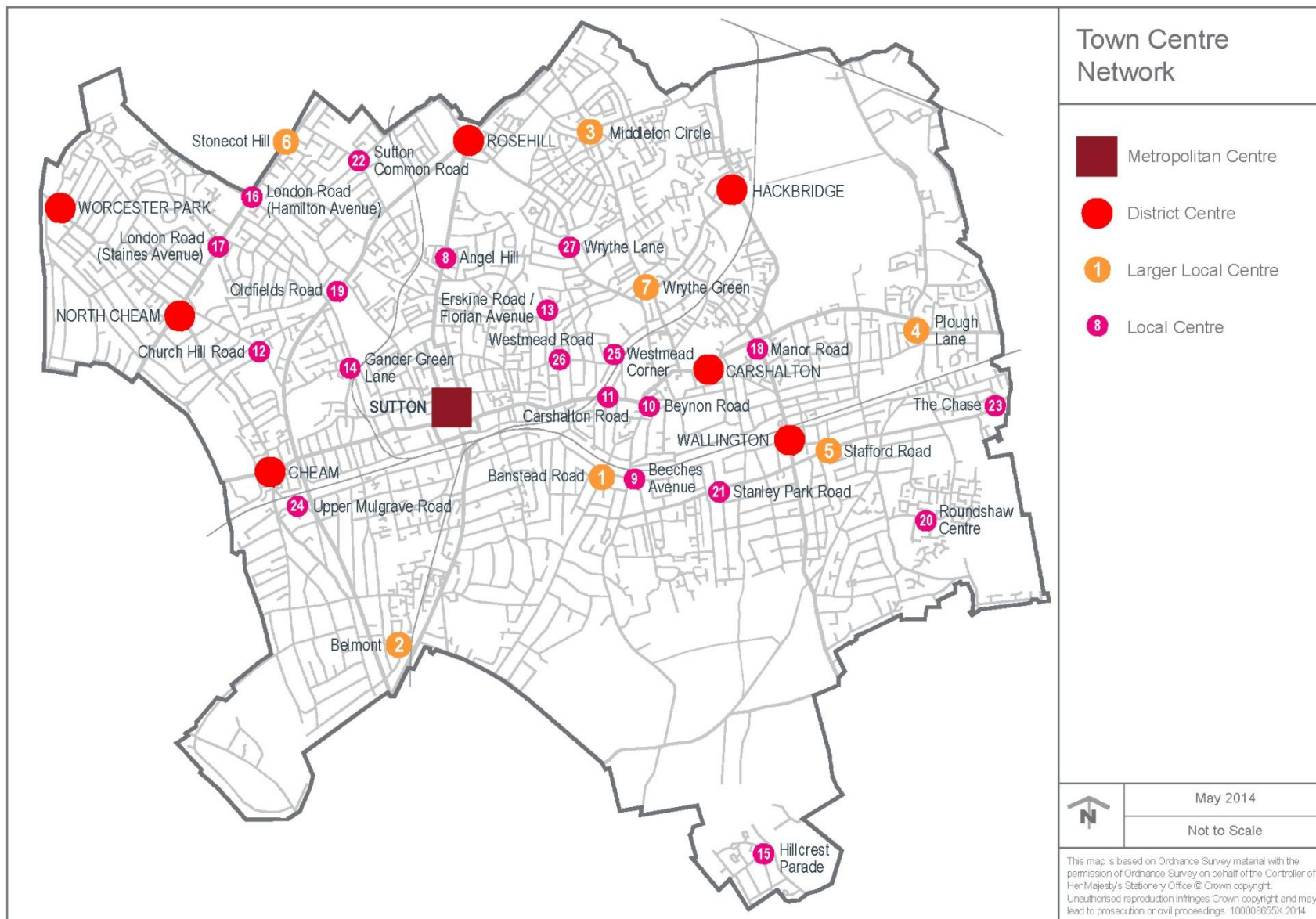
<p>a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <ul style="list-style-type: none"> ○ 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.
<ul style="list-style-type: none"> ● 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).
<ul style="list-style-type: none"> ● Sui Generis - Certain uses do not fall within any use class and are considered '<i>sui generis</i>'. Such uses include: theatres, 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, amusement centres and casinos.

A.4 Each centre is analysed separately and the cumulative results from all the centres and the overall conclusions from the survey are set out after an analysis of each Local Centre.

A.5 The survey took place in May 2014. The conclusions of the survey will be used to inform the council of retail trends and to justify future possible changes to planning policy.

B	Results by Local Centre
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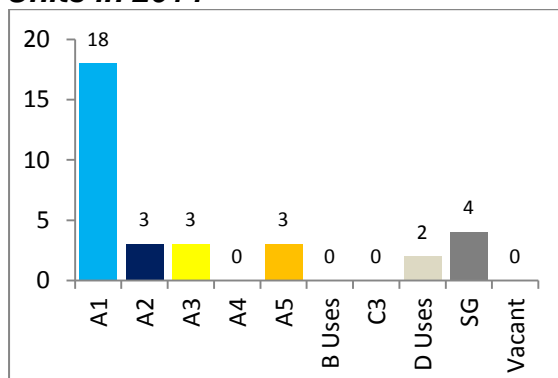
- B.1** The following pages set out the survey results for each Local Centre. For each Local Centre, there is a brief description of the centre, a description and explanation of the changes since 2006 and a comment on any issues which that have arisen regarding the centre and may be addressed in a revision to the Local Plan. For each Local Centre, there are four graphs showing the total number of units in the centre and the total footprint of the buildings and the change in units and footprint since 2006 by use class. There is also a map for each centre, which displays pictorially the current distribution of land uses for each centre.
- B.2** Prior to the results for each Local Centres, there is a location map for the Local Centres. It should be noted that certain shop units cover more than one address. The totals in the graph denote shop units and not each address. For instance, 54-60 Angel Hill appears as one vacant unit in the graphs but a series of vacancies on the maps.



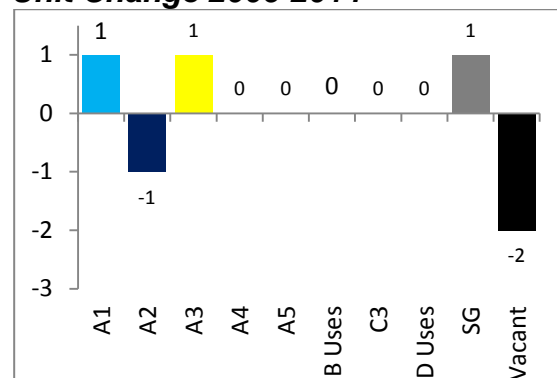
1. Banstead Road

- 1.1** Banstead Road Local Centre serves the areas of Carshalton Beeches and south Sutton. The centre is concentrated around the crossroads of Banstead Road with Waverley Way and Downside Road. It is a centre with a high quality public realm comprising wide pavements, good street trees and not particularly obtrusive shopfronts.
- 1.2** The centre is dominated by A1 shops (55% of units), including a small supermarket, bakers, a chemists, a newsagents and more niche shops. There are three A2 uses (including a bookmaker) and three hot-food takeaways (9% of units). There are a number of *sui generis* uses, including two beauty salons.
- 1.3** Since 2006, vacancy rates have fallen from two to zero: a wool shop has taken over a vacant unit and the co-op supermarket has expanded. In other changes, a café has replaced an off-licence, a beauty salon has replaced a shop and an opticians has replaced a small office.
- 1.4** Given the vacancy rate is zero and the centre is compact, there are no policy changes to consider resulting from the survey.

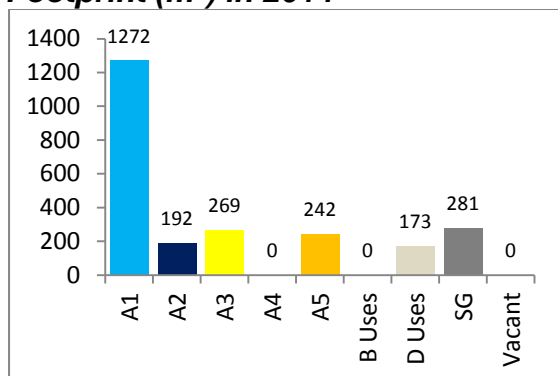
Units in 2014



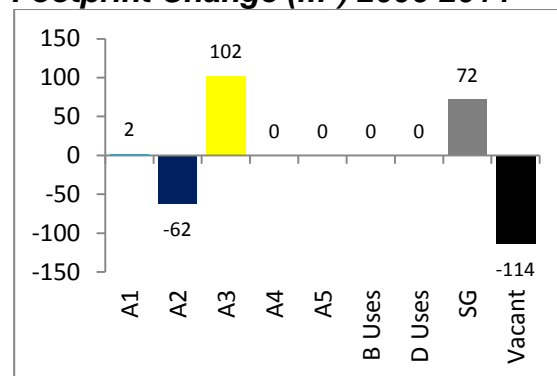
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

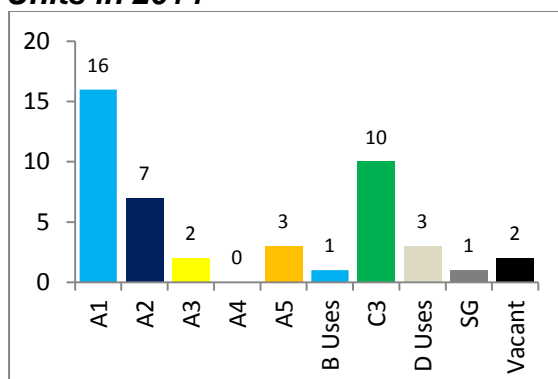




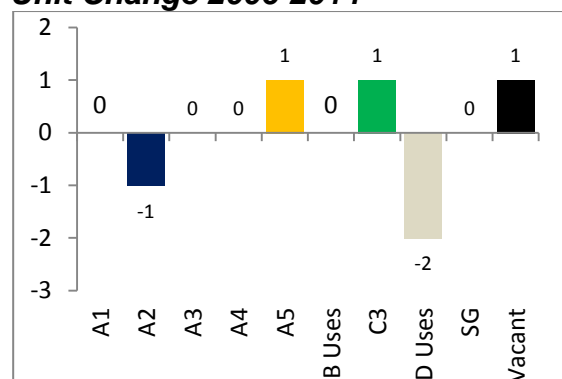
2. Belmont

- 2.1** Belmont Local Centre has something of a “villagey” feel despite the loss of a number of units to residential uses. The loss to residential units means the frontages are fragmented. The public realm is good.
- 2.2** The most common use in the centre is A1 shops (34% of all units). However, there are 10 residential units within the local centre. There are seven A2 professional services and a B1 use so the centre has a commercial as well as a retail feel.
- 2.3** Since 2006, there has been an increase in the number of vacancies from two to six (13% of units). However, three of these can be accounted for by the demolition of existing buildings to be replaced by a four-storey block of flats. For the health of the centre, this is not satisfactory as it replaces an active frontage with more residential uses. The other vacant units were formerly offices. There is no bookmaker and three hot-food takeaways (6% of all units), an increase of one from 2006 with the arrival of a fish and chip shop.
- 2.4** Given the past and on-going increase in residential uses, Belmont Local Centre is not as vibrant as it could be, considering its catchment and transport connections are good. Any future amendments to planning policy could consider limiting the growth of residential uses in this centre and expanding it to include nearby community facilities, transport services and commercial uses.

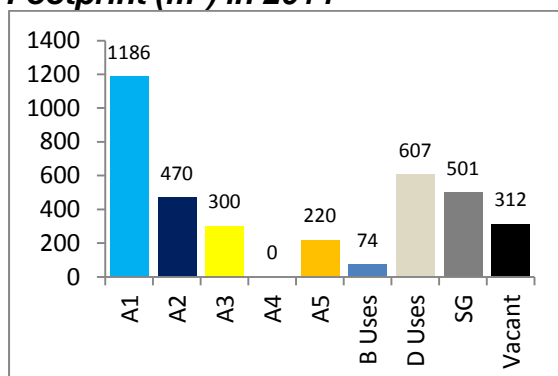
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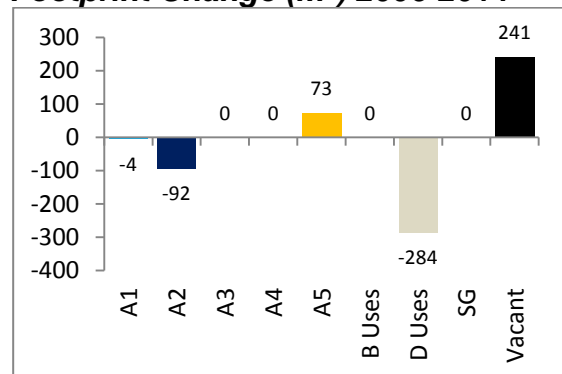
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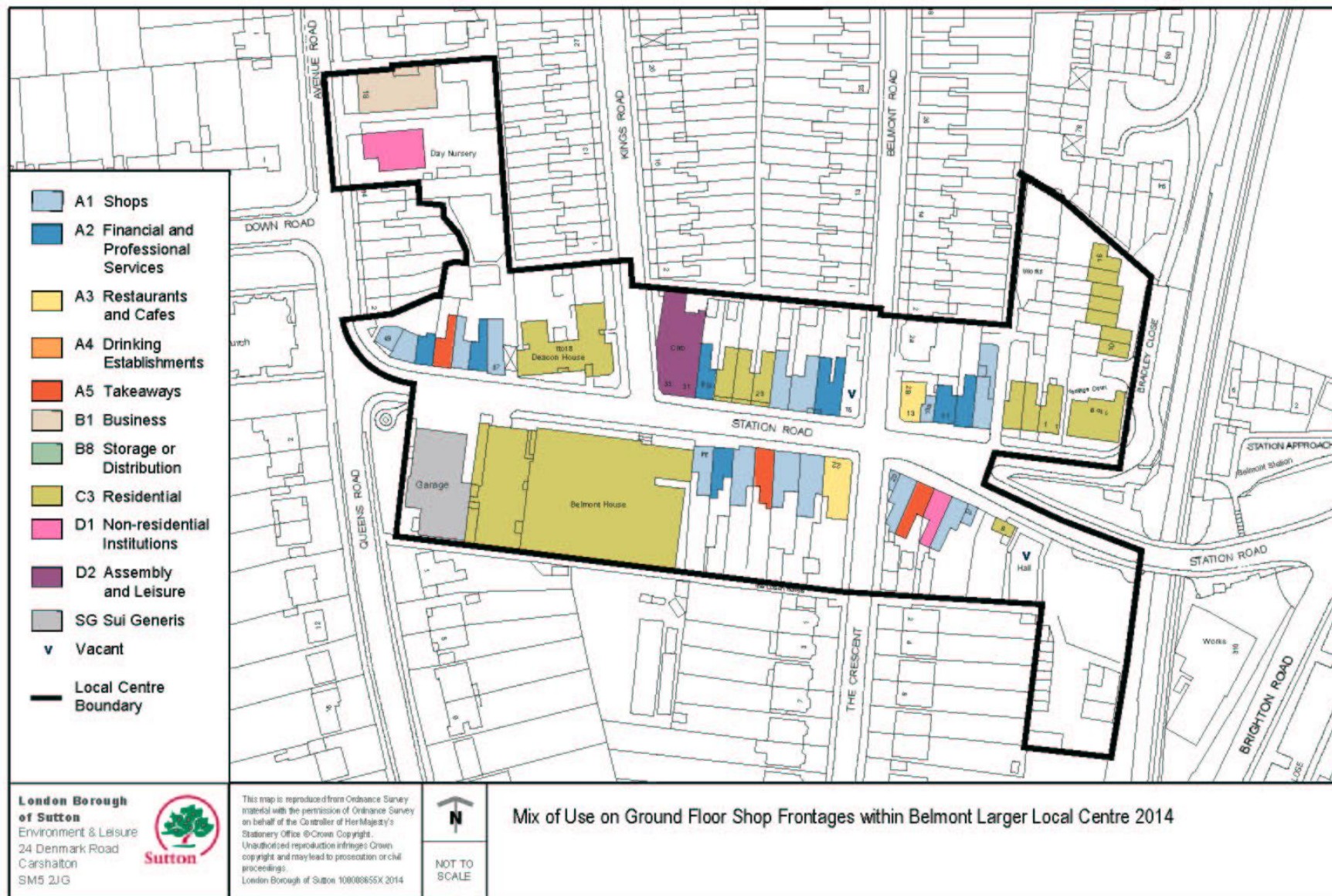


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

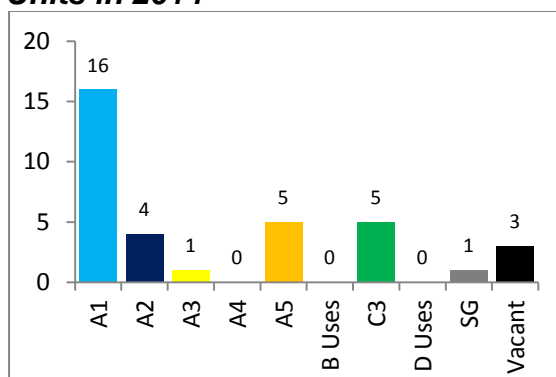




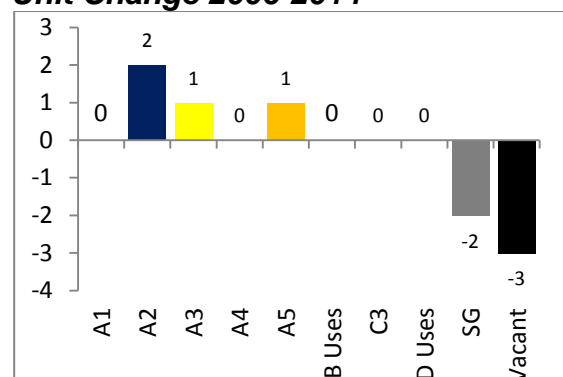
3. Middleton Circle

- 3.1** Middleton Circle Local Centre is a purpose-built local centre serving the eastern part of the St Helier Estate. The shops are arranged around the intersection of Green Wrythe Lane and Middleton Road. The public realm could be improved. The pedestrian barriers are unpleasant and some of the shopfronts are of low quality.
- 3.2** 46% the units within the centre are A1 shops. There are two betting shops (one of which has expanded to take over an adjacent vacant unit since 2006) and the only pawnbroker in the borough's local centres. There are five hot-food takeaways within the centre (14% of all units).
- 3.3** Since 2006, the number of vacant uses has dropped from six units to three. Apart from the expanded bookmakers and the pawnbroker, the other new uses are a hairdressers and a hot-food takeaway. The most prominent current vacant use is the former Blockbuster shop and, because of its high-profile position, gives a worse picture of the vacancy rate than actually is the case.
- 3.4** Middleton Circle Local Centre is unlikely to be home to high-end retail outlets. The centre, along with Stafford Road, is the only centre with two bookmakers and yet it is the quarter the size of Stafford Road. The local centre boundary could be redrawn to reflect the development of the St Helier Tavern for residential uses and to include the community uses of the health centre and library.

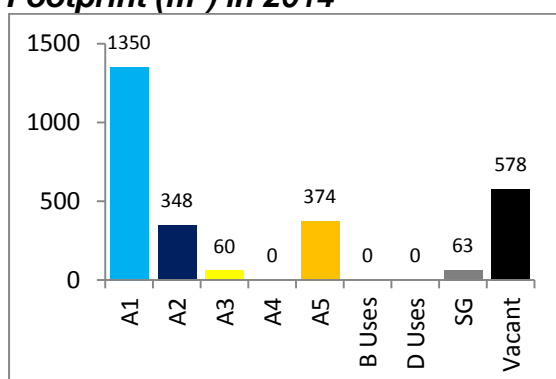
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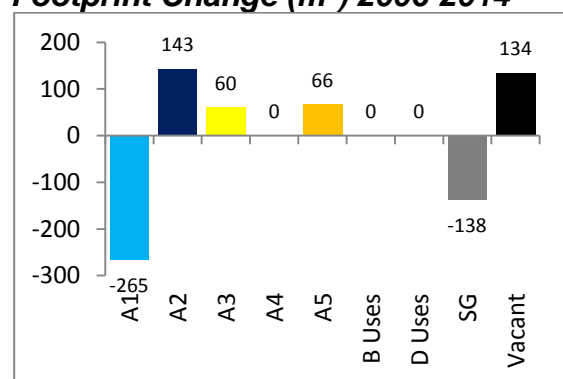
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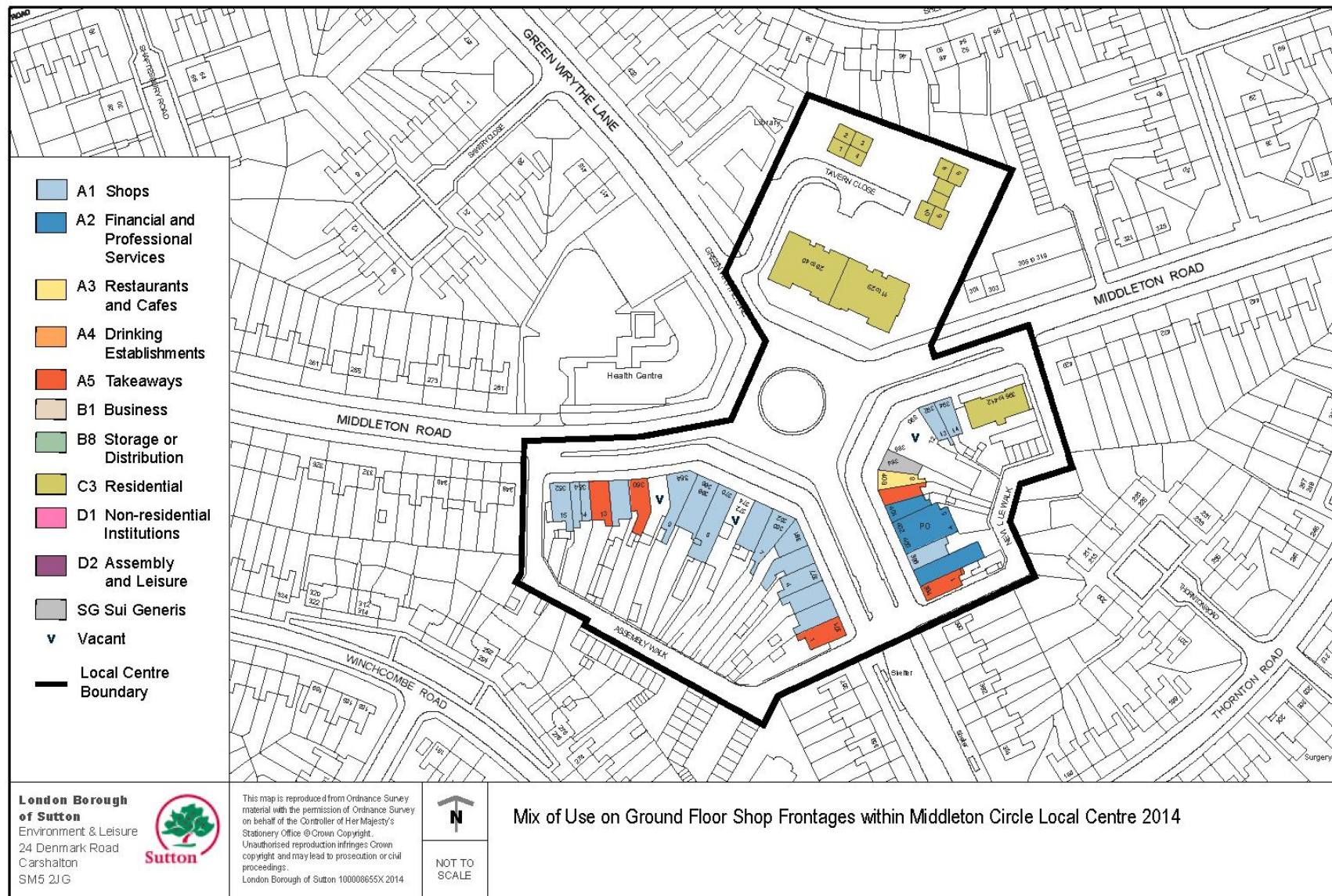


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

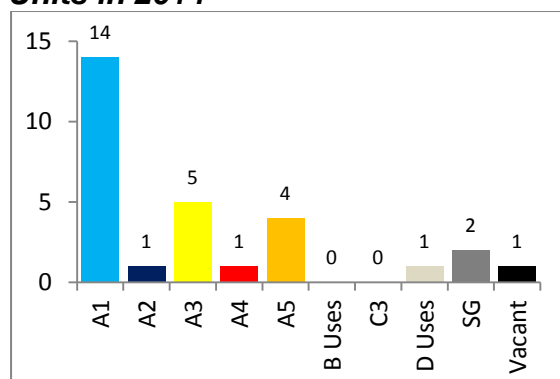




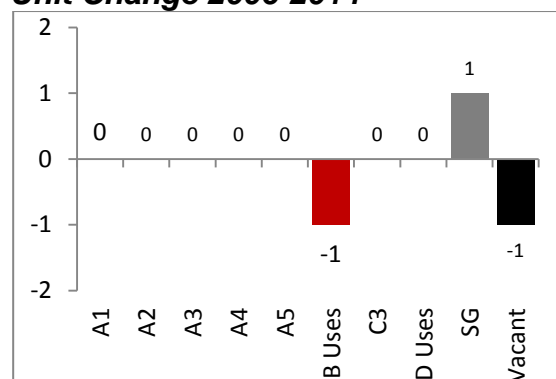
4. Plough Lane

- 4.1** Plough Lane Local Centre is a purpose-built local centre, constructed in the Arts and Crafts style, and centred on The Plough Public House. Its attractiveness is impaired with the busy Croydon Road running through the centre. This could be addressed with better road crossings, fewer railings and a clearer distinction between parking and pedestrian space.
- 4.2** 48% of the units in the centre are comprised of A1 shops. The centre has a higher proportion of cafés and restaurants compared to centres of comparable size. It also has one bookmaker, which has expanded into an adjacent vacant unit, and four hot-food takeaways (14% of the units). There is only one vacant unit: a former dry cleaners (3% of the units).
- 4.3** Since 2006, two units have been expanded with both the bookmaker and the convenience store taking over adjacent vacant units. In addition, a nail bar has replaced a small printing shop. However, there has been very little change in the past eight years.

