



London Borough of Sutton Local Plan

District Centre Health Check 2022

March 2022



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1 Introduction

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

Table 1.1: Town Centre Hierarchy

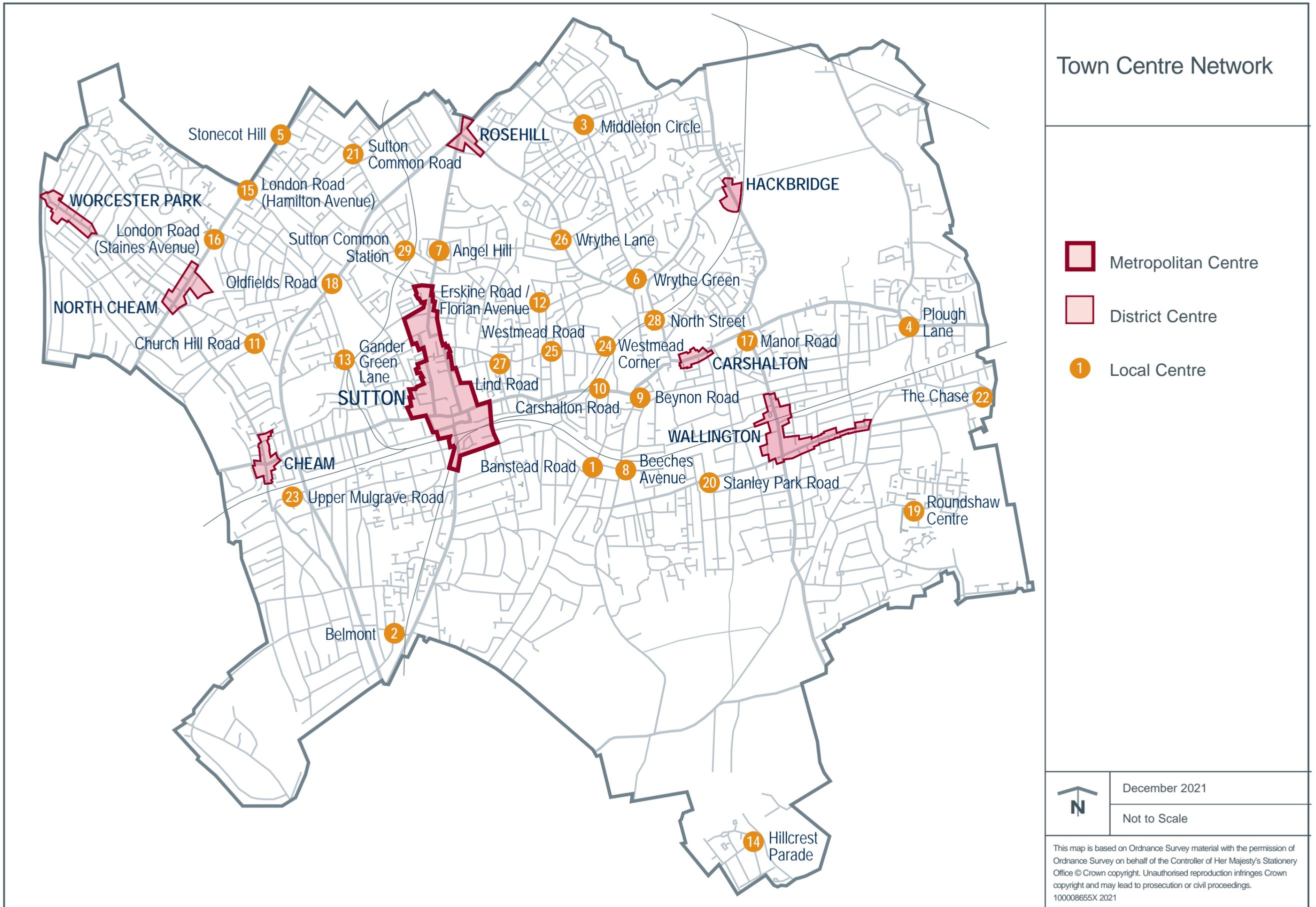
Metropolitan Centre	
1.	Sutton Town Centre
District Centres	
1.	Carshalton Village
2.	Cheam Village
3.	Hackbridge
4.	North Cheam
5.	Rosehill
6.	Wallington
7.	Worcester Park
Local Centres	
1.	Angel Hill
2.	Banstead Road (Carshalton Beeches)
3.	Beeches Avenue
4.	Belmont
5.	Beynon Road
6.	Carshalton Road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

26.	Westmead Corner
27.	Westmead Road
28.	Wrythe Green
29.	Wrythe Lane

- 1.3 The location of all of these centres is shown on Map 1.1. 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 Centres tend to be located where accessibility is highest. Good accessibility to the surrounding population has 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. The district centres are characterised by a greater range of shops, facilities and services, including higher order comparison shopping and larger scale leisure facilities. There is also a number of freestanding facilities, 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 (2021) highlights the importance of Town Centre Health Checks (TCHC) and aims to strengthen 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 discouraged, elsewhere widening the range of shops with other services and leisure activities can enliven the 'offer' of an individual centre to attract customers.
- 1.9 The health checks provide an up-to-date evidence base to support the preparation and implementation of local Development Plan Documents (DPDs) including town centre policies and proposals and town centre management strategies.
- 1.10 The information used in compiling this health check report