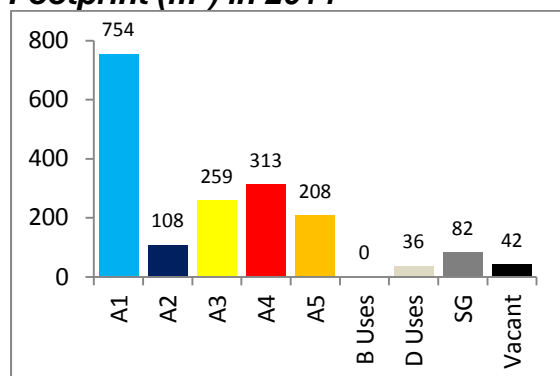
Units in 2014



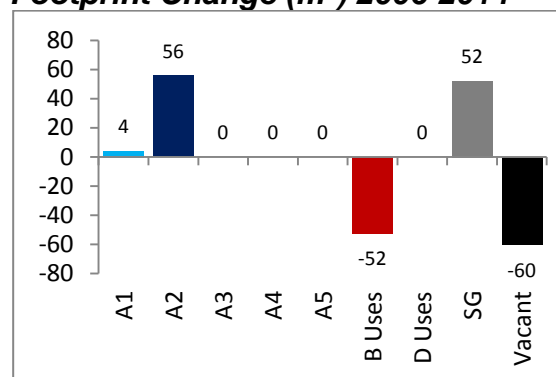
Unit Change 2006-2014

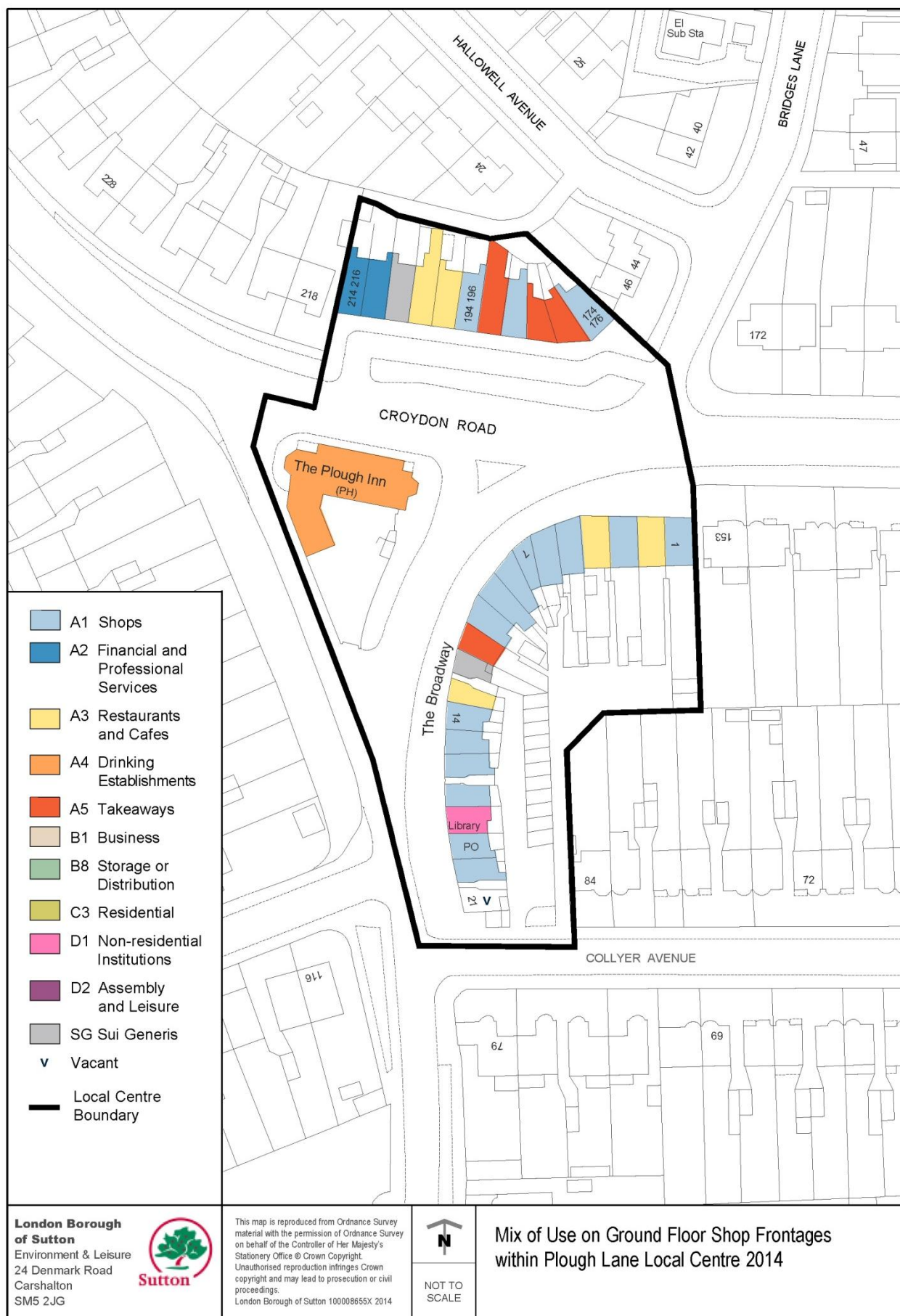


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

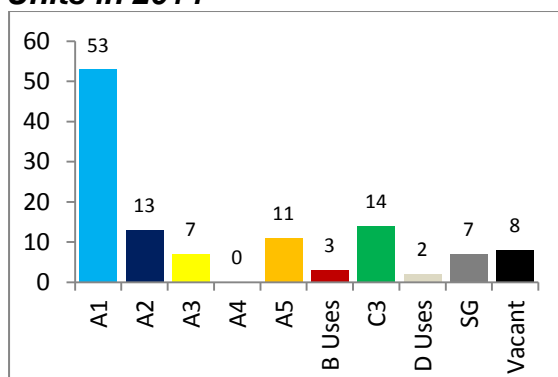




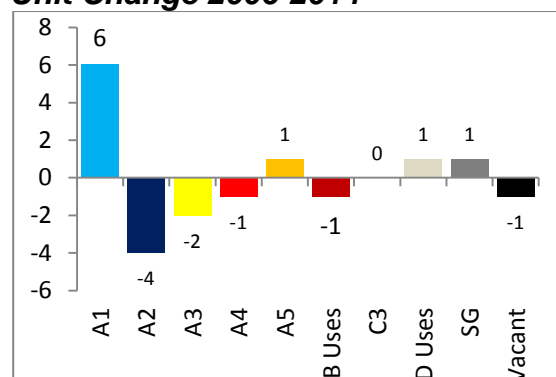
5. Stafford Road

- 5.1** Stafford Road Local Centre is the largest of the borough's largest centres, stretching along Stafford Road from Wallington District Centre to Sandy Lane. The busy Stafford Road and unattractive shopfronts both affect the quality of the centre and, in addition, the centre is interspersed with residential development, which breaks the active frontages.
- 5.2** There is a significant amount of clustering of similar uses within the centre. For instance, the vacant units are clustered to the west and there is a run of residential units in the west-central portion. A1 shops make up 45% of the total units. There are two bookmakers and 11 hot-food takeaways (9% of all units). The centre also contains a number of specialist shops and offices.
- 5.3** Since 2006, vacant units have fallen by one unit to eight units (7% of all units). There has been a big increase in the number of A1 shops, largely at the expense of smaller office A2 units. Hot-food takeaways have increased by one. There are three additional hairdressers and two beauty salons.
- 5.4** There may be some scope to expand the local centre to include other uses which attract significant footfall, namely the church, the hall and the car showroom. However, the local centre would benefit most from an improvement to the public realm. As the borough's largest local centre, public realm improvement spending is likely to have the biggest impact in this centre and it may also decrease the number of vacant units.

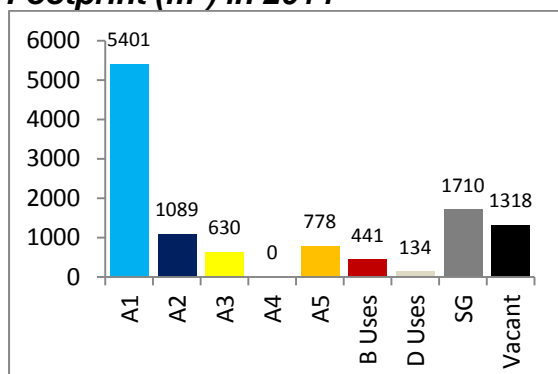
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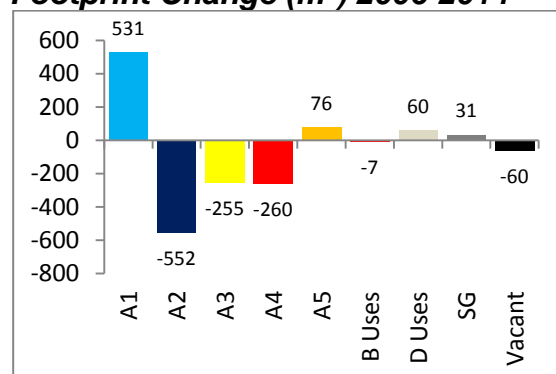
Unit Change 2006-2014

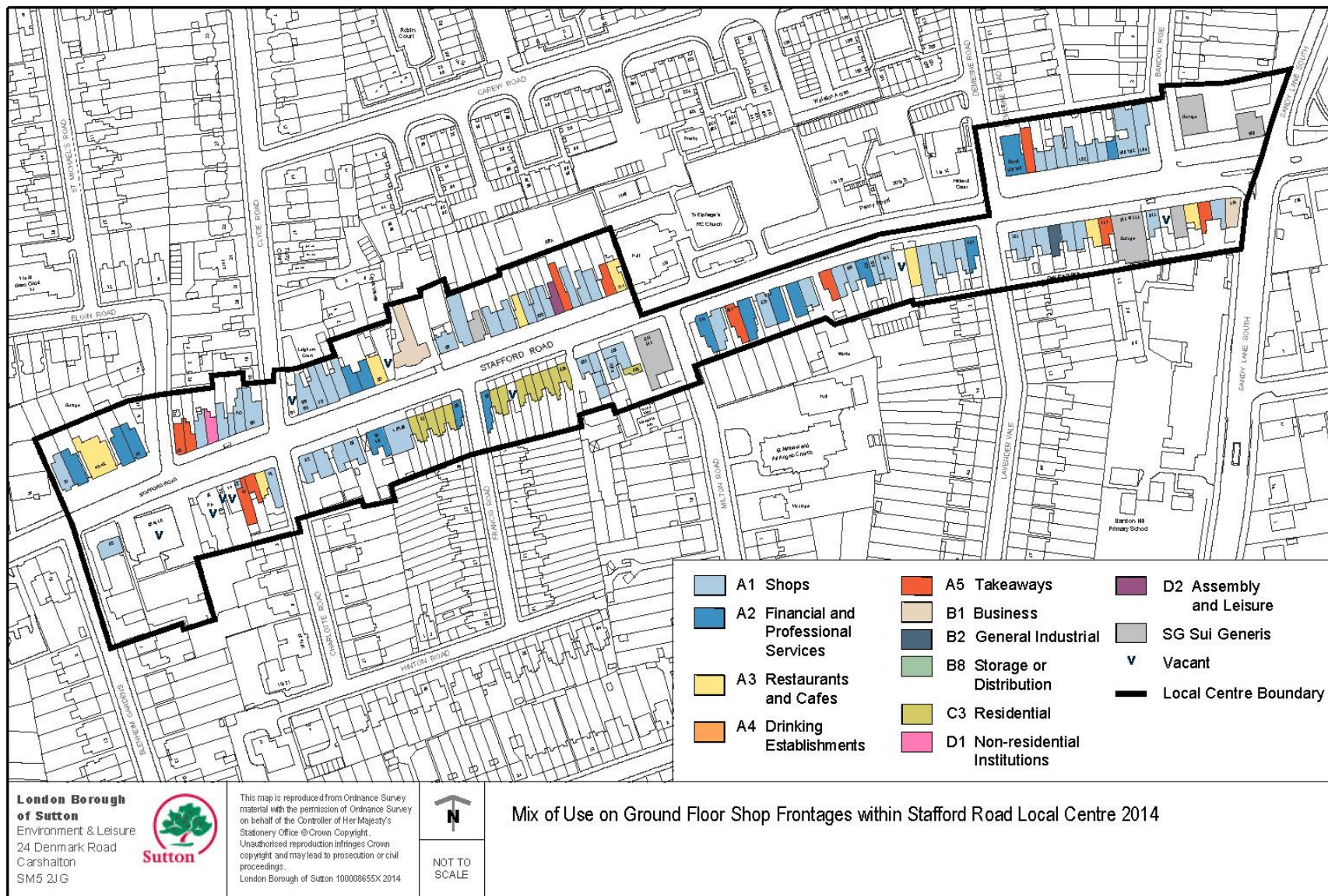


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Footprint Change (m²) 2006-2014

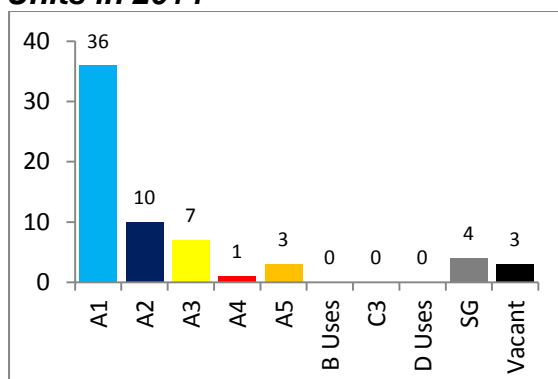




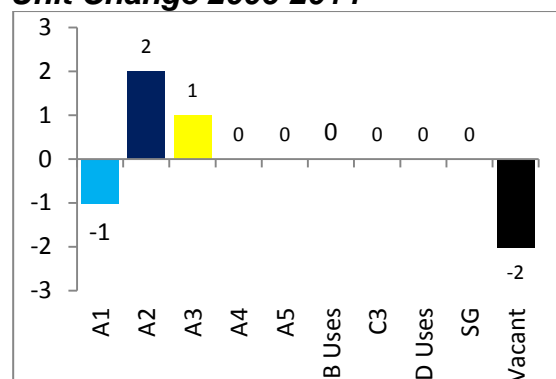
6. Stonecot Hill

- 6.1** Stonecot Hill Local Centre is the borough's second largest local centre, despite the fact that some of the units in Tudor Drive are in the London Borough of Merton and so are not assessed. With the A24 forming its spine road, it suffers from heavy traffic.
- 6.2** The centre has a relatively high proportion of A1 shops, comprising 56% of all units. There are also a significant number of smaller A2 offices. It has one bookmaker, a low number of hot-food takeaways: only three (5% of all units) and there are only three vacant units (5% of all units).
- 6.3** Since 2006, there has been a considerable amount of churn. The net result of all the changes is the loss of one A1 shop but an overall increase in the footprint of A1 shops due to shops moving into larger units. A2 smaller offices have increased by two with the arrival of the bookmaker and a care worker recruitment agency, while the centre has gained an Italian restaurant.
- 6.4** In terms of policy changes, there is potentially scope to add the Koi Water Garden on Epsom Road to the local centre. However, the biggest issue facing the centre is the future of The Woodstock Public House, which is subject to development interest. It sits within a large plot and is a distinctive landmark along the A24.

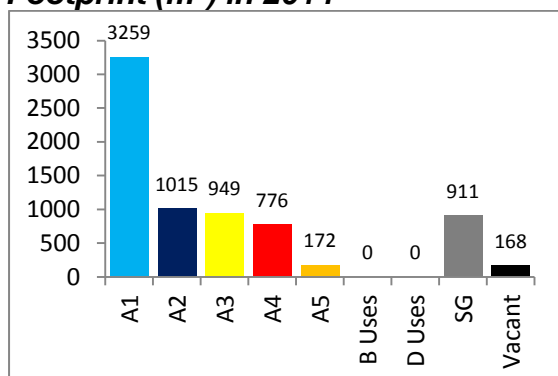
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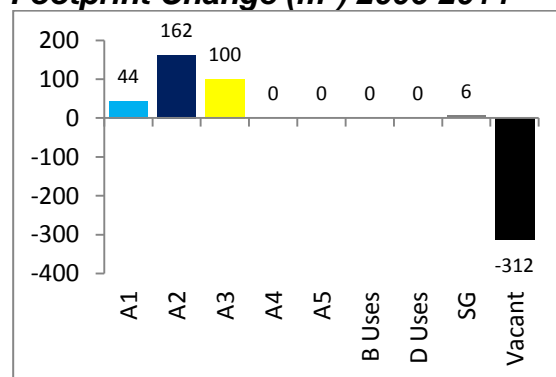
Unit Change 2006-2014

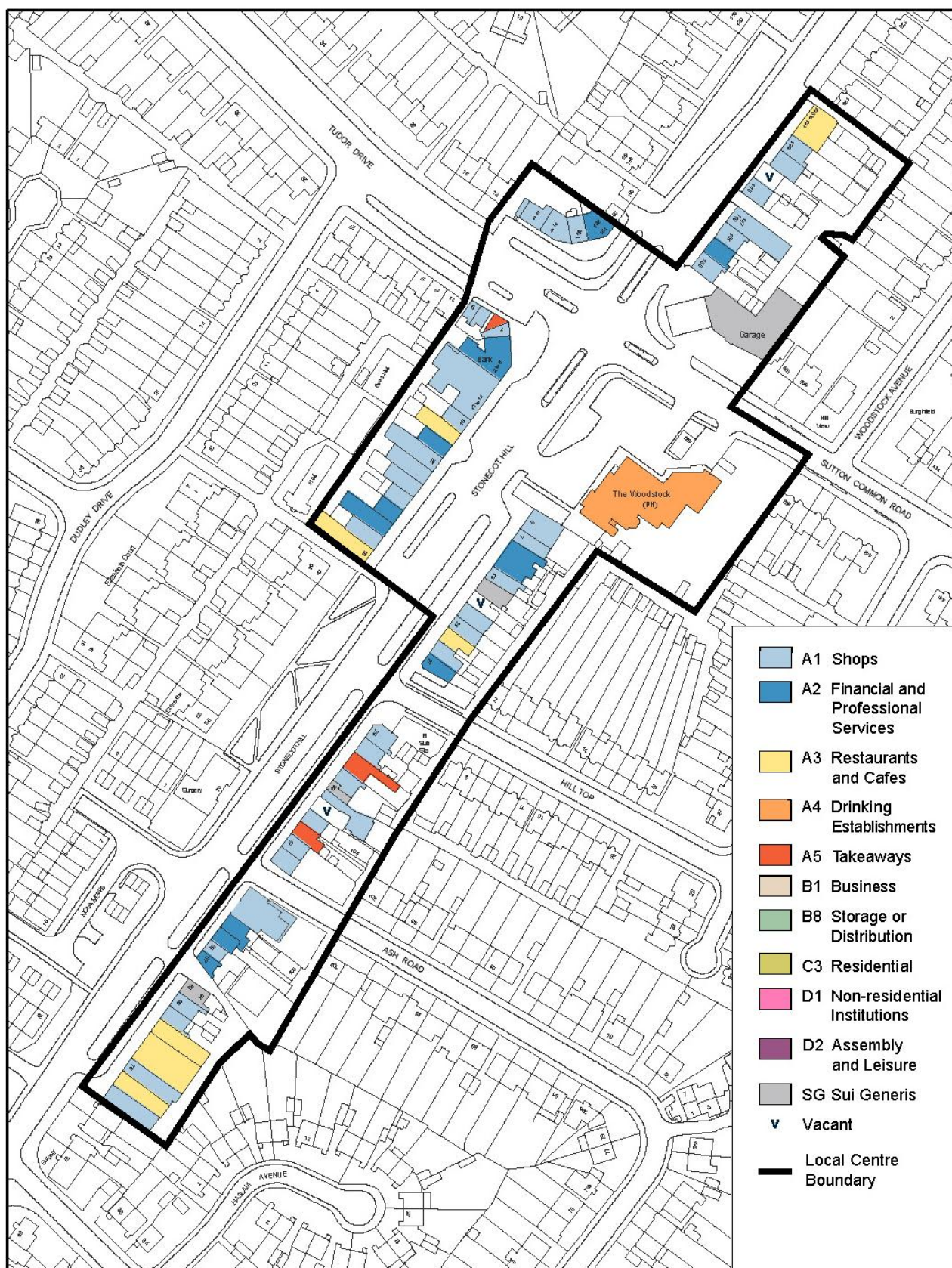


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014





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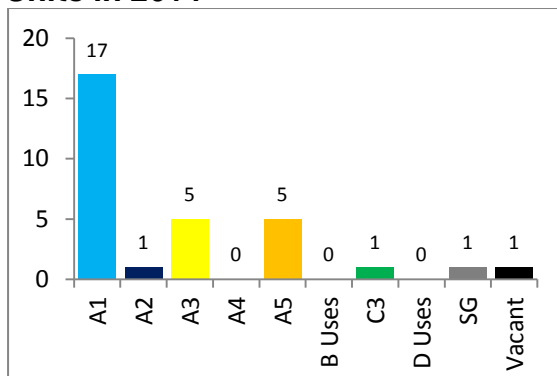
NOT TO
SCALE

**Mix of Use on Ground Floor Shop Frontages
within Stonecot Hill Local Centre 2014**

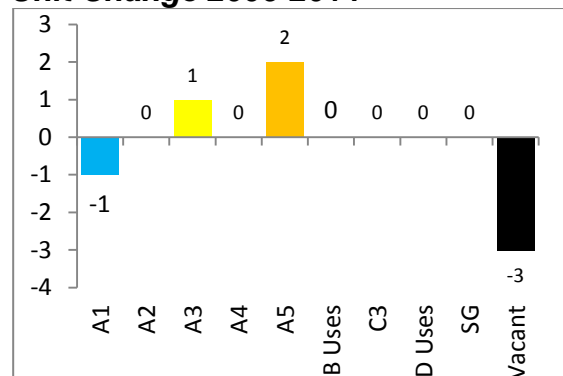
7. Wrythe Green

- 7.1** Wrythe Green Local Centre is a fairly large local centre, which serves both the local neighbourhood and the students who attend the nearby Carshalton College and, therefore, has a good footfall throughout the day. The local centre is also covered by a Conservation Area designation and, while the public realm is good compared to many other local centres, it is poor in terms of Conservation Area standards.
- 7.2** The centre has 54% of units in use as A1 shops and just one A2 smaller office. However, it is notable for the large number of restaurants and cafes and hot-food takeaways (16% of all units are takeaways). Many of the cafes and some of the hot-food takeaways are used extensively by the college students. There is only one bookmaker and one vacant unit (3% of all units).
- 7.3** Since 2006, the number of units has declined by one as a supermarket has taken over an adjacent vacant unit. Meanwhile, two other previously vacant units have become A1 shops. However, one A1 shop has become a chicken takeaway and a café has also become a chicken takeaway. One new café has replaced a bakers.
- 7.4** There is potentially scope to expand the local centre to include the local MP's office. There may be an issue in this centre with regard to the number of hot-food takeaways.

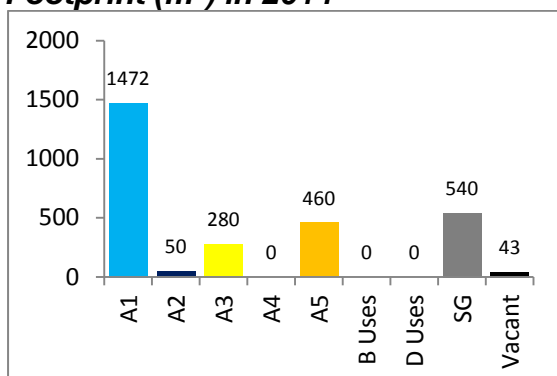
Units in 2014



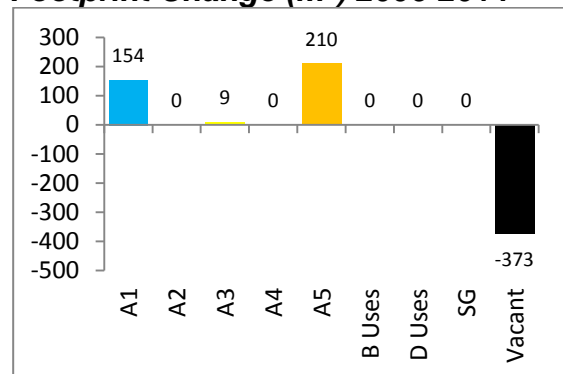
Unit Change 2006-2014

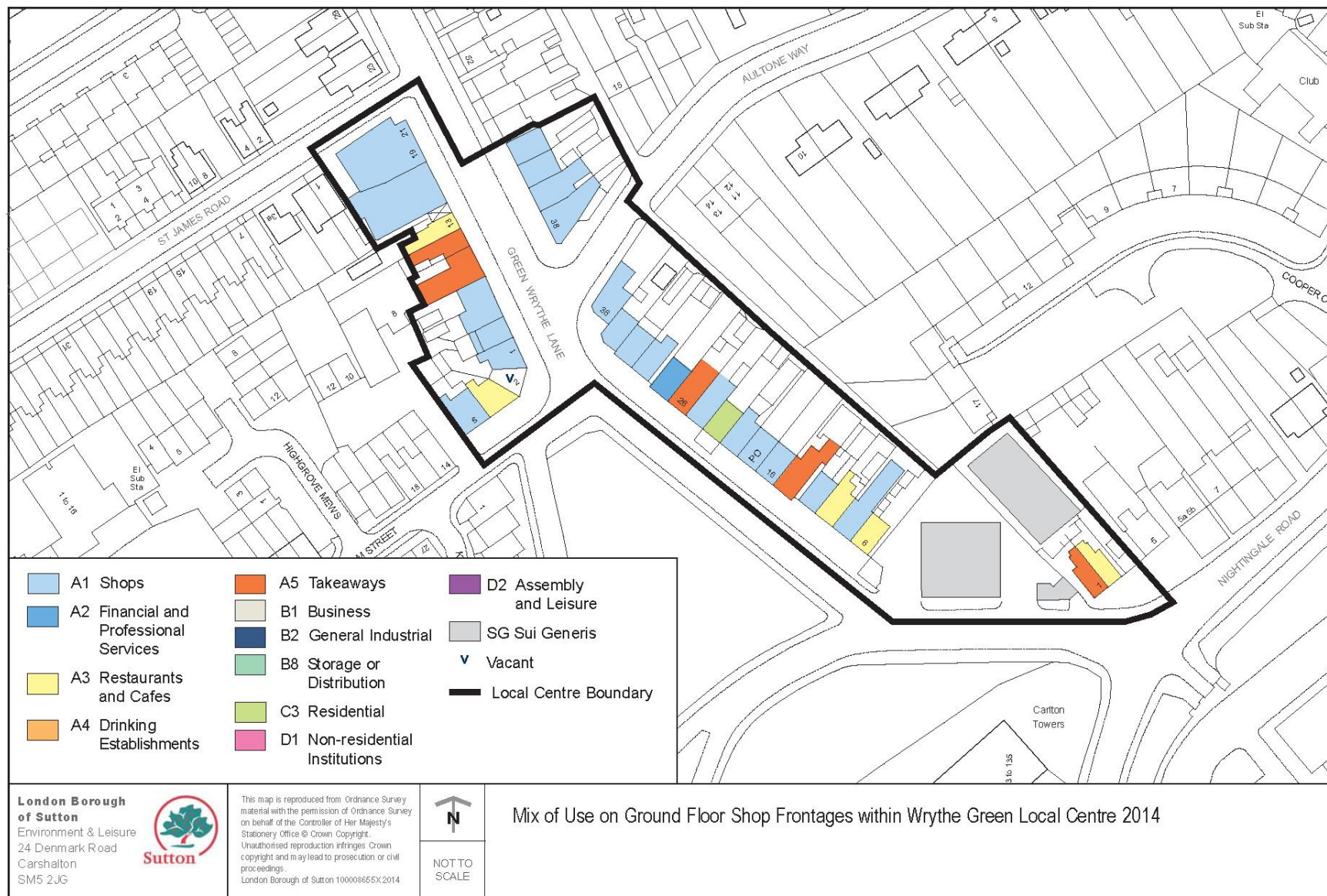


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

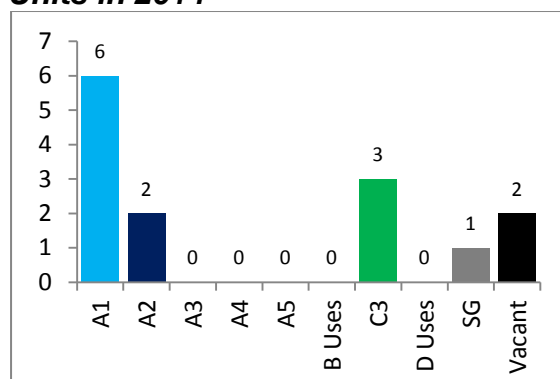




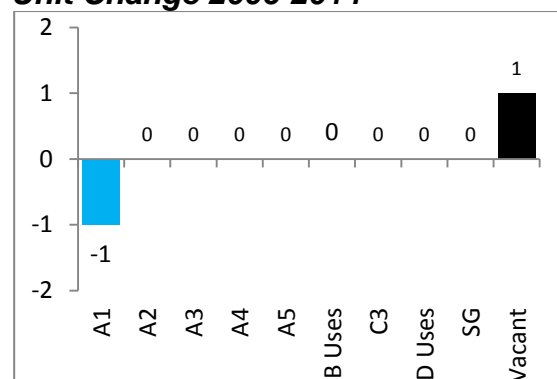
8. Angel Hill

- 8.1** Angel Hill Local Centre is one of the borough's smallest local centres and primarily serves the Sutton Garden Suburb residents to its east.
- 8.2** The centre appears to have a vacancy problem but this exaggerated by the vacancy of unit 54-60 Angel Hill, which is one office but it occupies a long and prominent frontage in the local centre. As well as offering basic goods through convenience stores, the centre is also noticeable for its trade shops with two adjacent tool hire shops. 43% of all units are in A1 use, there are no hot-food takeaways and 14% of all units are vacant.
- 8.3** Since 2006, an A1 shop has become an A2 small office and an A2 office has become vacant resulting in the unit and footprint changes seen below.
- 8.4** As regards future policy direction, the former Angel Public House, near to the local centre boundary, has been converted into a Tesco Express and so an extension to the local centre to include the Tesco Express could be considered.

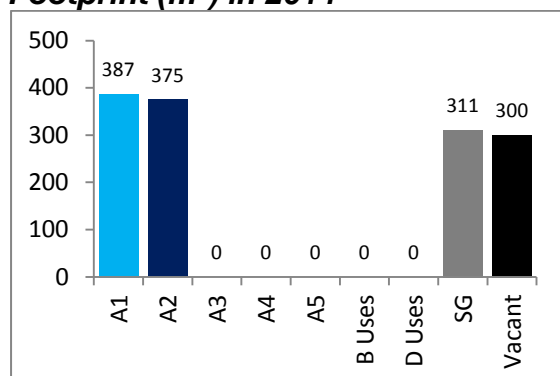
Units in 2014



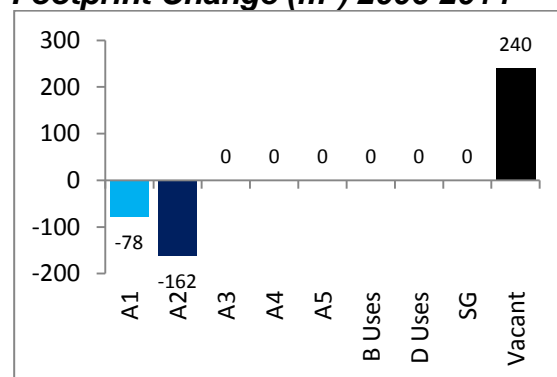
Unit Change 2006-2014

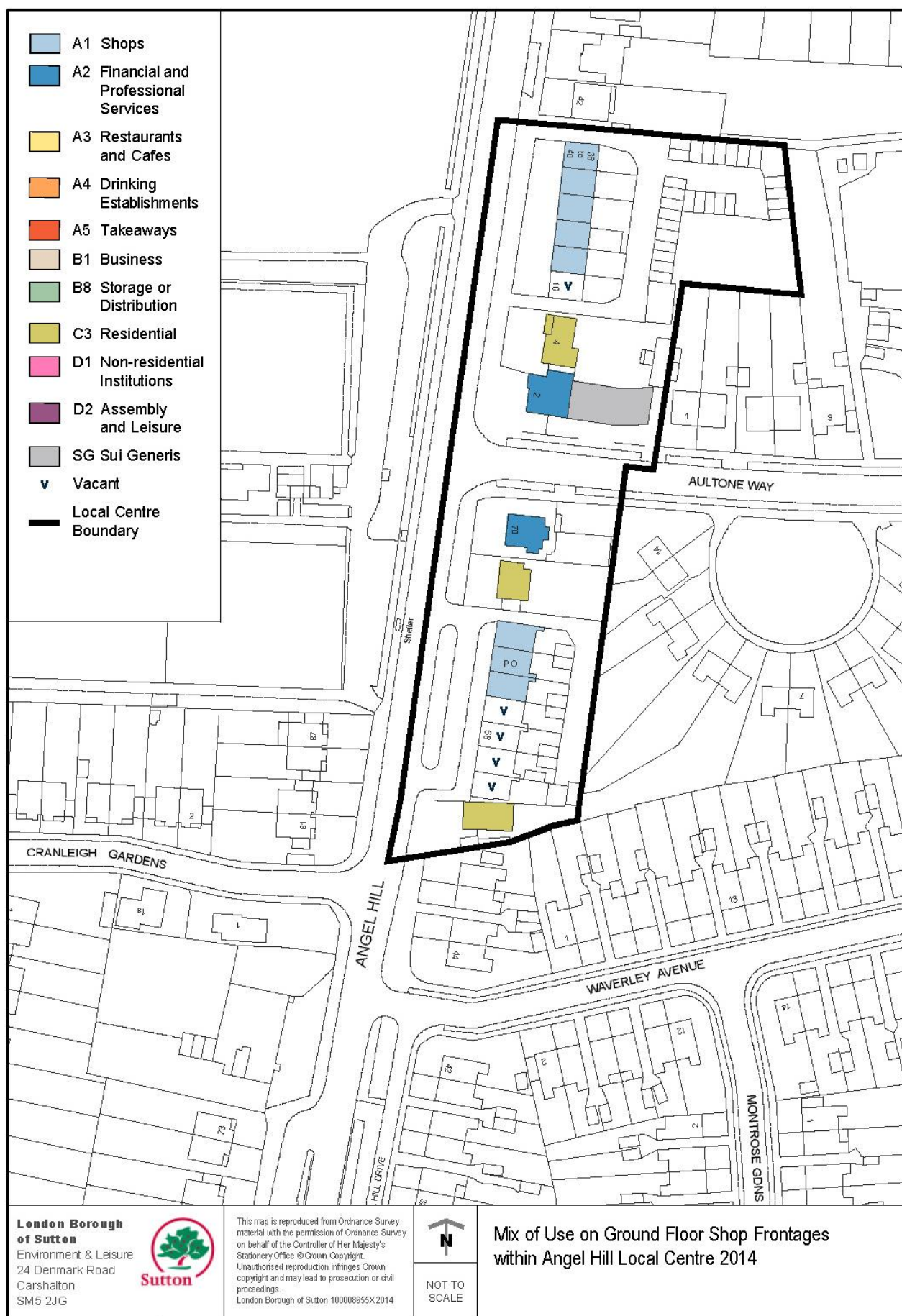


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

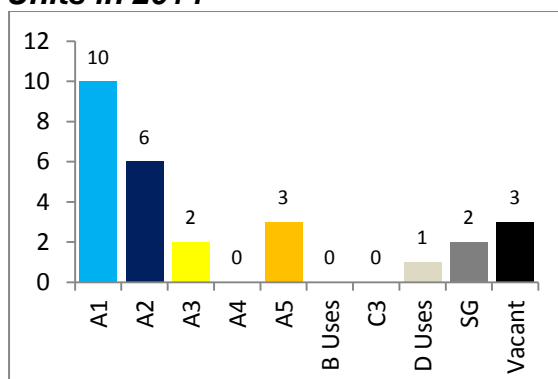




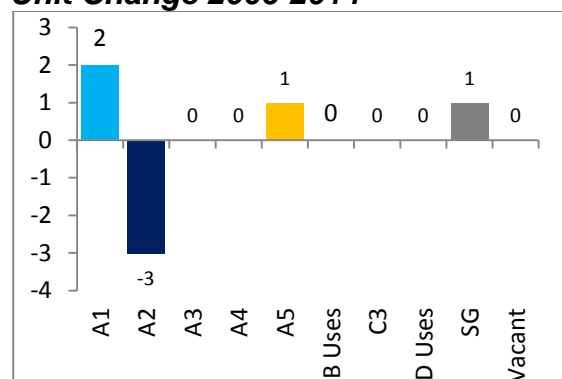
9. Beeches Avenue (Carshalton Beeches Station)

- 9.1** Beeches Avenue Local Centre serves the surrounding residential area as well as commuters going to or coming from Carshalton Beeches station. The local centre is effectively in two halves. The Beeches Avenue portion is pleasant with established shops, wide pavements and street trees. The Gordon Road portion is less attractive, has higher vacancies and an unattractive development at the junction with Beeches Avenue.
- 9.2** The centre has a lower proportion of A1 shops compared to other centres (37% of all units) and a higher proportion of A2 smaller offices. There are three hot-food takeaways (11% of the units). The vacancy rate is 11% and is comprised of three units: a large former estate agents and a shop on Gordon Road and a former office on Beeches Avenue.
- 9.3** Since 2006, there has been a considerable amount of churn, which has resulted in the creation of two units (one by new build and one by sub-division) and loss of one unit by the bakery taking over an adjacent vacant unit. The result of these changes is an increase in A1 shops, a loss of A2 smaller offices and an extra hot food takeaway and a nail bar.
- 9.4** There are no policy implications from the analysis of this local centre.

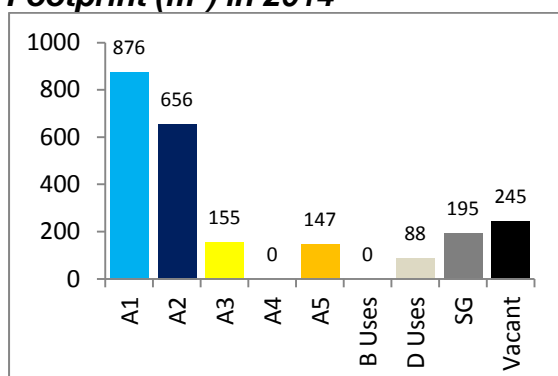
Units in 2014



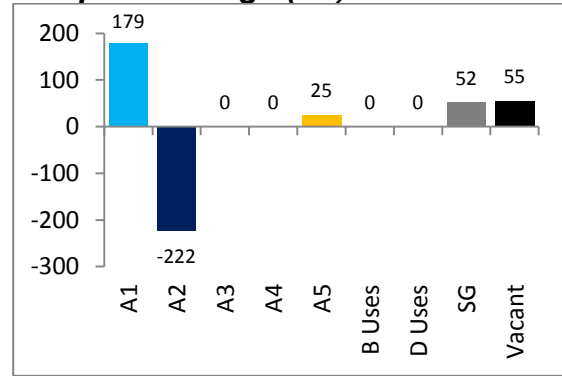
Unit Change 2006-2014

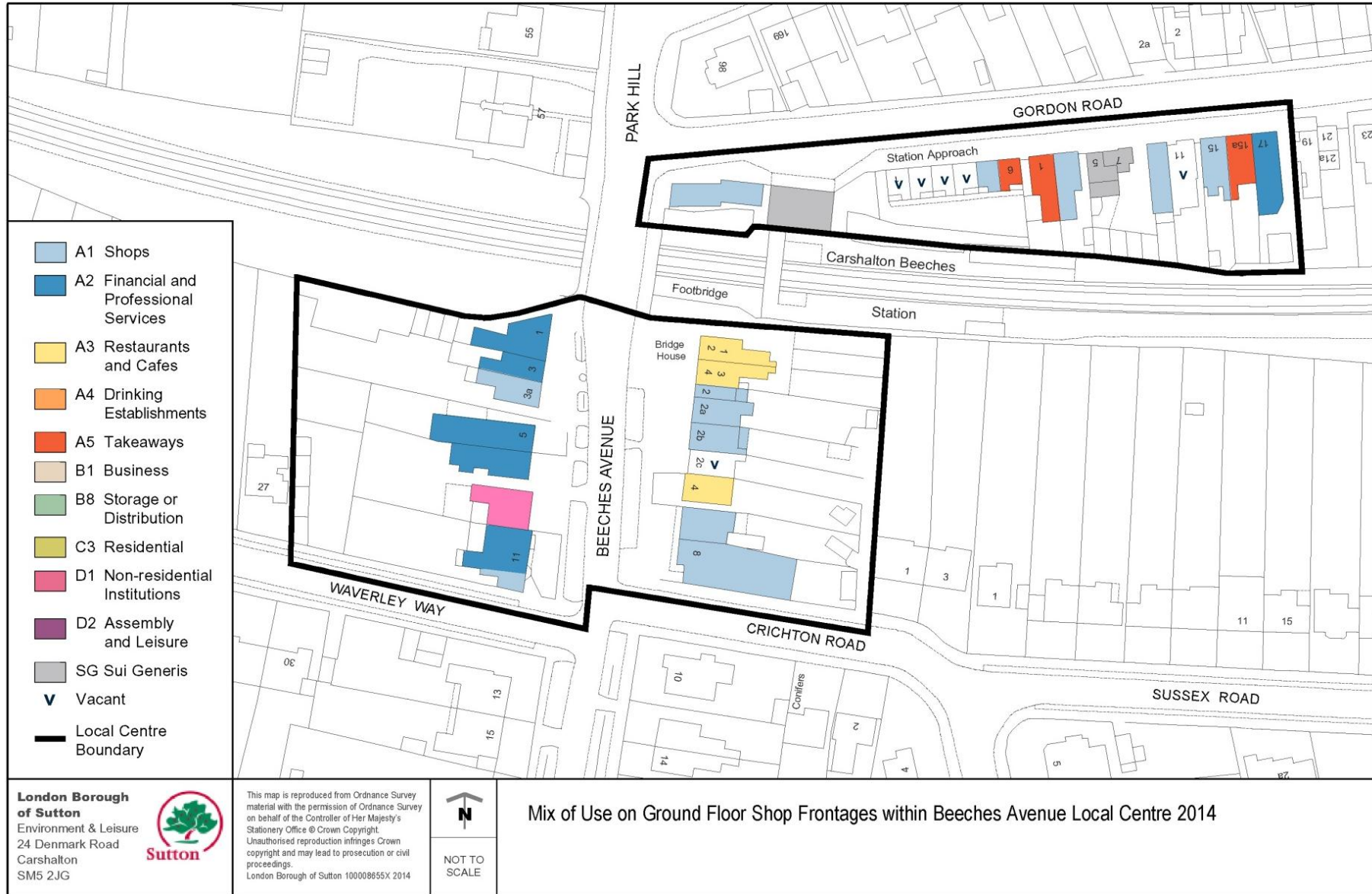


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

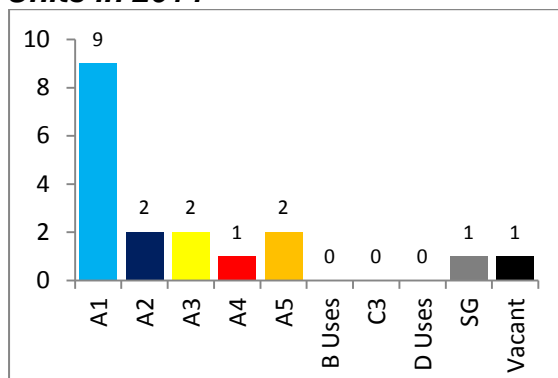




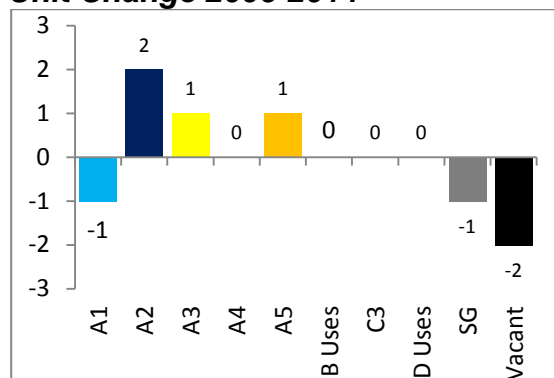
10. Beynon Road

- 10.1** Beynon Road is a small local centre in a cluster of local centres between Sutton and Carshalton. Most of the centre comprises purpose-built shops and the Windsor Castle Public House is a prominent feature. The centre is pleasant but the crossroads are difficult for pedestrians to navigate due to a high volume of traffic and the phasing of traffic signals.
- 10.2** The centre has 50% of all units as A1 shops and, a high proportion of A2 smaller offices. It also has two restaurants which is unusual in such a small centre. There are two hot-food takeaways (11%) and there is only one vacant unit in the centre (6% of all units).
- 10.3** Since 2006, the new uses are a small office, a key cutters, a new restaurant and hot-food takeaway. An A1 shop, a tanning salon and two vacant units have been lost from the centre.
- 10.4** There are no policy implications from the analysis of this centre.

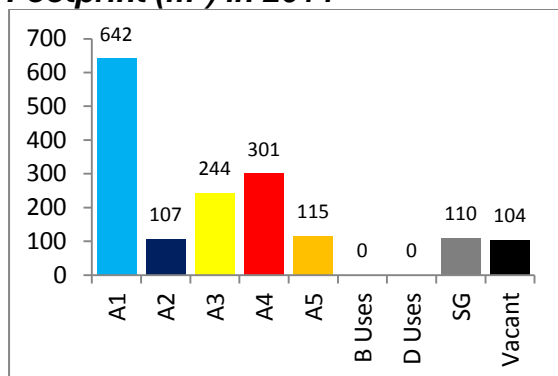
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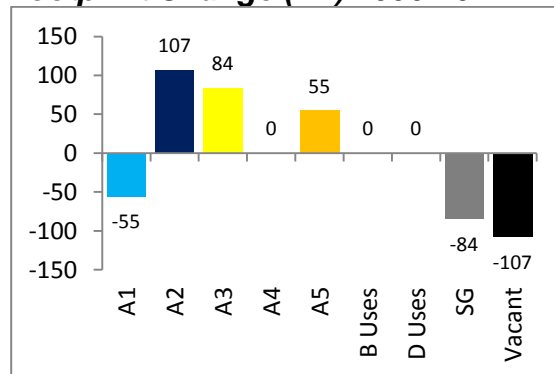
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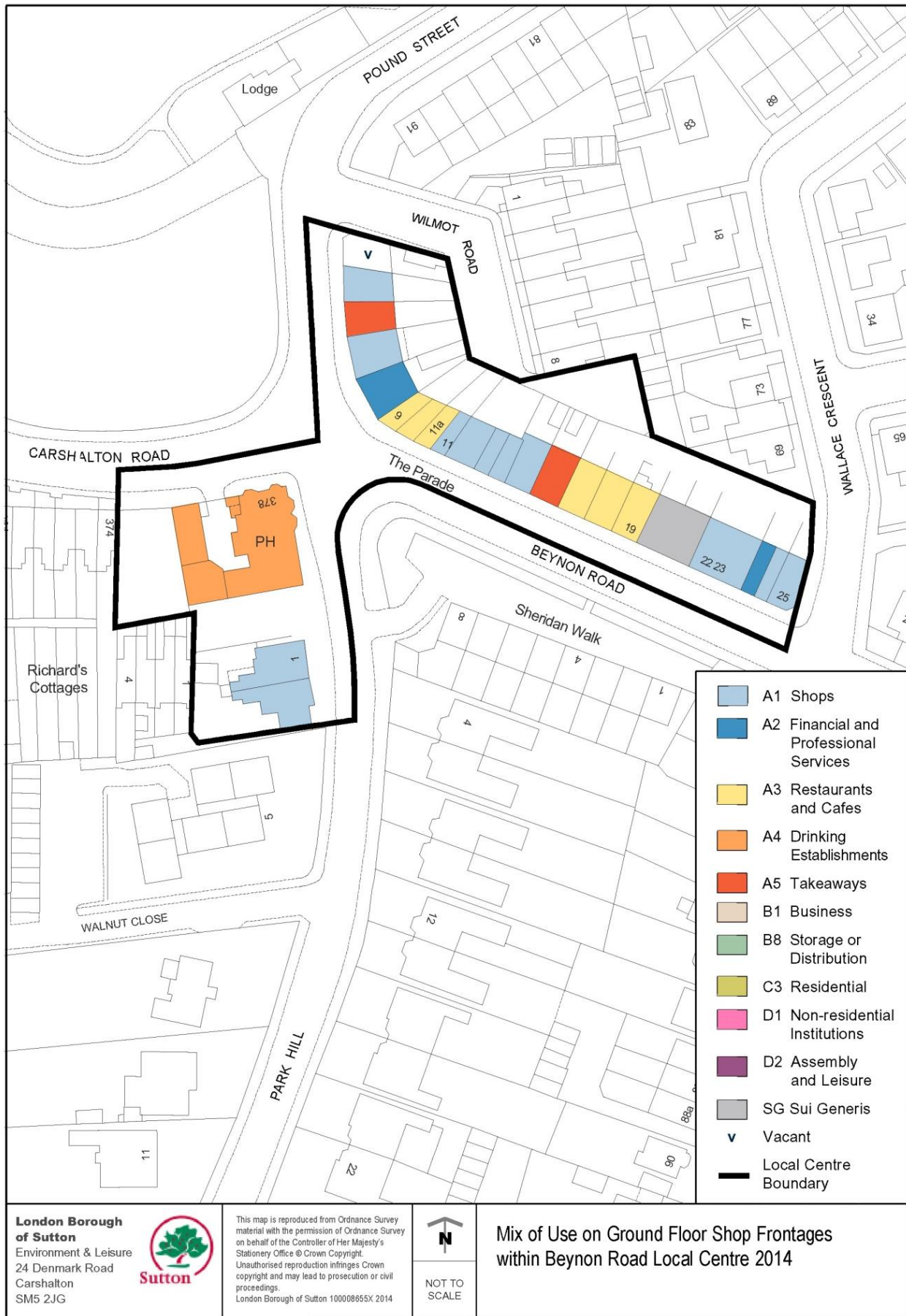


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014





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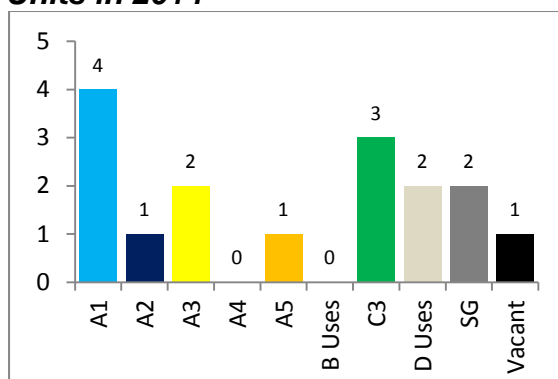


Mix of Use on Ground Floor Shop Frontages within Beynon Road Local Centre 2014

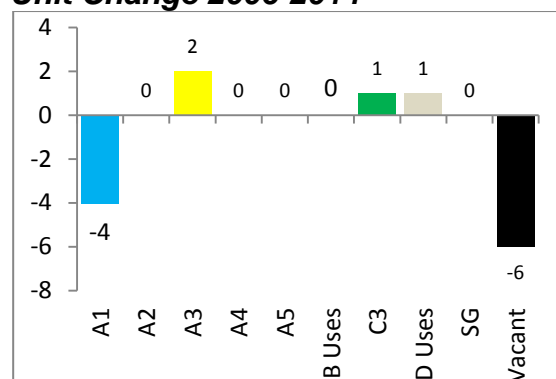
11. Carshalton Road

- 11.1** Carshalton Road Local Centre is one of the cluster of local centres between Sutton and Carshalton. It is composed of a variety of buildings some of which were originally built as shops, some of which are converted houses and some of which are specialist sites, such as a car garage, a petrol station and a community hall. The public realm and shopfronts could be improved.
- 11.2** The centre has a very low proportion of A1 shops (25% of all units) and a high proportion of residential units. There are also high proportions of D1 community and *sui generis* uses. There is one hot-food takeaway (6% of all units) and one vacant unit (6% of all units).
- 11.3** Since 2006, the centre has undergone considerable change with the replacement of nine units (of which five were vacant) with a mixed use development comprising a nursery and residential uses. Since this survey is concerned with frontages, this new development is allocated as two-thirds D1 non-residential use and one-third residential. Away from this development, two vacant units have been filled to become a café and a smaller A2 office and two A1 shops have become another café and vacant.
- 11.4** The redevelopment of a large section of the centre has helped reduce the previous high number of vacancies.

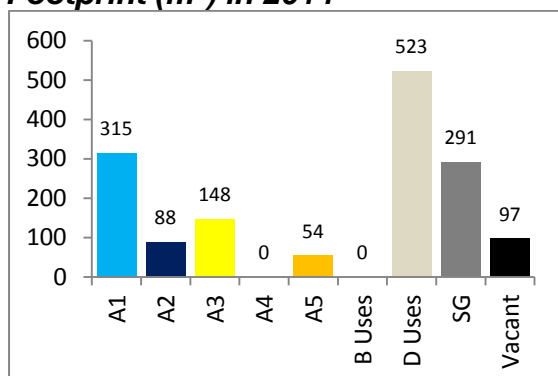
Units in 2014



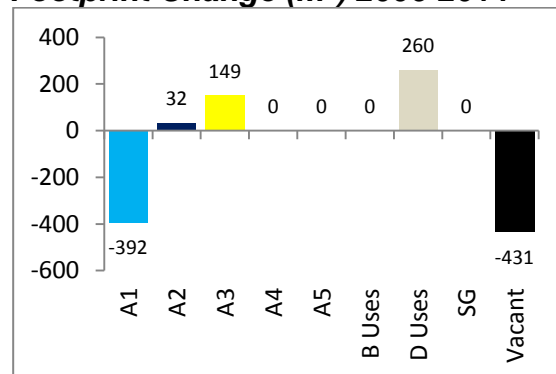
Unit Change 2006-2014

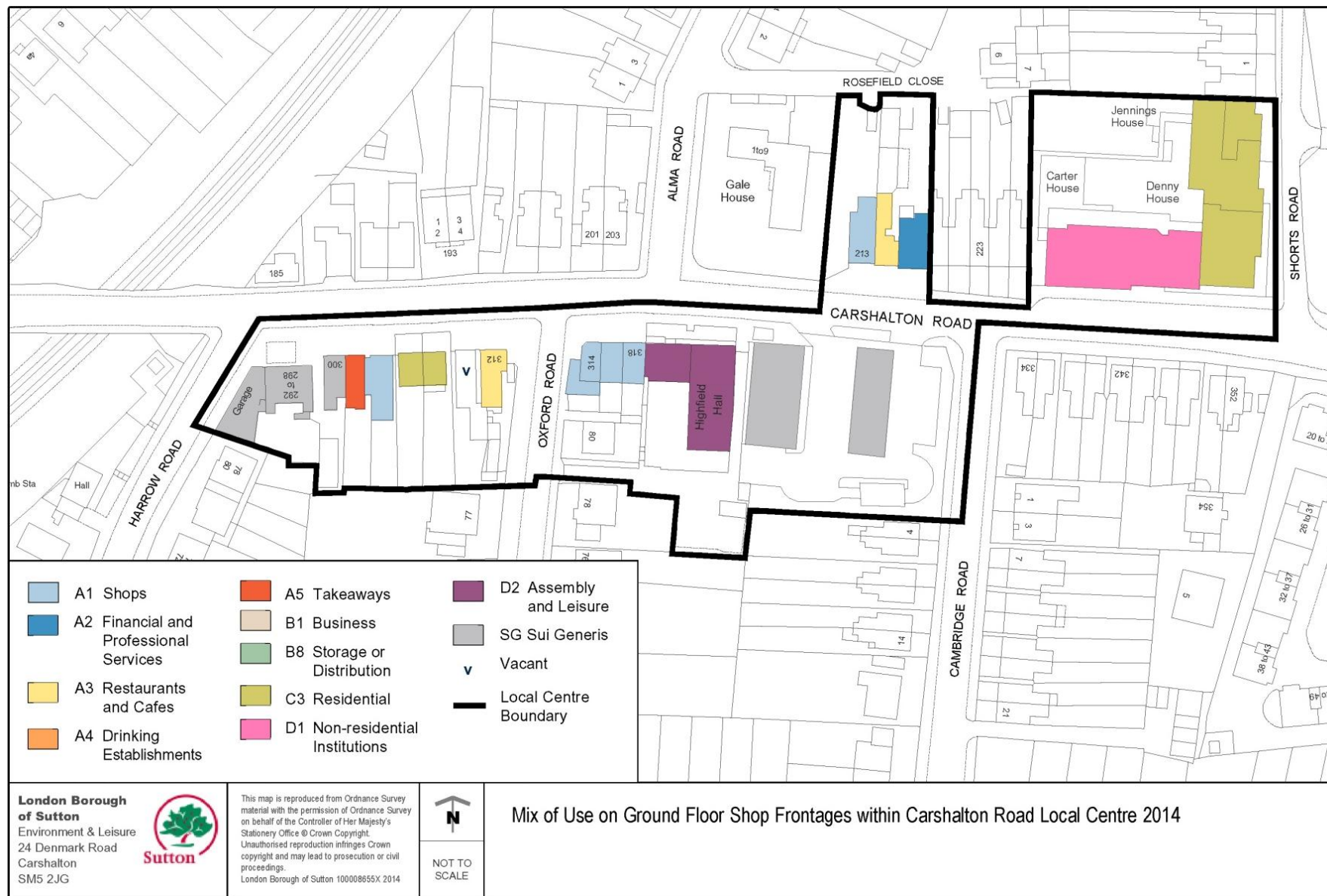


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

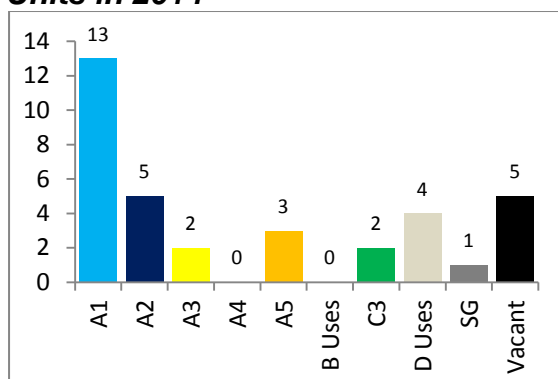




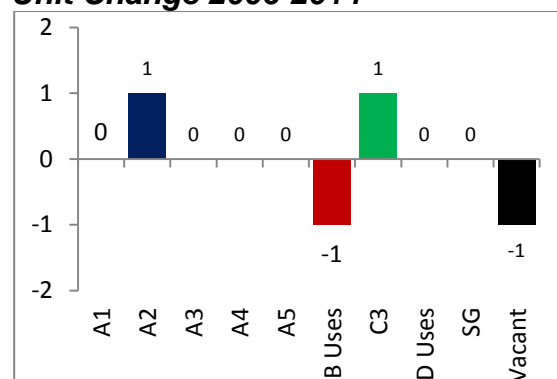
12. Church Hill Road

- 12.1** Church Hill Road Local Centre is a fairly large local centre lying north of Cheam and south-east of North Cheam. It serves a mixed area of housing. The centre is located around the crossroads of Church Hill Road, Priory Road and Abbots Road. The public realm and the low quality shopfronts could be improved.
- 12.2** The centre has a low proportion of A1 shops as a percentage of the total units (37%). Instead, the centre has a high proportion of A2 uses, often businesses providing services for other businesses. There are a high proportion of “D” uses, comprising a veterinary surgery, a dental surgery, a fitness studio and social club. There are three hot-food takeaways (9% of all units). There are five vacant units (14% of all units).
- 12.3** Since 2006, there has been some change with a hairdressers and supermarket opening while two A1 uses have closed. New uses include a printer and a small office, while one retail unit has been lost to residential uses.
- 12.4** The Methodist Church on Church Hill Road is currently outside the local centre but the local centre boundary could be extended to include the Methodist Church. The local boundary could also be redrawn in Priory Road to exclude the vacant party hire shop premises.

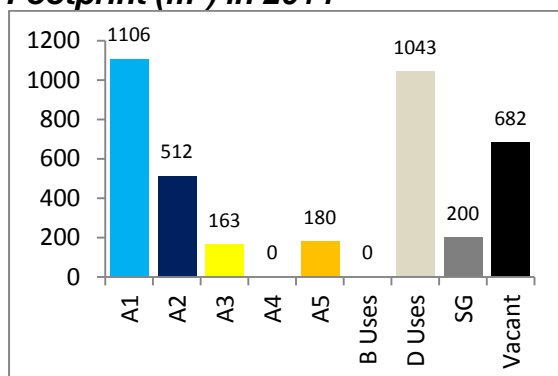
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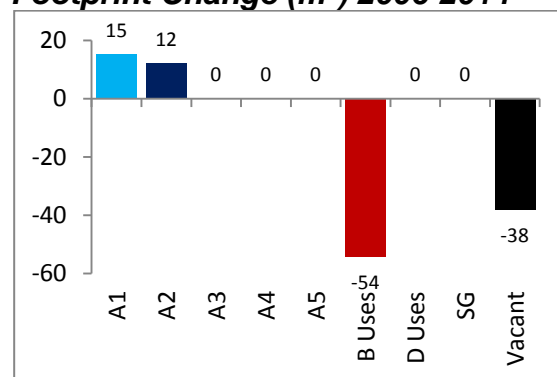
Unit Change 2006-2014

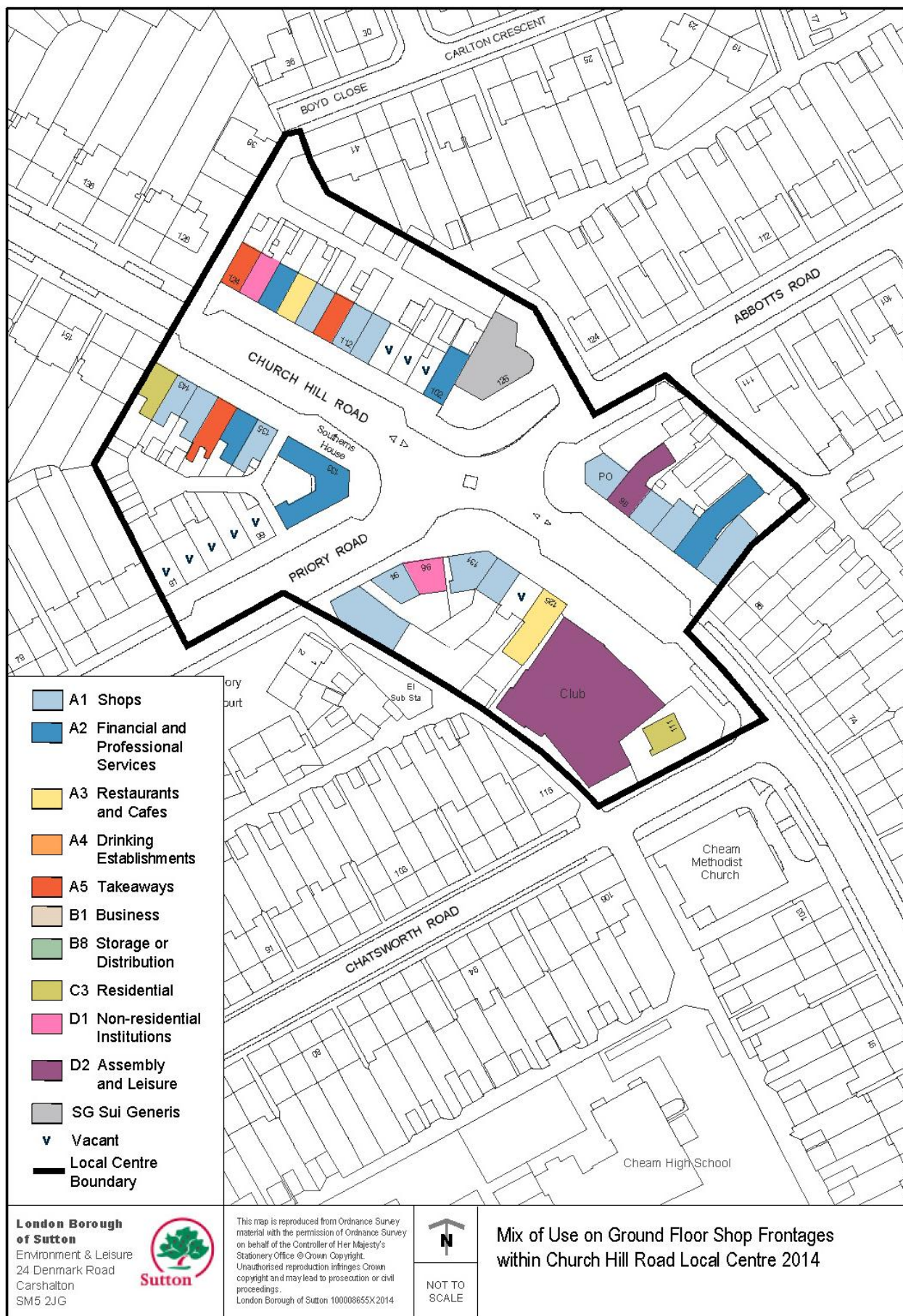


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

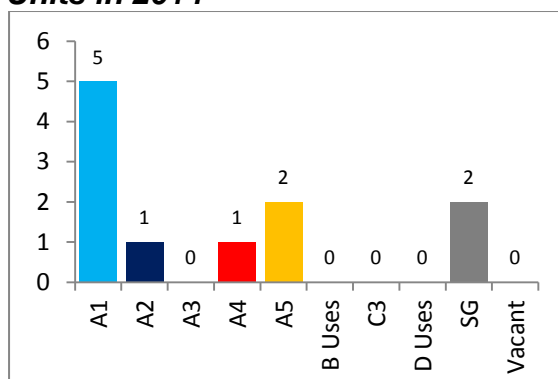




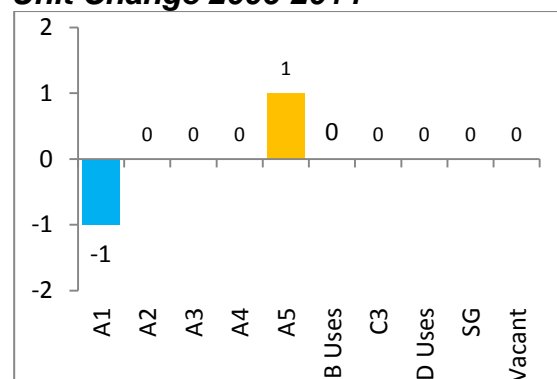
13. Erskine Road/Florian Avenue

- 13.1** Erskine Road/Florian Avenue Local Centre is a small local centre, centred on The Butterchurn Public House, and serving the northern part of the Poet's Estate between Sutton and Carshalton. In comparison with other parts of the Poet's Estate, the centre has a poor quality public realm as it is ill-defined and the shopfronts are unattractive.
- 13.2** The number of A1 units is 45% of the total number of uses and the centre has a basic offer of shops with five A1 shops, one small A2 office, two hot-food takeaways (18% of all units), a garage and a nail bar. There are no vacant units.
- 13.3** Since 2006, there has only been one change of use: a fish and chip shop replacing an antiques shop.
- 13.4** There are no policy implications for the analysis of this centre.

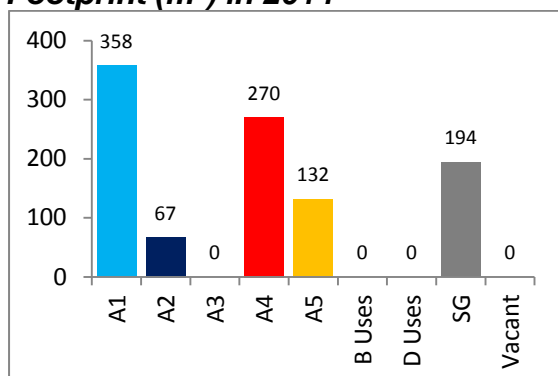
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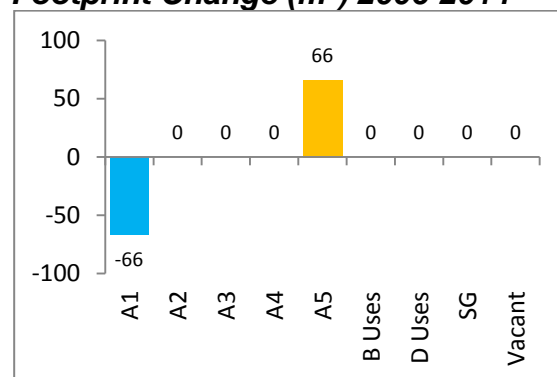
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

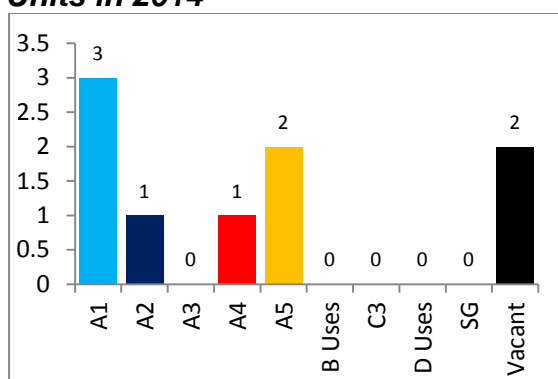




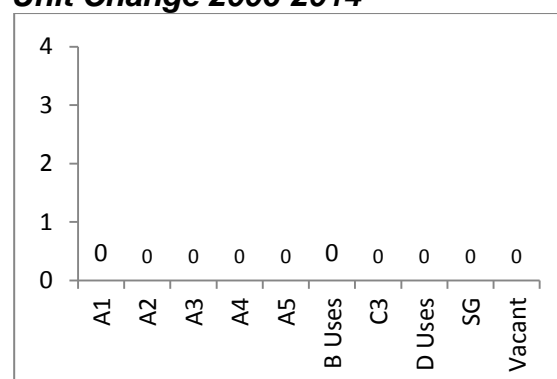
14. Gander Green Lane (West Sutton Station)

- 14.1** Gander Green Lane Local Centre is one of the borough's smallest local centres, comprising only nine units. It serves the residential areas off Gander Green Lane and commuters using West Sutton station, opposite the local centre.
- 14.2** As a small local centre, it has a basic retail offer, with three A1 shops (33% of all units), one small A2 office, two hot-food takeaways (22% of all units) and The Plough Public House, around which the centre is clustered. There are two vacant units (22% of all units).
- 14.3** Since 2006, there has been no change of use, although there have been changes within use classes: an off-licence has become a hairdressers and a hairdressers has become a dry cleaners. Of note, the two vacant uses were vacant in 2006.
- 14.4** There are no policy implications from an analysis of this local centre.

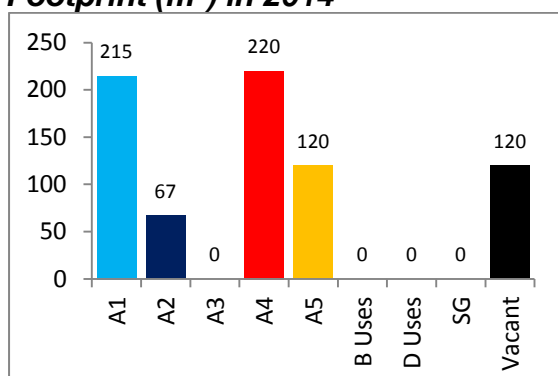
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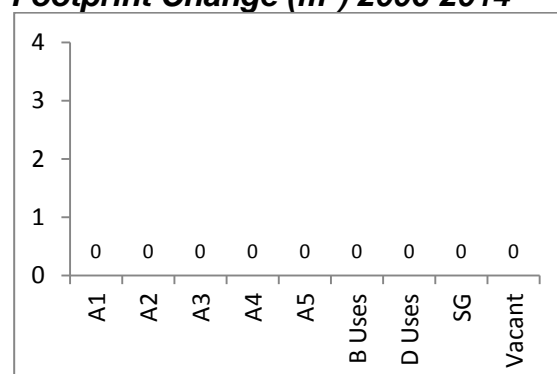
Unit Change 2006-2014



Footprint (m²) in 2014



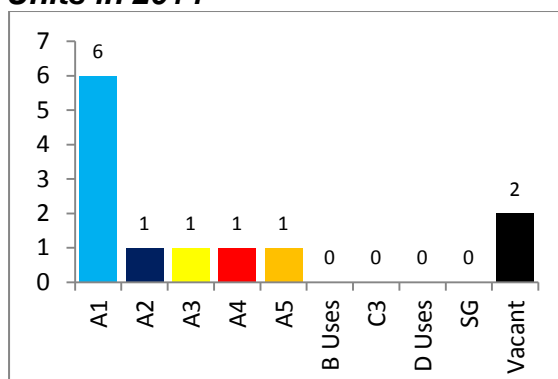
Footprint Change (m²) 2006-2014



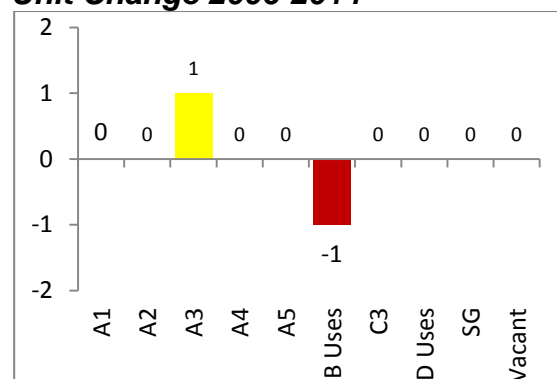
15. Hillcrest Parade

- 15.1** Hillcrest Parade Local Centre is a purpose-built shopping parade to serve the Clockhouse Estate, built after World War II, and the nearby semi-detached private housing, built before the war. It was one of the borough's smaller centres and, although attractively situated, looking out onto a green, its shopfronts are tired.
- 15.2** The centre has an even split: with 50% of the units being A1 shops and 50% being of other uses. As a small centre, there is a basic range and little choice with each unit not in direct competition with another. There is one hot-food takeaway (8% of all units). There are two vacant units (17% of all units), one of which was also vacant in 2006.
- 15.3** Since 2006, a vacant unit has become a restaurant, and a workshop has become vacant.
- 15.4** The current boundary of the local centre does not include the public hall, Hillcrest Hall. Therefore, any future policy development could consider the re-drawing of the boundary to include this community facility.

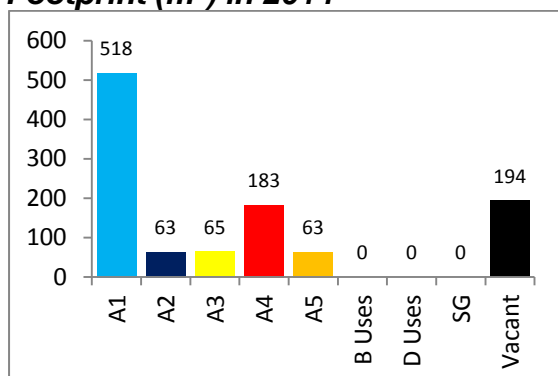
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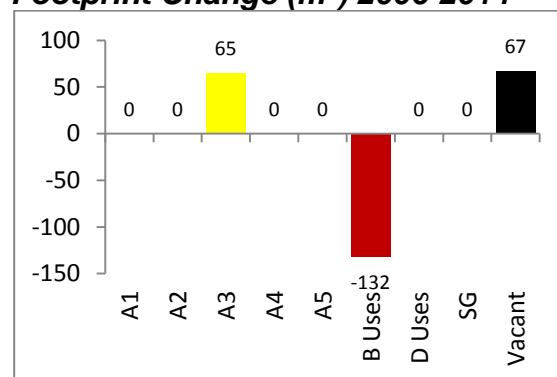
Unit Change 2006-2014

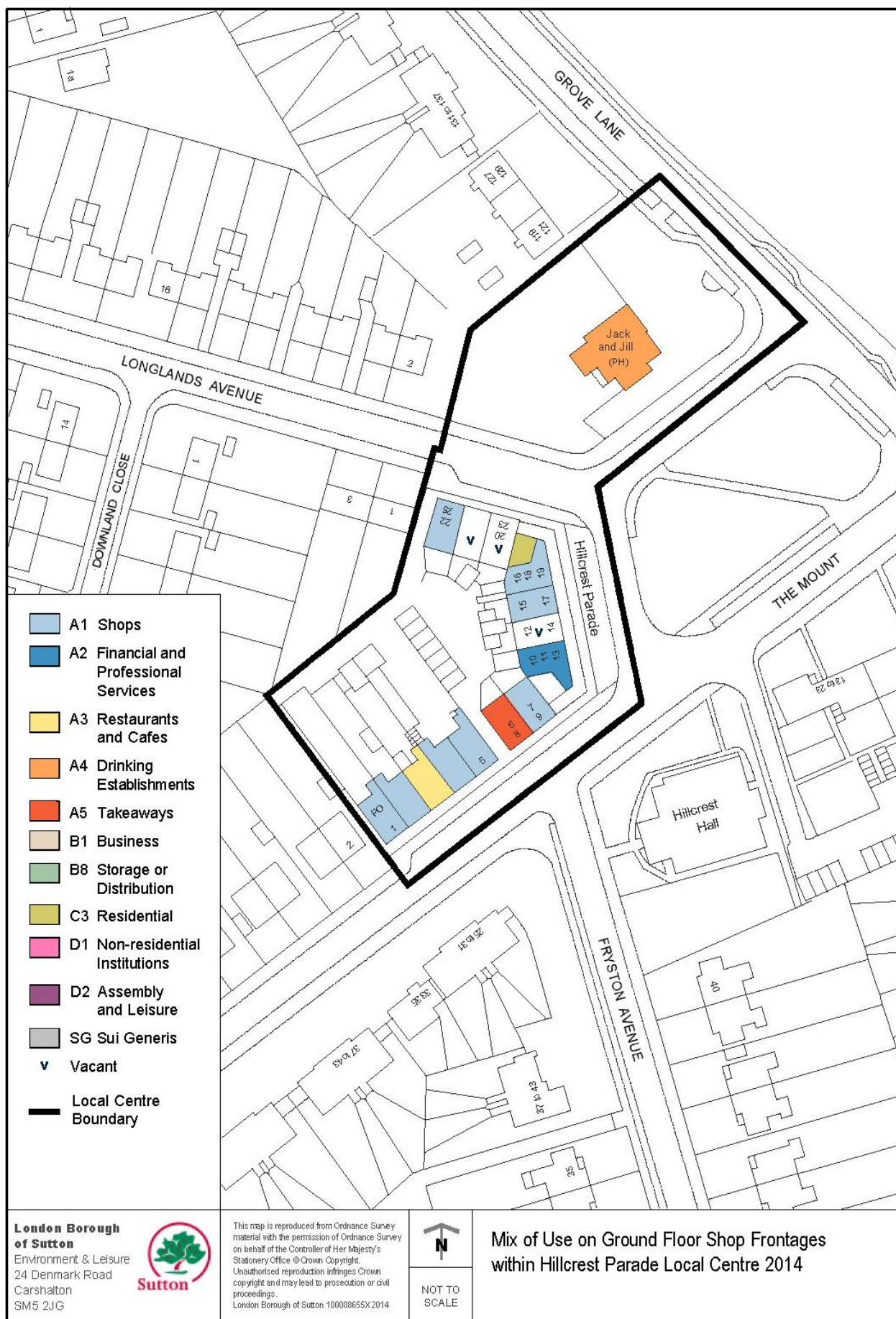


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

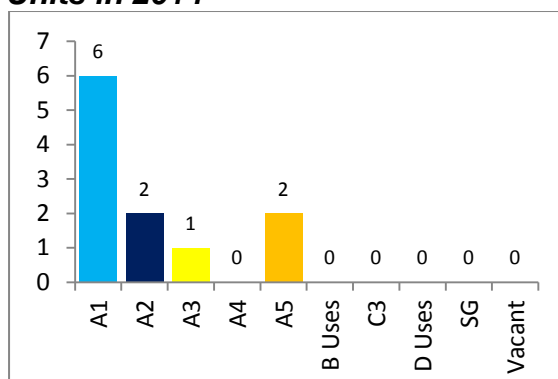




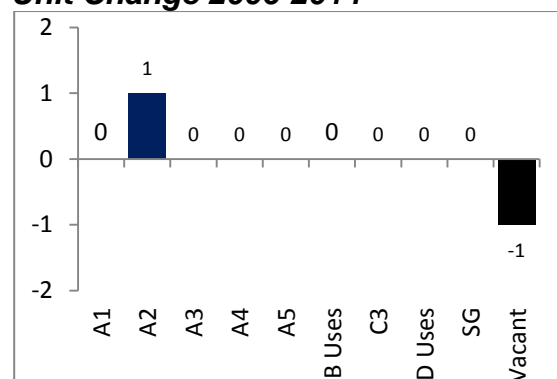
16. London Road (Hamilton Avenue)

- 16.1** London Road (Hamilton Avenue) Local Centre is one of three local centres, together with a district centre, which lie along the A24. It is the second smallest of the centres and, as a roadside local centre, has a poorer public realm than non-roadside local centres. Some of the shopfronts would benefit from refurbishment.
- 16.2** 55% of the units in the centre are A1 shops. There is also a bookmaker and two hot-food takeaways (18% of all units). There are currently no vacant units.
- 16.3** Since 2006, the only change that has taken place is that the bookmaker has taken over the adjacent vacant unit.
- 16.4** The current local centre boundary does not include the Topps Tiles unit (under the vacant Gleason office building). The office building may convert to residential uses, under the permitted development right to convert offices to residential, but it is understood that the Topps Tiles shop will remain after any conversion. The unit could be considered for inclusion in the Local Centre in any policy review.

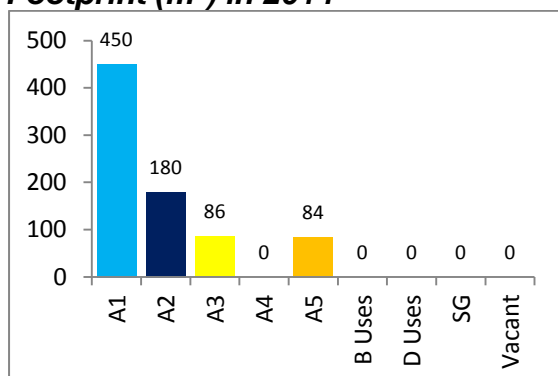
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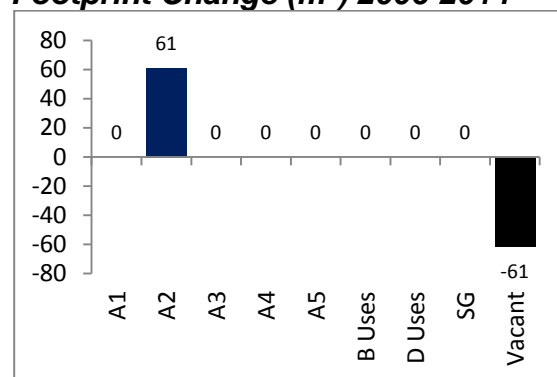
Unit Change 2006-2014

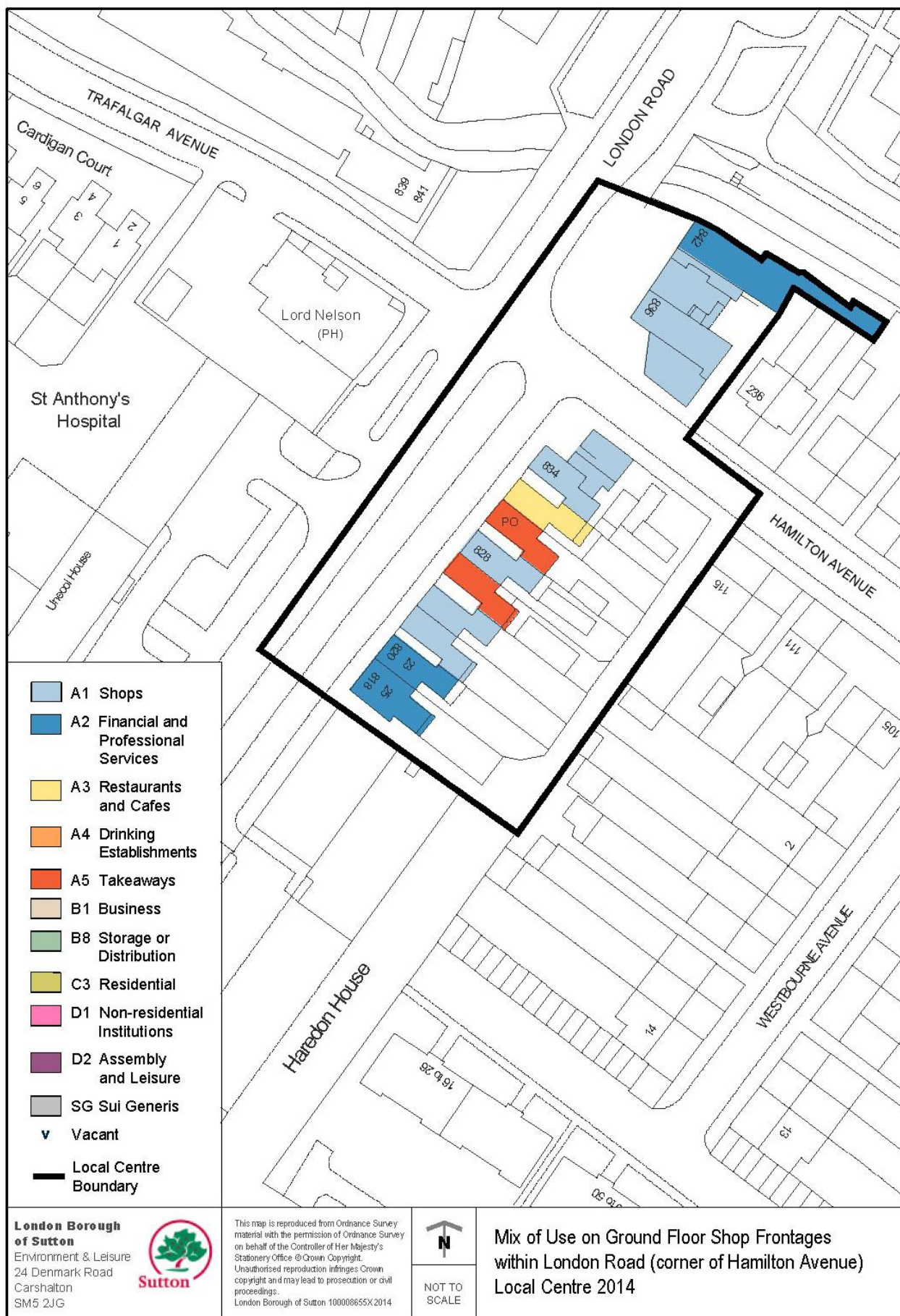


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

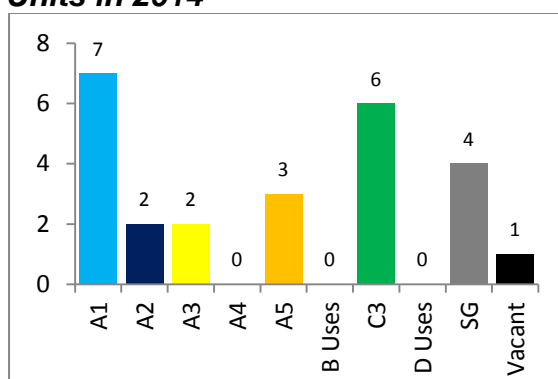




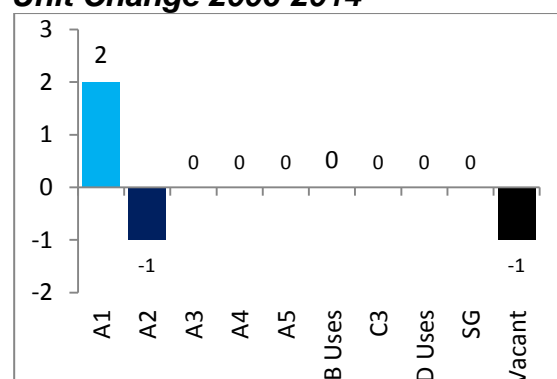
17. London Road (Staines Avenue)

- 17.1** London Road (Staines Avenue) is a bigger version of the more northerly local centre, London Road (Hamilton Avenue). However, being on the A24, it suffers from the same poor public realm and, similarly, has low quality shopfronts.
- 17.2** A1 shops make up a minority of units in the centre (28% of all units) as there are three hot-food takeaways (12% of all units) and four *sui generis* uses (a petrol station, a car showroom, a laundrette and a nail bar). Furthermore, the retail uses are interspersed with six residential units so the centre has a disjointed feel. However, there is only one vacant unit (4% of all units).
- 17.3** Since 2006, a number of units have changed use class but only between A1, A2, and vacant. The net result is a gain of two A1 shops and the loss of an A2 small office and one fewer vacant unit.
- 17.4** There is scope for a possible expansion to the centre as the centre arguably extends beyond its current boundary on the western side of London Road, north of Langley Avenue: 703 London Road is a vacant office, 705 is an A1 shop, 707-709 is a hairdresser, 711 is a vacant shop, 713 is a residential unit and 715-717 is an office. This is a matter for planning policy formulation.

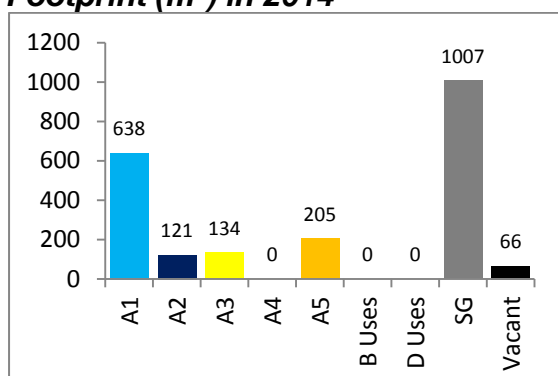
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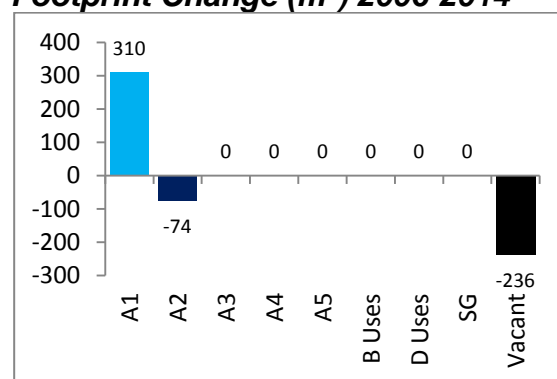
Unit Change 2006-2014

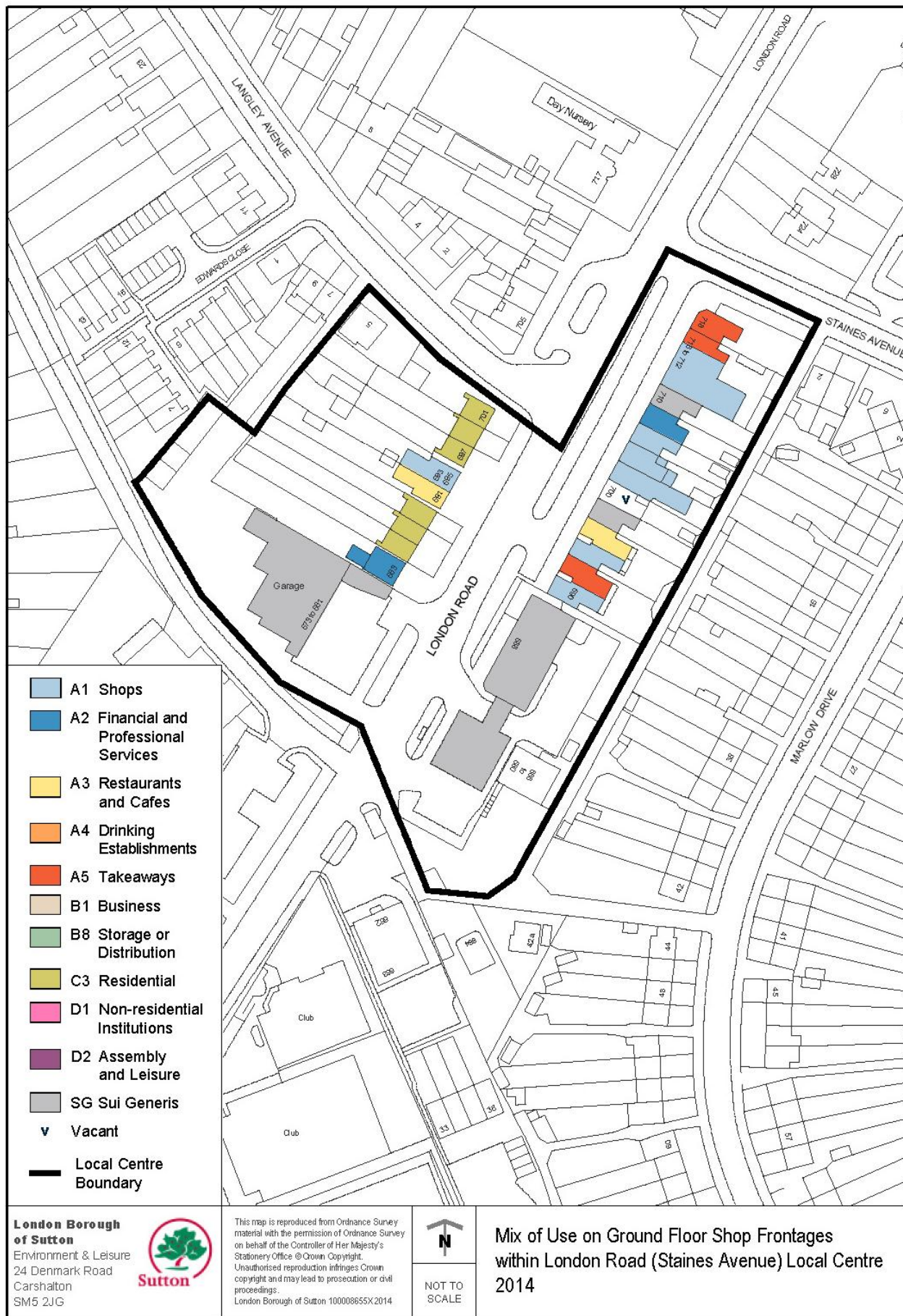


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

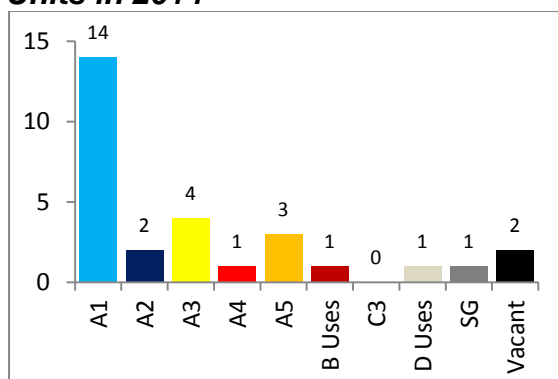




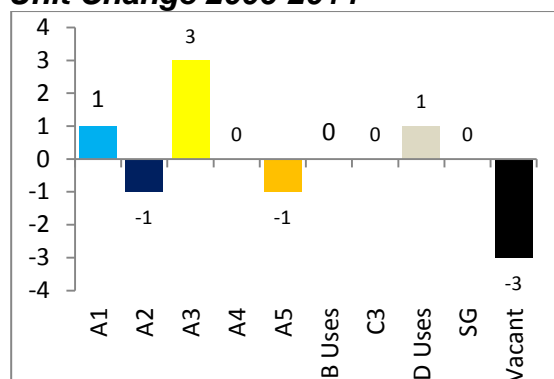
18. Manor Road

- 18.1** Manor Road Local Centre is a medium-sized local centre and was originally the centre of Wallington before Wallington migrated uphill with the turnpiking of the Croydon to Epsom toll road. The local centre is thoroughly contained within the Wallington Green Conservation Area and while some of the shopfronts are of quite good quality, others are poor.
- 18.2** A1 shops make up 48% of the total units. There is a good mix of uses with nearly all use classes represented. There are a higher proportion of restaurants and cafes in the local centre than in may other centres. There are no bookmakers in the centre, indeed one has closed since 2006, and three hot-food takeaways (10% of all units).
- 18.3** Since 2006, three restaurants have opened, taking over from other uses, while the number of vacant uses has dropped from five to two (7% of all units) with the vacant units being occupied by two shops and an osteopath's.
- 18.4** There is possibly scope to expand the local centre to include an adjacent A2 use.

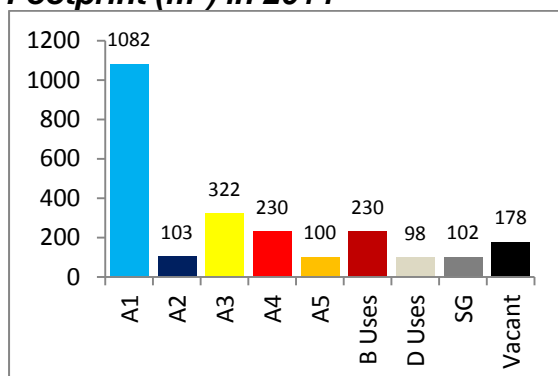
Units in 2014



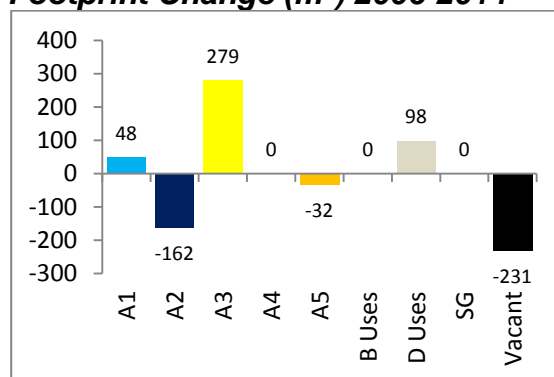
Unit Change 2006-2014

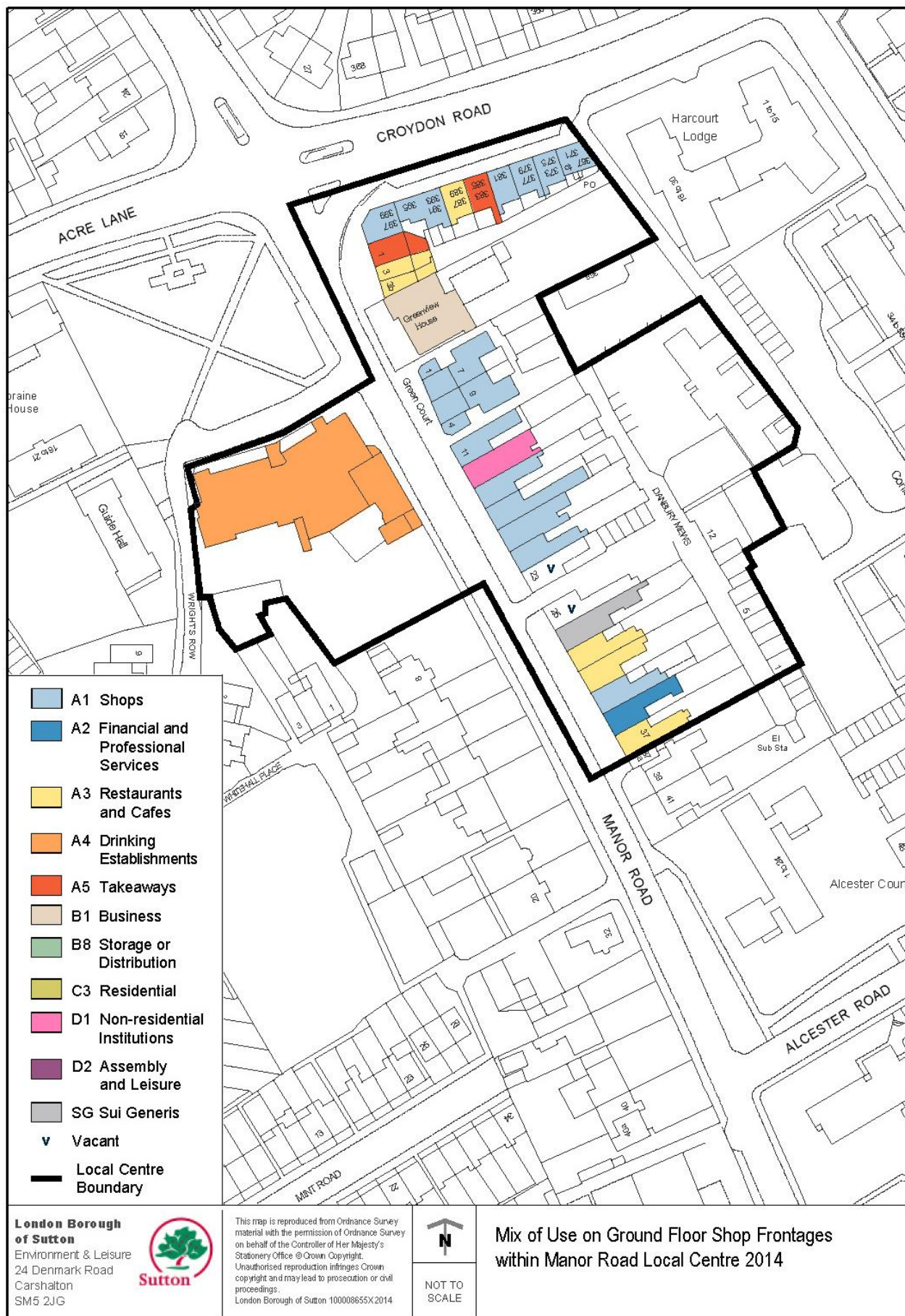


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

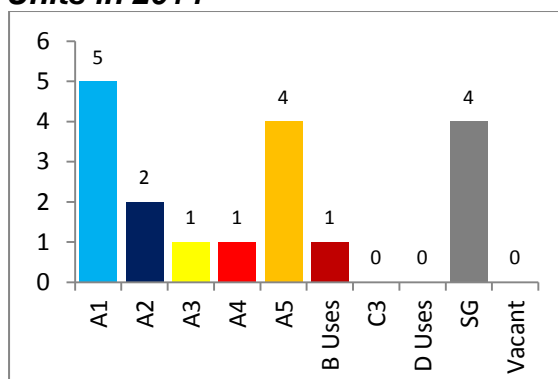




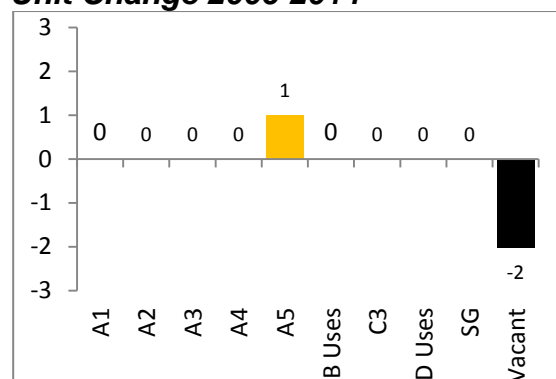
19. Oldfields Road

- 19.1** Oldfields Road Local Centre is a medium-sized local centre, stretching along the A217. In common with most of the other local centres on major roads, its public realm is poor and its shopfronts could be improved.
- 19.2** A1 shops make up a smaller proportion of the total units than in most other centres (28% of all units). There are a high proportion of *sui generis* uses, with two car showrooms, a taxi control office and a tattoo studio. There is one bookmaker and four hot-food takeaways (22% of all units), which is a sizeable proportion of units given the size of the local centre. There are no vacant units.
- 19.3** Since 2006, there have been very few changes with an A1 shop taking over a vacant adjacent unit and a hot-food takeaway occupying the other previously vacant unit.
- 19.4** In terms of policy implications, the local centre boundary could be re-drawn to include the chapel and coachworks at the south-western end of the local centre.

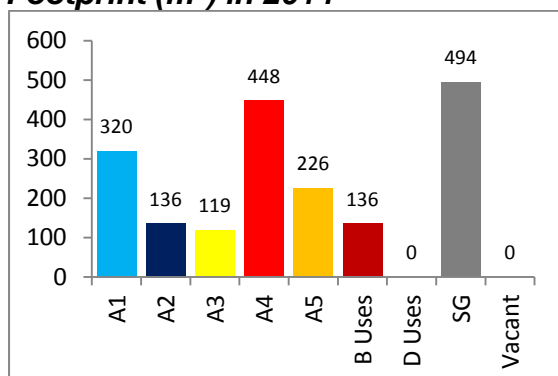
Units in 2014



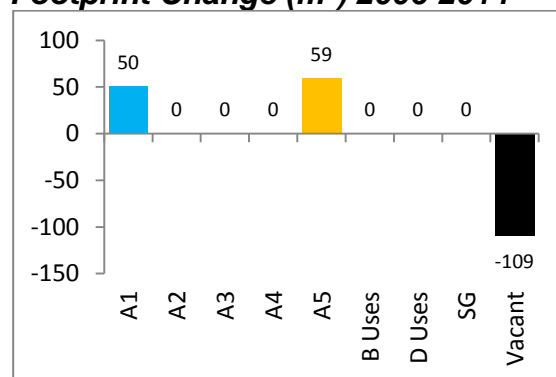
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014





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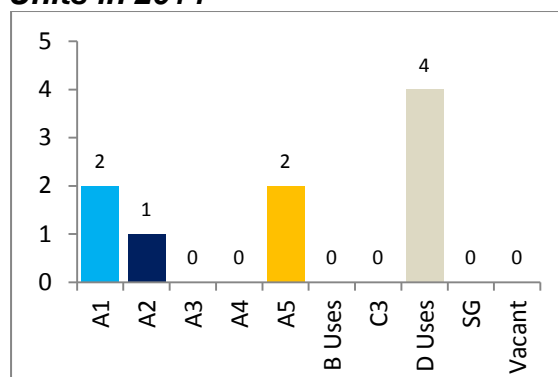
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Mix of Use on Ground Floor Shop Frontages within Oldfields Road Local Centre 2014

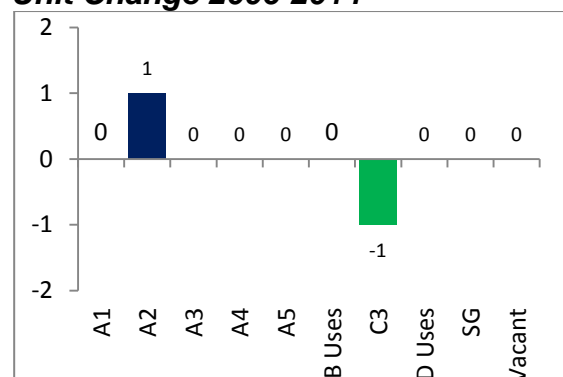
20. Roundshaw Centre

- 20.1** Roundshaw Local Centre serves the Roundshaw Estate in the south-east of the borough. Between 1997 and 2010, the estate was redeveloped and the high-rise blocks were replaced by low-rise residential units. As part of the regeneration, a new local centre was created and so the centre is very much a purpose-built local centre.
- 20.2** The centre is small in terms of units but large in terms of footprint as the centre includes the Phoenix Centre (community centre and library), a church and a large health centre. These account for the high number of D uses. Besides, this, there are two shops (22% of all units), a small office and two takeaways (22% of all units).
- 20.3** Since 2006, there has been one change from a residential unit to a small office. However, this may have been a mistaken classification in 2006. The small office is occupied by the housing association which manages many of the properties on the estate.
- 20.4** There are no policy implications from an analysis of this local centre.

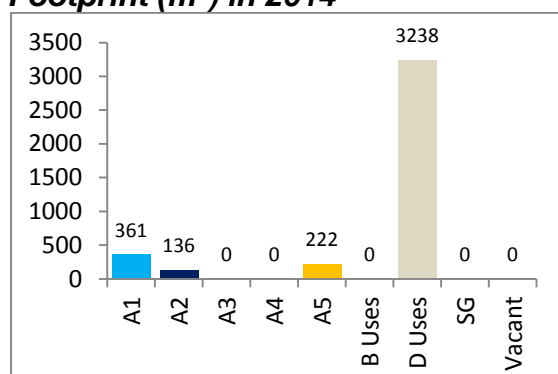
Units in 2014



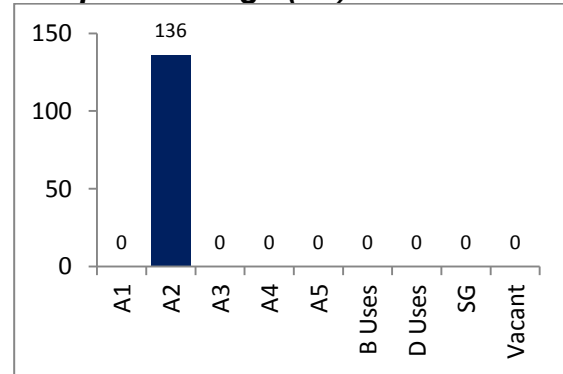
Unit Change 2006-2014

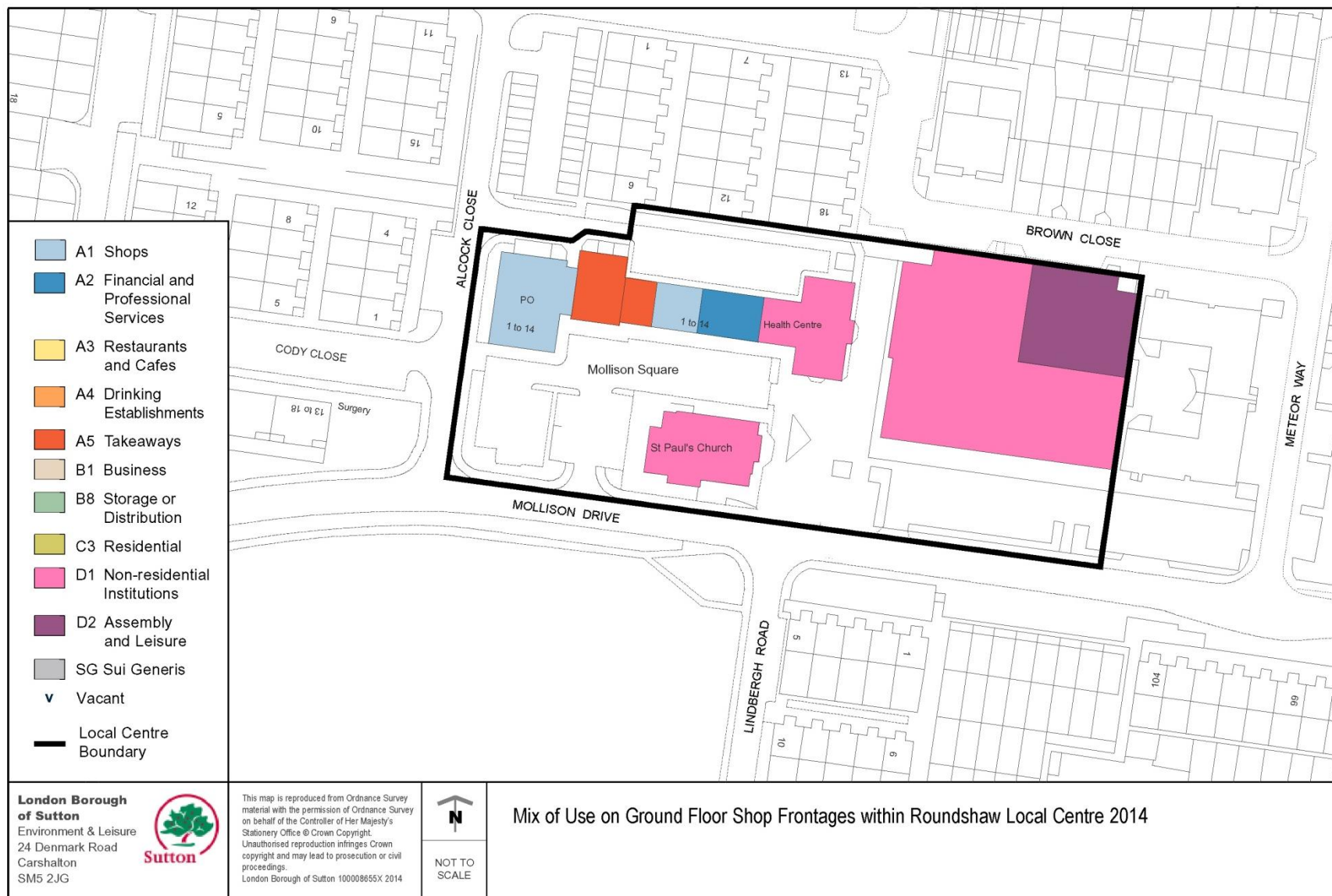


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

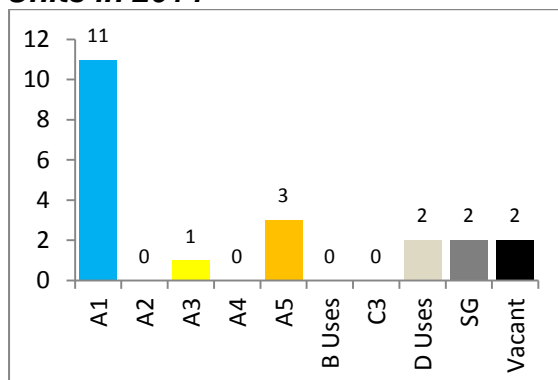




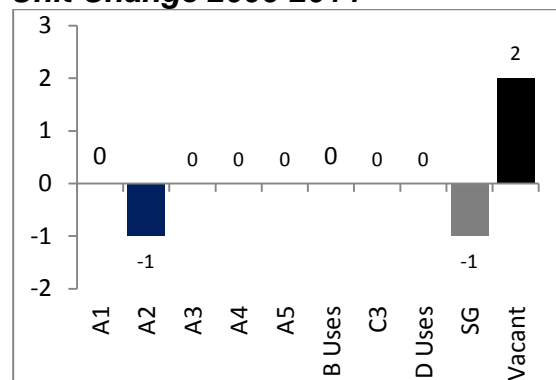
21. Stanley Park Road

- 21.1** Stanley Park Road Local Centre serves the Carshalton Beeches and Carshalton-on-the-Hill suburbs. It is also the nearest centre to the new Stanley Park High School. The centre is a roadside centre but has a better public realm than many similar centres with a wide pavement on one side and a smaller volume of traffic.
- 21.2** The centre is medium-sized and has a high proportion of A1 uses (52% of all units). It has a good range of basic shops including convenience stores, hairdressers, and a pharmacy. There are three hot-food takeaways (14% of all units). It has two vacant units (10% of all units): one is the petrol station, which at the time of the survey was being redeveloped to become a Sainsburys Local, and a former estate agent.
- 21.3** Since 2006, there has been very little change with only the two vacant units being created at the expense of the petrol station and estate agents. The effect of the under-construction Sainsburys Local on the centre should be monitored, since there are already four convenience stores: a Day One, the Stanley Superstore, People Needs Express and a Londis.
- 21.4** In terms of policy implications, the local centre boundary could be re-drawn to include the Sure Start centre adjacent to the western boundary of the local centre.

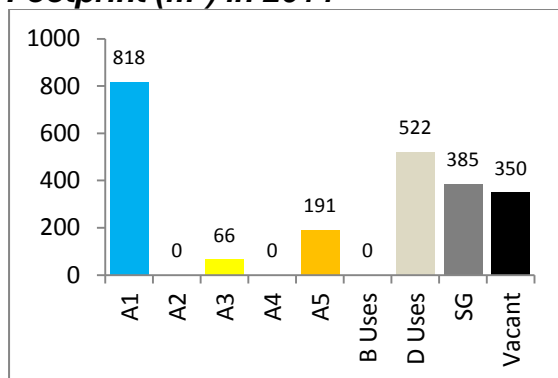
Units in 2014



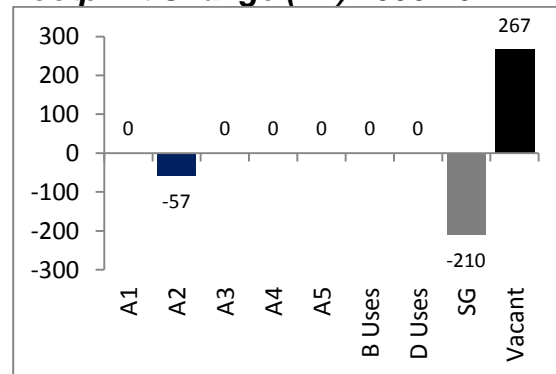
Unit Change 2006-2014



Footprint (m²) in 2014



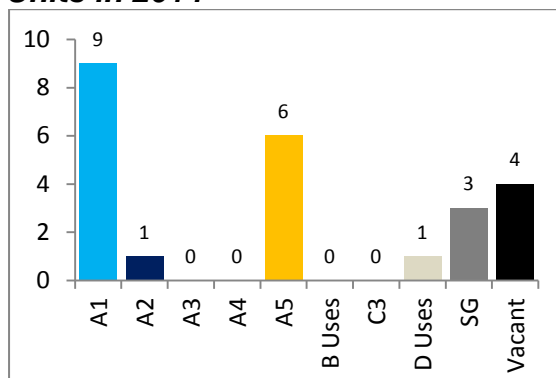
Footprint Change (m²) 2006-2014



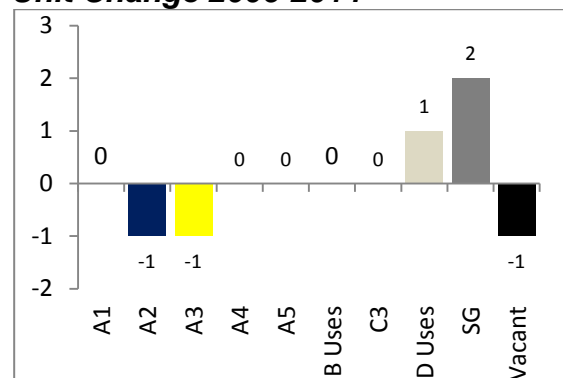
22. Sutton Common Road

- 22.1** Sutton Common Road Local Centre is a small-to-medium-sized local centre, which serves a portion of the borough in the north between the A24 and A217. The centre is on an important east-west connecting road. The combination of the aspect, large trees and poor shopfronts make the centre seem quite dark and it is not an attractive environment.
- 22.2** The local centre is notable for the large number of hot-food takeaways, which make up 25% of the units in the local centre. There are only six A1 shops (38% of all units). There are also quite a high number of vacant units with four in total (17% of all units).
- 22.3** Since 2006, there has been a considerable amount of churn with units switching from vacant to occupied and vice-versa. The net result of this turnover is the loss of a bookmaker, the loss of a café, a new dental surgery, a tattoo parlour and a pet grooming business. The number of vacant units has fallen by one since 2006.
- 22.4** In terms of future policy formulation, this centre suggests there may be a need to consider limiting the number of hot-food takeaways.

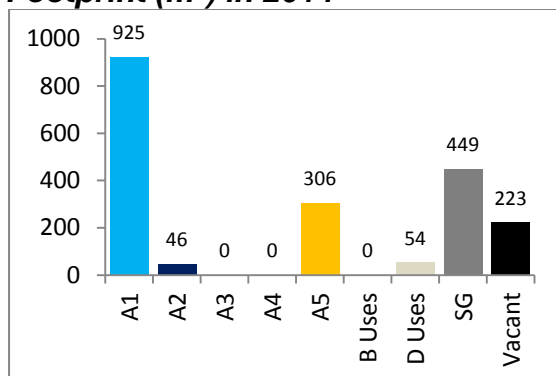
Units in 2014



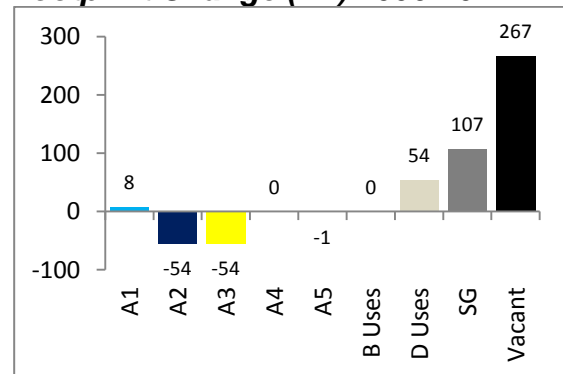
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

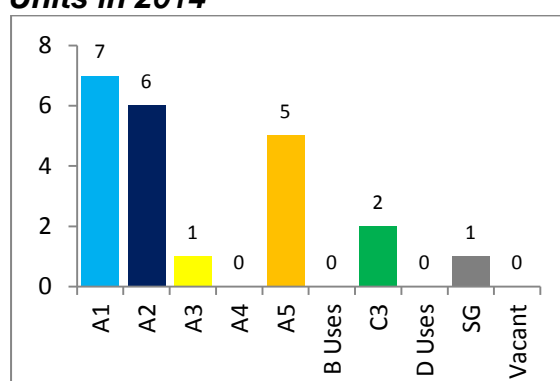




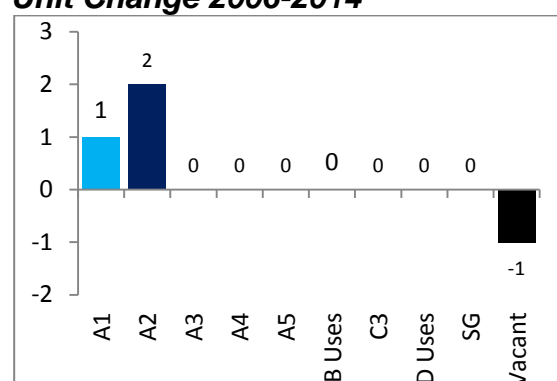
23. The Chase, Stafford Road

- 23.1** The Chase Local Centre primarily serves an inter-war estate in the east of the borough on the boundary with Croydon. The estate has a strong planned element and the local centre was similarly planned around an entrance to the estate and has a distinctive architecture, reminiscent of the Kent and Sussex villages. The centre has a poor pavement treatment which brings down the public realm.
- 23.2** The local centre comprises three main land use types: shops (32% of all units), small offices and hot-food takeaways (23% of all units). There is a bookmaker, two residential units within the local centre but there are no vacant units.
- 23.3** Since 2006, the centre has gained two additional units as a result of the sub-division of two units. The new units are a newsagent and a recruitment agency while a roofing company took over the sole vacant unit.
- 23.4** There are no policy implications from an analysis of this local centre.

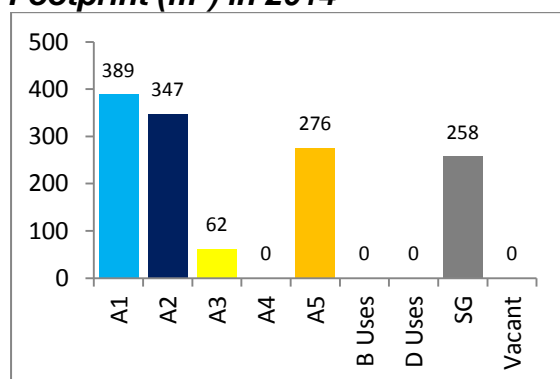
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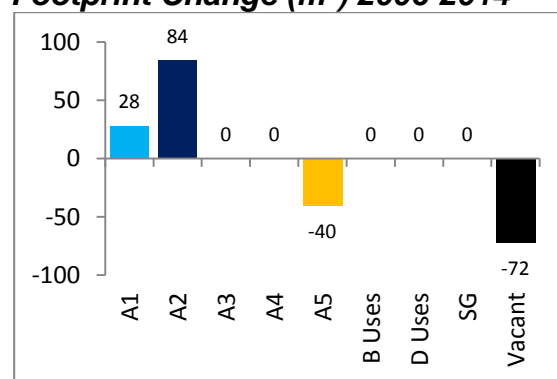
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

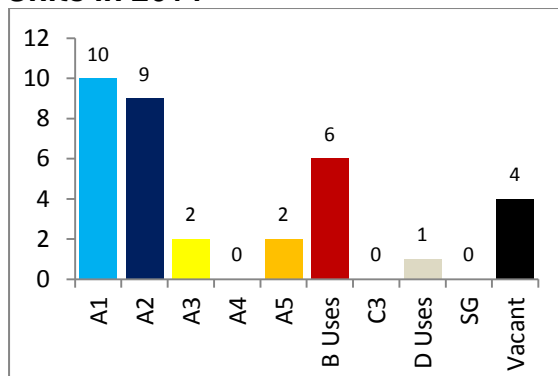




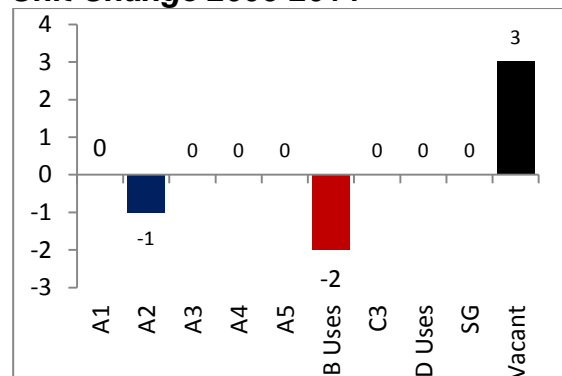
24. Upper Mulgrave Road

- 24.1** Upper Mulgrave Road Local Centre lies at the southern entrance to Cheam Station, with the railway line separating it from Cheam District Centre. It serves south Cheam (the Burton Estate) and the western part of south Sutton. The centre is large, given its proximity to Cheam District Centre, and the public realm is better than many local centres.
- 24.2** The local centre is dominated by office provision, both smaller ones used by the visiting public and stand alone office blocks. Consequently, the number of A1 shops is considerably below the norm for a local centre (29% of all units). There are relatively few hot-food takeaways for a centre of its size (6% of all units) and there is no bookmaker. There are four vacant units (12% of all units).
- 24.3** Since 2006, three offices have become vacant. This local centre is under considerable threat from recent legislative changes which allow stand-alone offices to convert to residential uses without the need for planning permission.
- 24.4** In terms of policy implications, the local centre boundary could be re-drawn to include the three office blocks around the station entrance. However, it may be appropriate to see if these units convert to residential uses under permitted development first.

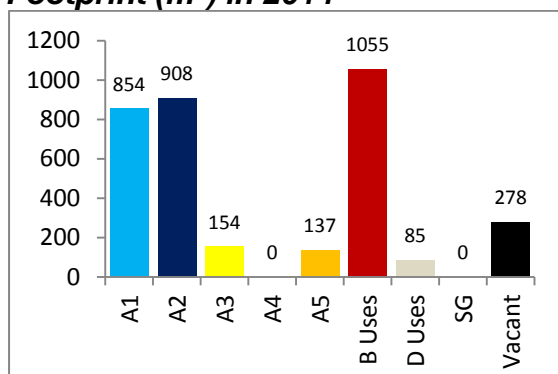
Units in 2014



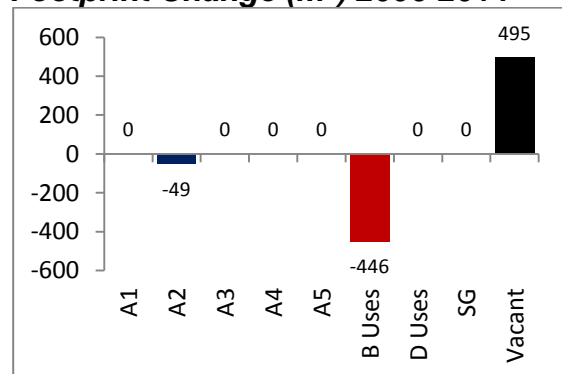
Unit Change 2006-2014

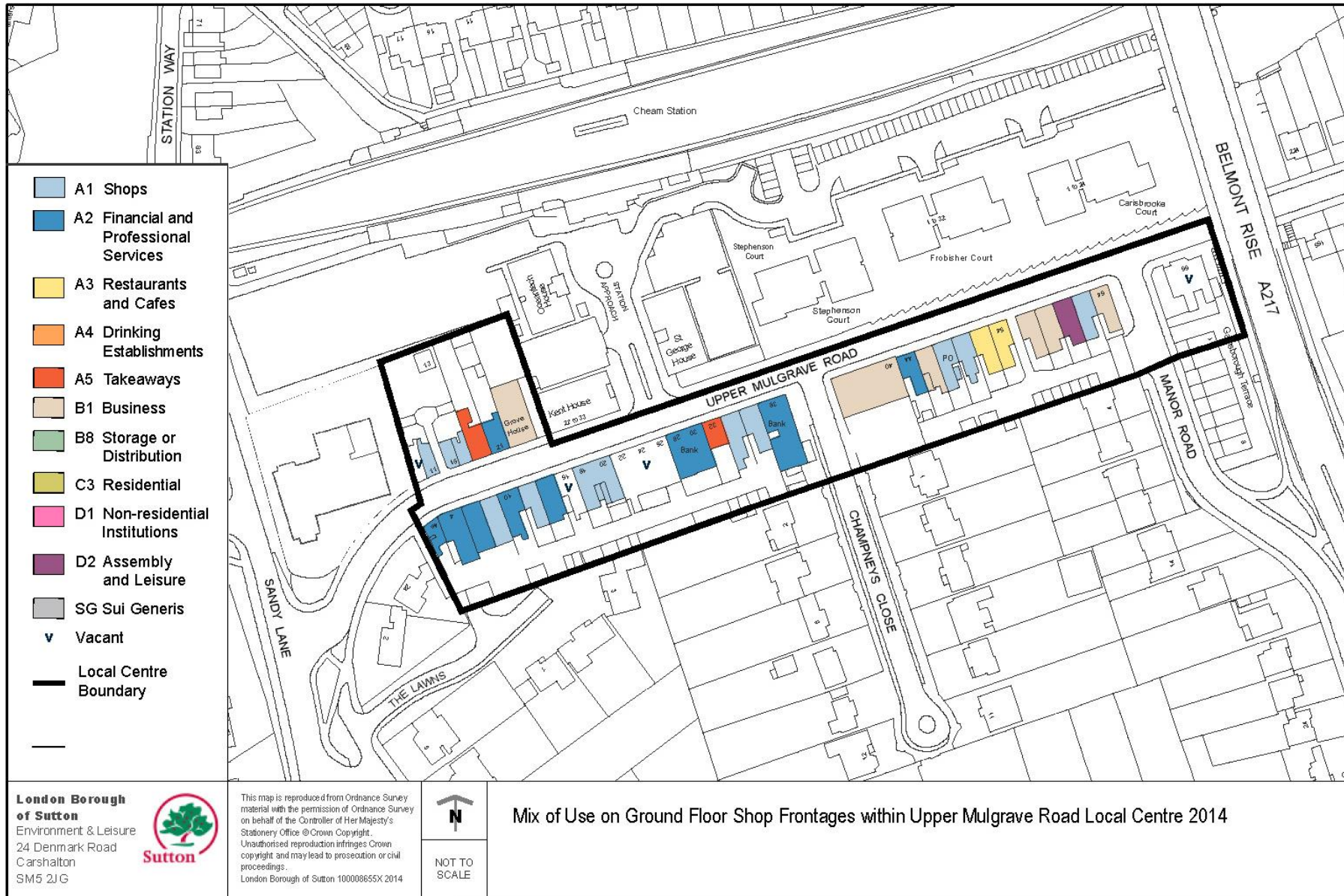


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

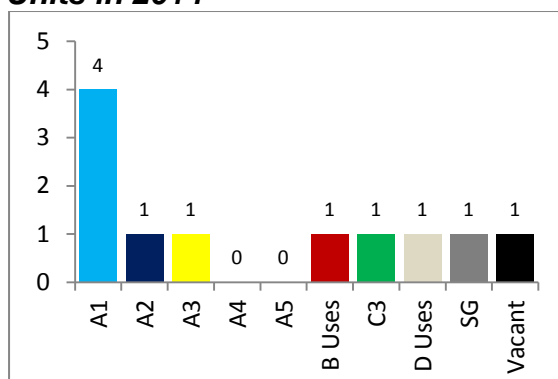




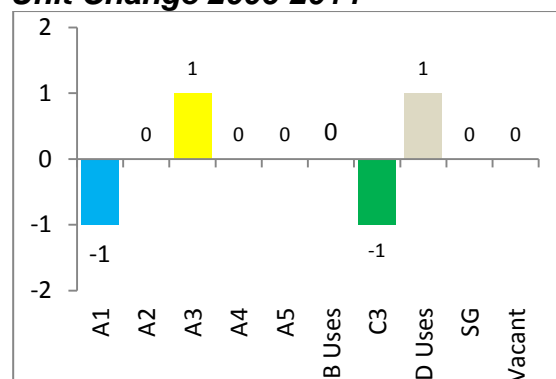
25. Westmead Corner

- 25.1** Westmead Corner Local Centre is one of the cluster of local centres between Sutton and Carshalton. Like Erskine Road/Florian Avenue, it serves the Poet's Estate but it is on the southern edge of the estate and is in the mock-Tudor style of the estate itself, suggesting it was planned as part of the estate. With trees, flower beds and a good pavement treatment, it is an exemplar of how local centres should look in terms of public realm.
- 25.2** The local centre is one of the smaller local centres and so has a basic range of shops (36% of all units) with a spread of other uses, including one residential unit. There are no bookmakers and no hot-food takeaways and only one vacant unit (9% of all units).
- 25.3** Since 2006, there have only been two changes: a café has replaced a shop and a residential unit has become a physiotherapist. The vacant unit is, therefore, a long-term vacant unit.
- 25.4** There are no policy implications from an analysis of this local centre.

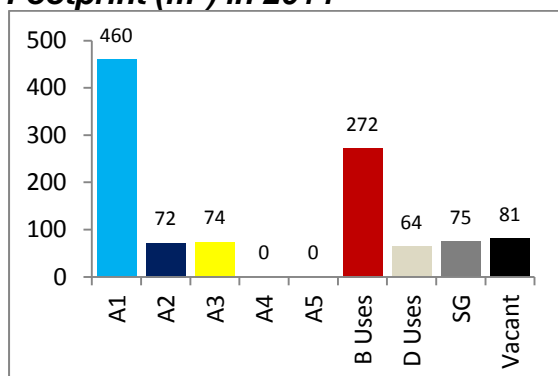
Units in 2014



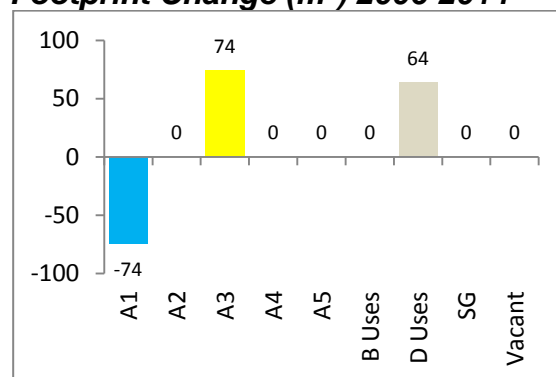
Unit Change 2006-2014

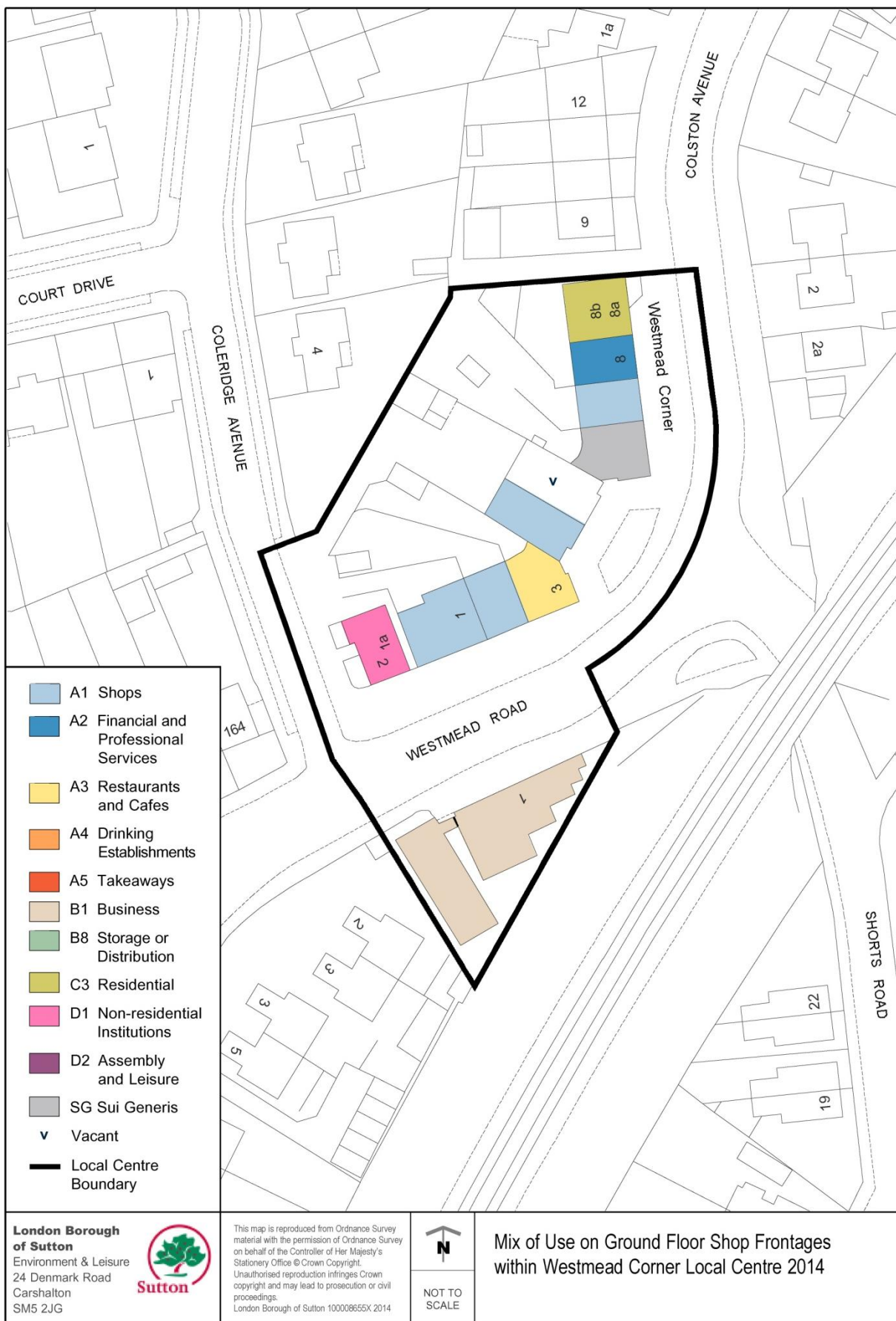


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

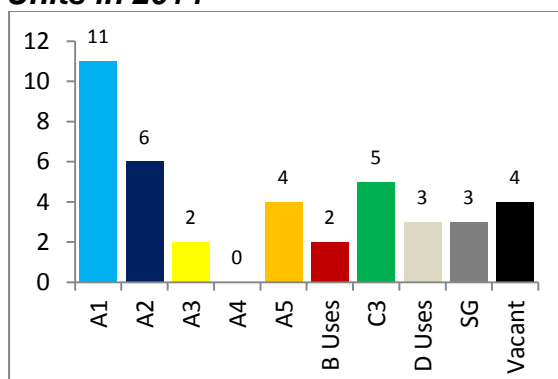




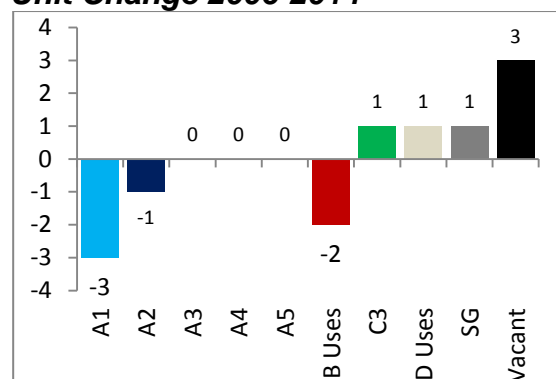
26. Westmead Road

- 26.1** Westmead Road Local Centre is one of the borough's largest local centres and is another one of the cluster of local centres between Sutton and Carshalton. The original shopping parade was quite small but the centre has extended with shops and smaller (A2) offices. The centre is a legacy of when the New Town area of Sutton was a mixed-use area. In recent years, the area has gradually lost its offices and light industry and become predominantly residential. In common with many of the larger local centres, the shopfronts are a variety of styles and the public realm could be improved.
- 26.2** The centre has a mix of uses with a relatively low proportion of A1 shops (28% of all units). There are four hot-food takeaways (10% of all units). It has a high proportion of office uses and it is interspersed with some residential properties. There are four vacant units (10% of all units), most notably the former office block Westmead House, which at the time of the survey had been demolished to be replaced by a Sainsburys Local and a care home.
- 26.3** Since 2006, the centre has lost three basic shops to a holistic clinic, a beauty salon and one is vacant. Three offices have become vacant, while one vacant unit has become a residential unit. This is a continuation of the long-term trend away from offices and industry to residential in the area.
- 26.4** There are no policy implications from an analysis of this local centre.

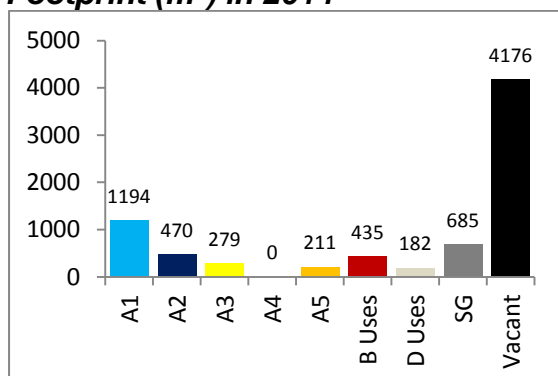
Units in 2014



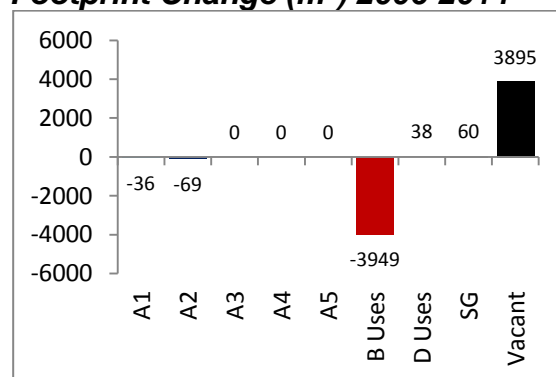
Unit Change 2006-2014

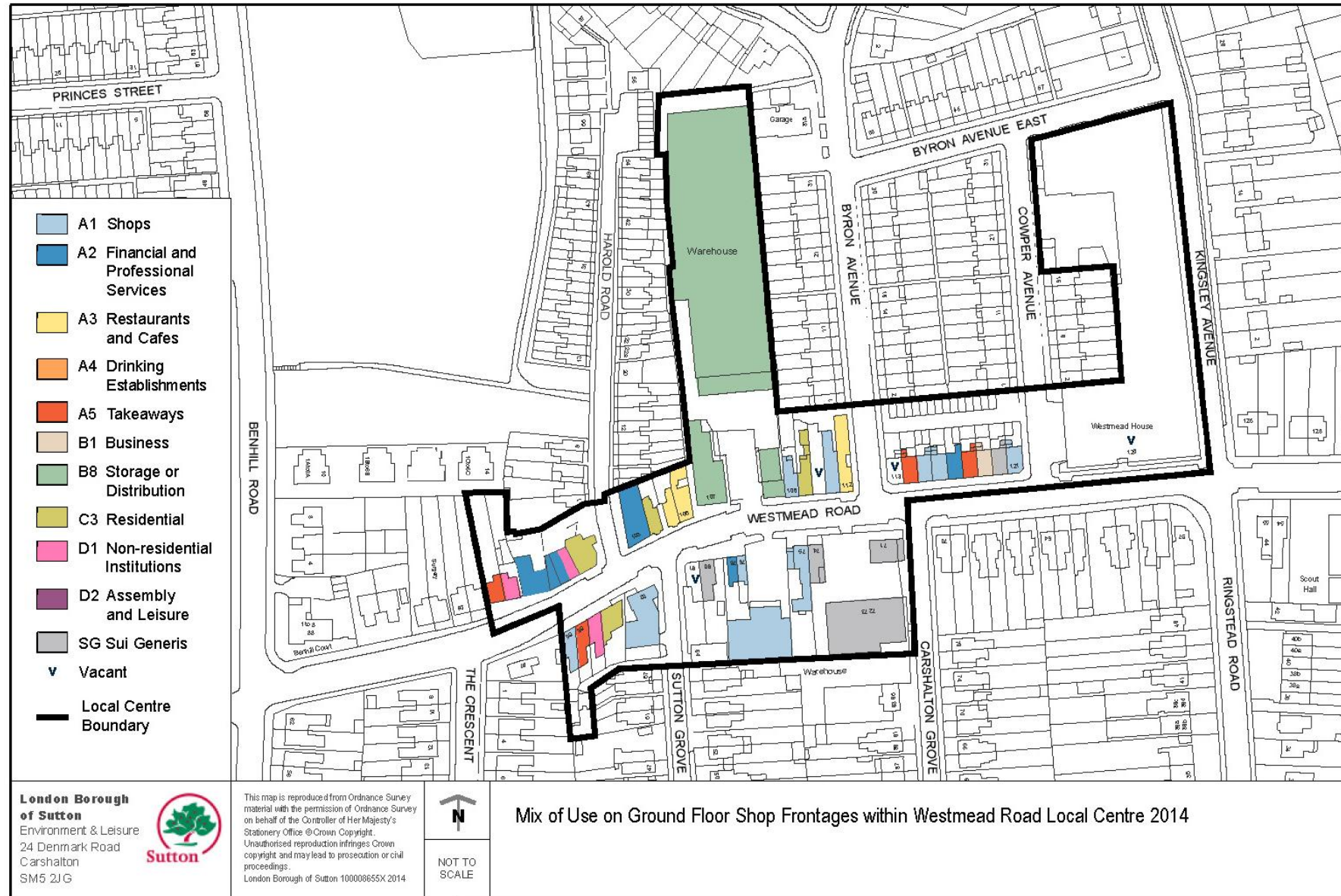


Footprint (m²) in 2014



Footprint Change (m²) 2006-2014

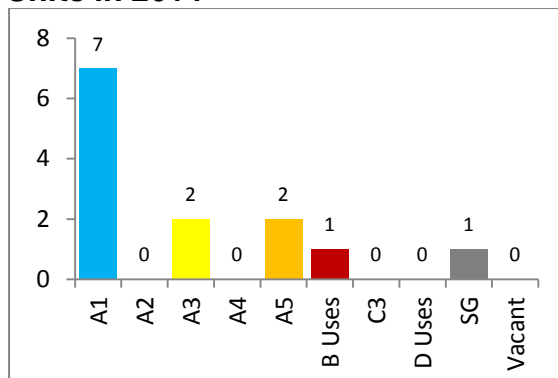




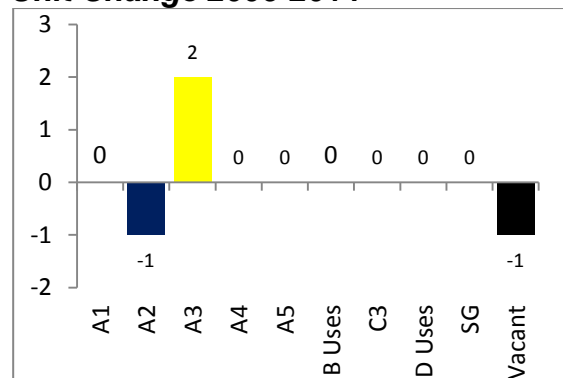
27. Wrythe Lane

- 27.1** Wrythe Lane is a small-to-medium-sized local centre between Carshalton and Rosehill, serving the southern part of the St Helier Estate and residential development to the south of the estate. It also attracts some passing trade from Greenshaw High School and Carshalton Boys Sports College. The public realm is poor with a narrow pavements and mixed quality shopfronts.
- 27.2** The local centre has a high proportion of A1 shops (54% of all units) but it also has two cafes and two hot-food takeaways (15% of all units). There is no longer a bookmaker in this centre.
- 27.3** Since 2006, two cafes have been established from a vacant unit and a florist and a bookmaker has become a hairdressers so there are no vacant units in the centre.
- 27.4** In terms of policy implications, the local centre boundary could be re-drawn to include the Chesser Surgery within the centre of the local centre.

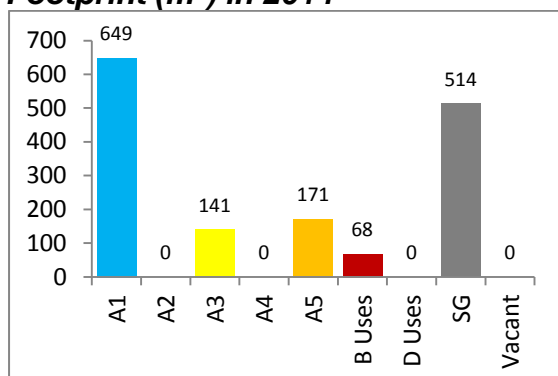
Units in 2014



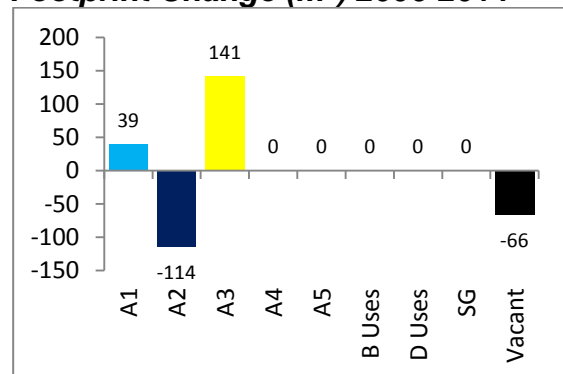
Unit Change 2006-2014



Footprint (m²) in 2014



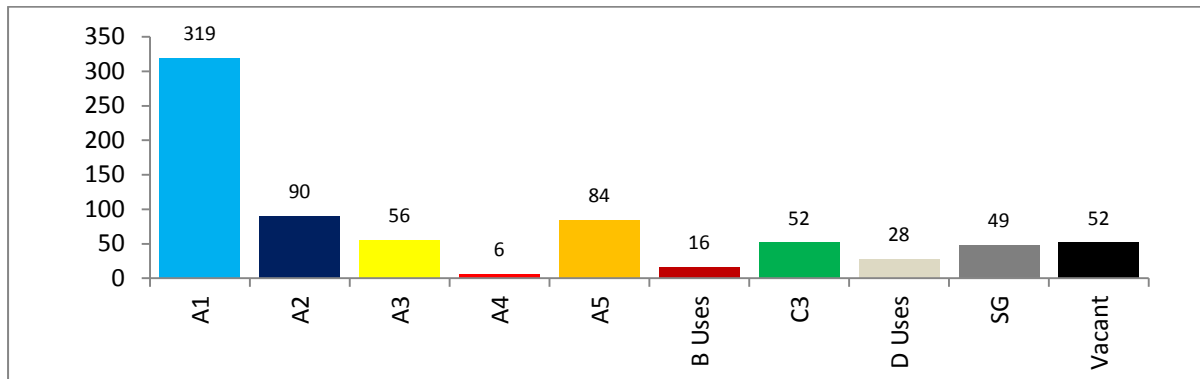
Footprint Change (m²) 2006-2014



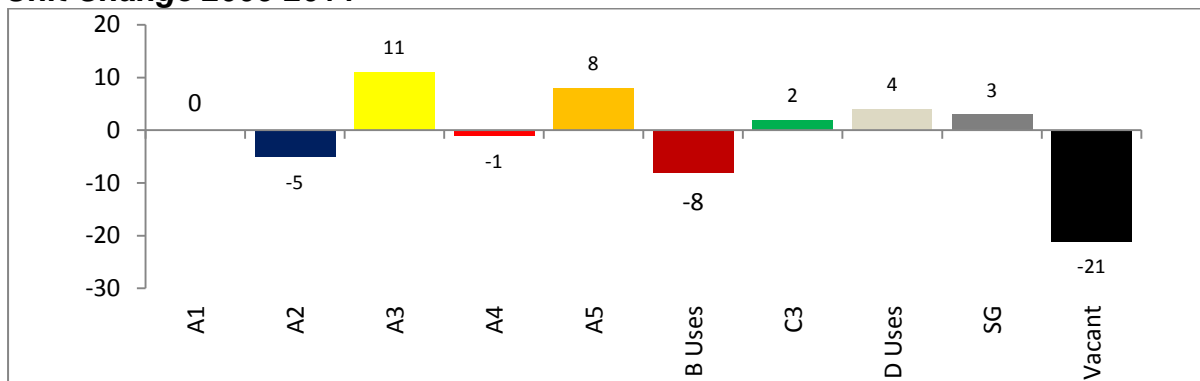
C	Cumulative Results
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- C.1** The graphs opposite show the totals by use class for units and footprint from all 27 local centres.
- C.2** In terms of units, A1 shops constitute the largest land use category in local centres accounting for 42% of the total units. The next biggest use classes are A2 smaller offices with 90 units (12%) and A5 hot-food takeaways with 84 units (11%). There are 52 vacant units, accounting for 7% of the total units in local centres. A 7% vacancy rate is generally considered at the higher end of what is acceptable to allow a retail land market to operate. Therefore, while not perfect, there is no cause for concern over vacancy rates, especially when considering that the economy has undergone a prolonged slowdown since 2007.
- C.3** Indeed, if the change in units is considered, the vacancy rate looks extremely positive. 21 units have come back into use since 2006. The biggest growth in types of uses within local centres since 2006 has been cafes and restaurants followed by hot-food takeaways. However, it is important to put this growth in perspective as there has only been an increase in hot-food takeaways at a rate of one per year across the 27 local centres. This general trend, of course, masks issues with certain centres. As Appendix 6 shows, six centres have hot-food takeaways comprising 20% or more of their units.
- C.4** Turning to footprints, there are slight differences between the use class totals for units and footprints. In terms of footprint, A1 shops only constitute 36% of the footprints in local centres and hot-food takeaways only 7%.
- C.5** Given the type of uses within the D uses and *sui generis* classes, D1 and *sui generis* take up a greater proportion of local centre footprint. D uses account for 9% of the footprint for 4% of the units and *sui generis* uses account for 12% of the footprint for 6% of the units. Vacancies by footprint also show a greater proportion than by unit: 12% against 7%. However, this can be accounted for by two large vacant units: the petrol station at Stanley Park Road Local Centre, which is currently being converted into a Sainsburys Local, and Westmead House at Westmead Road Local Centre, which is currently being redeveloped as a Sainsburys Local and a care home.
- C.6** These sites have also skewed the floorspace changes graph and show a large increase in the vacant footprint. The loss of Westmead House also accounts for the large decrease in B uses. By comparison, other changes in footprint between 2006 and 2014 are minor.

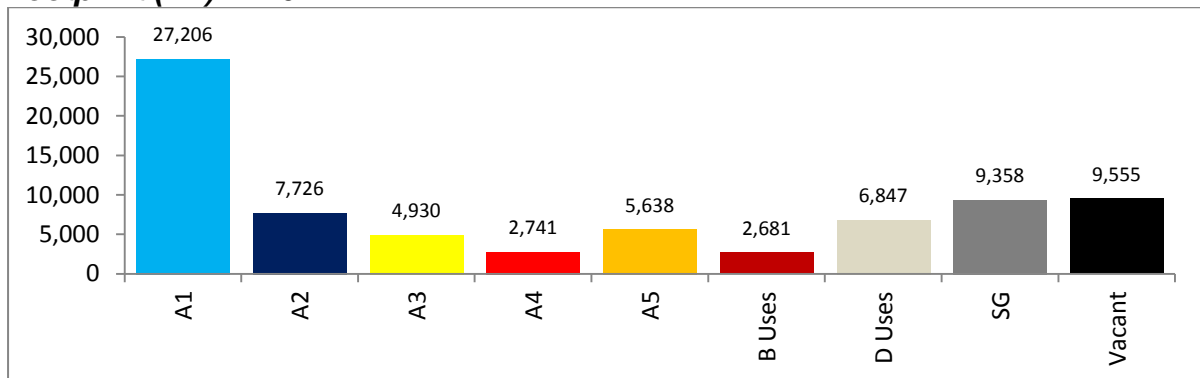
Units in 2014



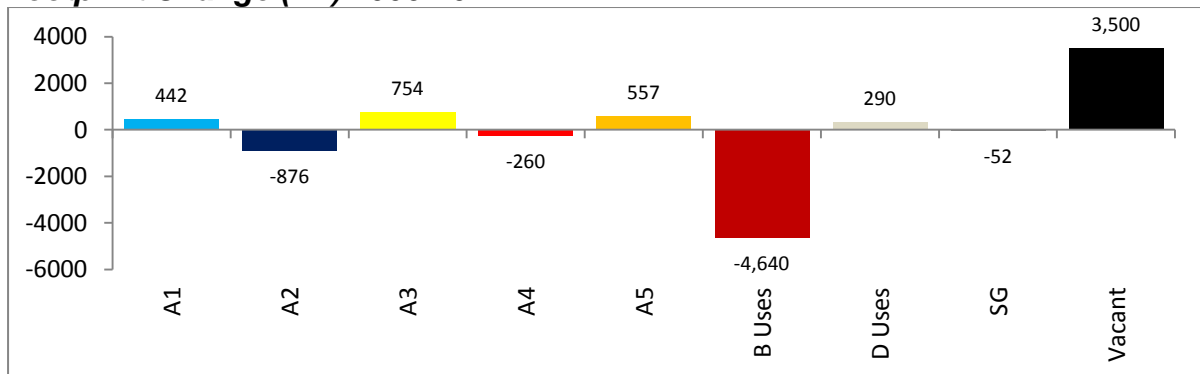
Unit Change 2006-2014



Footprint (m²) in 2014



Footprint Change (m²) 2006-2014



D	Conclusions
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- D.1 *Vacancy rate*** – With an overall vacancy rate of 7%, local centres as a whole are in satisfactory state of health. The vacancy rate could be lower but, considering the vacancy rate was 10% in 2006 and since then there has been a severe economic slowdown, this rate could be considered acceptable. However, in some centres, the vacancy rate could be improved, notably Gander Green Lane, Sutton Common Road, Hillcrest Parade, Church Hill Road and Angel Hill.
- D.2 *Number and distribution of shops*** – With 42% of all units in local centres being A1 shops, the number of shops is also considered satisfactory. Some centres have a considerably lower percentage of A1 shops but there are usually reasons for this. For example, Roundshaw is a community-oriented centre. Carshalton Road has a Marks and Spencer store, which is not identified as it is ancillary to the petrol station, while Westmead Road will soon have a Sainburys Local.
- D.3 *Number and distribution of hot-food takeaways*** – On average, one in nine units in local centres is a hot-food takeaway and they have been increasing across the borough at the rate of one per year. This is not excessive but should be monitored both on the grounds of detracting from the public realm with litter and on healthy eating grounds. The centres with the highest proportions of hot-food takeaways are: Sutton Common Road, The Chase, and Oldfields Road.
- D.4 *Number and distribution of bookmakers*** – The number of bookmakers in local centres has declined by two to 11. However, the footprint has increased as, in three local centres, betting shops have been expanded to take over a vacant adjacent unit, thus making them more prominent. In addition, there has been a trend for bookmakers to move to Sutton Town Centre and District Centres. In 2006, there were 15 bookmakers in Sutton Town Centre and the District Centres and in 2014, there were 23 bookmakers. With one bookmaker outside any designated centre, there are currently 35 bookmakers in the borough.
- D.5 *Number and distribution of pay-day loan companies and pawnbrokers*** – There is one pawnbroker in Middleton Circle.
- D.6 *Number and distribution of offices*** – The number of offices in local centres has declined by 16 units. However, in some office-oriented centres, such as Upper Mulgrave Road, vacant offices account for most of the vacant units. In terms of B1 stand alone offices, the council has no powers to stop these offices converting to residential uses and therefore damaging local employment opportunities. The trend of office loss should be monitored closely.
- D.7 *Number and extent of residential uses in centres*** – The number of residential units in local centres has only increased by two, across all centres, since 2006. However, there are some centres with a significant number of

residential units within their boundaries: Belmont (25%), London Road (Staines Avenue) (24%), Angel Hill (23%) and Carshalton Road (19%).

- D.8 *Number and extent of public houses*** – The number of public houses has fallen by one unit with the closure of The Windmill Public House in Stafford Road. However, the Angel Pub, near the Angel Hill Local Centre, has closed and become a Tesco Express. There are a number of pubs that would appear at risk from redevelopment and a policy to protect those remaining should be considered.
- D.9 *Growing and declining types of uses and shops*** - In terms of growth areas for retailing in local centres, cafes and restaurants have shown strong growth (an increase of 11 since 2006) and hot-food takeaways have increased by eight. Within A1 shops and services and *sui generis* uses, there has been a notable increase in hairdressers, nail bars and beauty salons and there are now only a limited number of tanning salons and off-licences.
- D.10 *Community Uses, especially adjacent to local centres*** – In Middleton Circle, Plough Lane, Stafford Road, Wrythe Green, Church Hill Road, Hillcrest Parade, Oldfields Road, Stanley Park Road and Wrythe Lane local centres, community uses are all adjacent to local centre boundaries. There is a case for including them in the local centres as they add to the vibrancy and vitality of the local centre by generating footfall and so should be protected from other development.
- D.11 *State of the public realm in local centres*** – With a few exceptions, the public realm in local centres is not particularly good.. The following centres are of particular poor quality: Stafford Road, Church Hill Road, Stonecot, Carshalton Road, Gander Green Lane, London Road (Hamilton Avenue), London Road (Staines Avenue), Oldfields Road, Sutton Common Road, Westmead Road and Wrythe Lane. The vitality and vibrancy of a number of local centres might benefit significantly if the public realm was improved
- D.12 *Influence of mini-supermarkets*** – The potential impact of mini-supermarkets run by the big supermarket chains has yet to be understood. In some centres, other convenience stores have managed to co-exist alongside mini-supermarkets. However, the situation should be monitored.
- D.13 *Influence of the internet*** – The influence of the internet on shopping habits has been the subject of much conjecture but, at present, evidence is limited as to its impact. However, it is likely that the internet will have least effect on local centres, compared to metropolitan and district centres, as local centres tend to cater for everyday, convenience purchases. However, it is possible that local centres, and particularly those at railway stations, may evolve into collection points for on-line purchases.

Appendix 1: Units in Local Centres

	A1	A2	A3	A4	A5	B1/2/8	C3	D1	D2	SG	Vacant	Total
Stafford Road	53	13	7	0	11	3	14	1	1	7	8	118
Stonecot	36	10	7	1	3	0	0	0	0	4	3	64
Belmont	16	7	2	0	3	1	10	2	1	1	2	45
Westmead Road	11	6	2	0	4	2	5	3	0	3	4	40
Middleton Circle	16	4	1	0	5	0	5	0	0	1	3	35
Church Hill Road	13	5	2	0	3	0	2	2	2	1	5	35
Upper Mulgrave Road	10	9	2	0	2	6	0	0	1	0	4	34
Banstead Road	18	3	3	0	3	0	0	2	0	4	0	33
Wrythe Green	17	1	5	0	5	0	1	0	0	1	1	31
Plough Lane	14	1	5	1	4	0	0	1	0	2	1	29
Manor Road	14	2	4	1	3	1	0	1	0	1	2	29
Beeches Avenue (Carshalton Beeches Stn)	10	6	2	0	3	0	0	1	0	2	3	27
London Rd (Staines Avenue)	7	2	2	0	3	0	6	0	0	4	1	25
Sutton Common	9	1	0	0	6	0	0	1	0	3	4	24
The Chase	7	6	1	0	5	0	2	0	0	1	0	22
Stanley Park Road	11	0	1	0	3	0	0	1	1	2	2	21
Beynon Road	9	2	2	1	2	0	0	0	0	1	1	18
Oldfields Road	5	2	1	1	4	1	0	0	0	4	0	18
Carshalton Road	4	1	2	0	1	0	3	1	1	2	1	16
Angel Hill	6	2	0	0	0	0	3	0	0	1	2	14
Wrythe Lane	7	0	2	0	2	1	0	0	0	1	0	13
Hillcrest Parade	6	1	1	1	1	0	0	0	0	0	2	12
Erskine Road/Florian Avenue	5	1	0	1	2	0	0	0	0	2	0	11
London Rd (Hamilton Avenue)	6	2	1	0	2	0	0	0	0	0	0	11
Westmead Corner	4	1	1	0	0	1	1	1	0	1	1	11
Gander Green Lane	3	1	0	1	2	0	0	0	0	0	2	9
Roundshaw	2	1	0	0	2	0	0	3	1	0	0	9
TOTALS	319	90	56	8	84	16	52	20	8	49	52	754

Appendix 2: Unit Changes between 2006 and 2014 in Local Centres

	A1	A2	A3	A4	A5	B1/2/8	C3	D1	D2	SG	Vacant	Total
The Chase	1	2	0	0	0	0	0	0	0	0	-1	2
Beeches Avenue (Carshalton Beeches Stn)	2	-3	0	0	1	0	0	0	0	1	0	1
Belmont	0	-1	0	0	1	0	1	-2	0	0	1	0
Banstead Road	1	-1	1	0	0	0	0	0	0	1	-2	0
Stafford Road	6	-4	-2	-1	1	-1	0	0	1	1	-1	0
Stonecot	-1	2	1	0	0	0	0	0	0	0	-2	0
Angel Hill	-1	0	0	0	0	0	0	0	0	0	1	0
Beynon Road	-1	2	1	0	1	0	0	0	0	-1	-2	0
Church Hill Road	0	1	0	0	0	-1	1	0	0	0	-1	0
Erskine Road/Florian Avenue	-1	0	0	0	1	0	0	0	0	0	0	0
Gander Green Lane	0	0	0	0	0	0	0	0	0	0	0	0
Hillcrest Parade	0	0	1	0	0	-1	0	0	0	0	0	0
London Rd (Hamilton Avenue)	0	1	0	0	0	0	0	0	0	0	-1	0
London Rd (Staines Avenue)	2	-1	0	0	0	0	0	0	0	0	-1	0
Manor Road	1	-1	3	0	-1	0	0	1	0	0	-3	0
Roundshaw	0	1	0	0	0	0	-1	0	0	0	0	0
Stanley Park Road	0	-1	0	0	0	0	0	0	0	-1	2	0
Sutton Common	0	-1	-1	0	0	0	0	1	0	2	-1	0
Upper Mulgrave Road	0	-1	0	0	0	-2	0	0	0	0	3	0
Westmead Corner	-1	0	1	0	0	0	-1	1	0	0	0	0
Westmead Road	-3	-1	0	0	0	-2	1	1	0	1	3	0
Wrythe Lane	0	-1	2	0	0	0	0	0	0	0	-1	0
Middleton Circle	0	2	1	0	1	0	0	0	0	-2	-3	-1
Wrythe Green	-1	0	1	0	2	0	0	0	0	0	-3	-1
Oldfields Road	0	0	0	0	1	0	0	0	0	0	-2	-1
Plough Lane	0	0	0	0	0	-1	0	0	0	1	-1	-1
Carshalton Road	-4	0	2	0	0	0	1	1	0	0	-6	-6
CHANGE TOTAL	0	-5	11	-1	8	-8	2	3	1	3	-21	-7

Appendix 3: Footprints in Local Centres (sq m)

	A1	A2	A3	A4	A5	B1/2/8	D1	D2	SG	Vacant	Total
Stafford Road	5401	1089	630	0	778	411	74	60	1710	1318	11471
Westmead Road	1194	470	279	0	211	435	182	0	685	4176	7632
Stonecot	3259	1015	949	776	172	0	0	0	911	168	7250
Roundshaw	361	136	0	0	222	0	2428	810	0	0	3957
Church Hill Road	1106	512	163	0	180	0	142	901	200	682	3886
Belmont	1186	470	300	0	220	74	260	347	501	312	3670
Upper Mulgrave Road	854	908	154	0	137	1055	0	85	0	278	3471
Wrythe Green	1472	50	280	0	460	0	0	0	540	43	2845
Middleton Circle	1350	348	60	0	374	0	0	0	63	578	2773
Manor Road	1082	103	322	230	100	230	98	0	102	178	2445
Banstead Road	1272	192	269	0	242	0	173	0	281	0	2429
Beeches Avenue (Carshalton Beeches Stn)	876	656	155	0	147	0	88	0	195	245	2362
Stanley Park Road	818	0	66	0	191	0	232	290	385	350	2332
London Rd (Staines Avenue)	638	121	134	0	205	0	0	0	1007	66	2171
Sutton Common	925	46	0	0	306	0	54	0	449	223	2003
Oldfields Road	320	136	90	448	255	136	0	0	494	0	1879
Plough Lane	754	108	259	313	208	0	36	0	82	42	1802
Beynon Road	642	107	244	301	115	0	0	0	110	104	1623
Wrythe Lane	649	0	141	0	171	68	0	0	514	0	1543
Carshalton Road	315	88	148	0	54	0	260	263	291	97	1516
Angel Hill	387	375	0	0	0	0	0	0	311	300	1373
The Chase	389	347	62	0	276	0	0	0	258	0	1332
Westmead Corner	460	72	74	0	0	272	64	0	75	81	1098
Hillcrest Parade	518	63	65	183	63	0	0	0	0	194	1086
Erskine Road/Florian Avenue	358	67	0	270	132	0	0	0	194	0	1021
London Rd (Ham Avenue)	405	180	86	0	84	0	0	0	0	0	755
Gander Green Lane	215	67	0	220	120	0	0	0	0	120	742
TOTAL	27206	7726	4930	2741	5638	2681	4091	2756	9358	9555	76467

Appendix 4: Footprint Change in Local Centres (sq m)

	A1	A2	A3	A4	A5	B1/2/8	C3	D1	D2	SG	Vacant	Total
Beeches Avenue (Carshalton Beeches Stn)	179	-222	0	0	25	0	0	0	0	52	55	89
Westmead Corner	-74	0	74	0	0	0	n/a	64	0	0	0	64
Belmont	-4	-92	0	0	73	-0	66	-284	-110	0	241	0
Banstead Road	2	-62	102	0	0	0	0	0	0	72	-114	0
Middleton Circle	-265	143	60	0	66	0	n/a	0	0	-138	134	0
Plough Lane	4	56	0	0	0	-52	0	0	0	52	-60	0
Stafford Road	531	-552	-255	-260	76	-7	n/a	0	60	31	376	0
Stonecot	44	162	100	0	0	0	0	0	0	6	-312	0
Wrythe Green	154	0	9	0	210	0	n/a	0	0	0	-373	0
Angel Hill	-78	-162	0	0	0	0	n/a	0	0	0	240	0
Beynon Road	-55	107	84	0	55	0	0	0	0	-84	-107	0
The Chase	28	84	0	0	-40	0	0	0	0	0	-72	0
Erskine Road/Florian Avenue	-66	0	0	0	66	0	0	0	0	0	0	0
Gander Green Lane	0	0	0	0	0	0	0	0	0	0	0	0
Hillcrest Parade	0	0	65	0	0	-132	0	0	0	0	67	0
London Rd (Hamilton Avenue)	0	61	0	0	0	0	0	0	0	0	-61	0
London Rd (Staines Avenue)	310	-74	0	0	0	0	n/a	0	0	0	-236	0
Manor Road	48	-162	279	0	-32	0	0	98	0	0	-231	0
Oldfields Road	50	0	0	0	59	0	0	0	0	0	-109	0
Roundshaw	0	136	0	0	0	0	-136	0	0	0	0	0
Stanley Park Road	0	-57	0	0	0	0	0	0	0	-210	267	0
Sutton Common	8	-54	-54	0	-1	0	0	54	0	107	-60	0
Upper Mulgrave Road	0	-49	0	0	0	-446	0	0	0	0	495	0
Wrythe Lane	39	-114	141	0	0	0	0	0	0	0	-66	0
Westmead Road	-36	-69	0	0	0	-3949	n/a	38	0	60	3895	-61
Church Hill Road	15	12	0	0	0	-54	n/a	0	0	0	-38	-65
Carshalton Road	-392	32	149	0	0	0	n/a	260	0	0	-431	-382
TOTAL CHANGE	442	-876	754	-260	557	-4640	-70	230	60	-52	3500	-355

Appendix 5: A1 Units as a Percentage of Total Units

Local Centre	A1	Total	A1/Total
Stonecot	36	64	56%
Wrythe Green	17	31	55%
Banstead Road	18	33	55%
London Rd (Hamilton Avenue)	6	11	55%
Wrythe Lane	7	13	54%
Stanley Park Road	11	21	52%
Beynon Road	9	18	50%
Hillcrest Parade	6	12	50%
Plough Lane	14	29	48%
Manor Road:	14	29	48%
Middleton Circle	16	35	46%
Erskine Road	5	11	45%
Stafford Road	53	118	45%
Angel Hill	6	14	43%
Sutton Common Road	9	24	38%
Church Hill Road	13	35	37%
Beeches Avenue (C Beeches Stn)	10	27	37%
Westmead Corner	4	11	36%
Belmont	16	45	36%
Gander Green Lane	3	9	33%
The Chase	7	22	32%
Upper Mulgrave Road	10	34	29%
London Rd (Staines Avenue)	7	25	28%
Oldfields Road	5	18	28%
Westmead Road	11	40	28%
Carshalton Road	4	16	25%
Roundshaw	2	9	22%
TOTALS	333	810	41%

Appendix 6: A5 Units as a Percentage of Total Units

Local Centre	A5	Total	A5/Total
Sutton Common Road	6	24	25%
The Chase	5	22	23%
Oldfields Road	4	18	22%
Gander Green Lane	2	9	22%
Roundshaw	2	9	22%
Erskine Road	2	11	18%
London Rd (Hamilton Avenue)	2	11	18%
Wrythe Green	5	31	16%
Wrythe Lane	2	13	15%
Middleton Circle	5	35	14%
Stanley Park Road	3	21	14%
Plough Lane	4	29	14%
London Rd (Staines Avenue)	3	25	12%
Beeches Avenue (C Beeches Stn)	3	27	11%
Beynon Road	2	18	11%
Manor Road	3	29	10%
Westmead Road	4	40	10%
Stafford Road	11	118	9%
Banstead Road	3	33	9%
Church Hill Road	3	35	9%
Hillcrest Parade	1	12	8%
Belmont	3	45	7%
Carshalton Road	1	16	6%
Upper Mulgrave Road	2	34	6%
Stonecot	3	64	5%
Angel Hill	0	14	0%
Westmead Corner	0	11	0%
TOTALS	88	810	11%

Appendix 7: Vacant Units as a Percentage of Total Units

Local Centre	Vacant	Total	Vac/Total
Gander Green Lane	2	9	22%
Sutton Common Road	4	24	17%
Hillcrest Parade	2	12	17%
Church Hill Road	5	35	14%
Angel Hill	2	14	14%
Upper Mulgrave Road	4	34	12%
Beeches Avenue (C Beeches Stn)	3	27	11%
Westmead Road	4	40	10%
Stanley Park Road	2	21	10%
Westmead Corner	1	11	9%
Middleton Circle	3	35	9%
Manor Road	2	29	7%
Stafford Road	8	118	7%
Carshalton Road	1	16	6%
Beynon Road	1	18	6%
Stonecot	3	64	5%
Belmont	2	45	4%
London Rd (Staines Avenue)	1	25	4%
Plough Lane	1	29	3%
Wrythe Green	1	31	3%
Banstead Road	0	33	0%
The Chase	0	22	0%
Oldfields Road	0	18	0%
Wrythe Lane	0	13	0%
Erskine Road	0	11	0%
London Rd (Hamilton Avenue)	0	11	0%
Roundshaw	0	9	0%
TOTALS	63	810	8%

Appendix 8: Bookmakers in Local Centres

Local Centre	Total	Notes
Middleton Circle	2	One of which took over a vacant adjacent unit
Stafford Road	2	
Banstead Road	1	
Plough Lane	1	took over a vacant adjacent unit
Stonecot	1	
Wrythe Green	1	
London Rd (Hamilton Avenue)	1	Took over a vacant adjacent unit
Oldfields Road	+1	
The Chase	1	
Manor Road	-1	
Sutton Common Road	-1	
Wrythe Lane	-1	

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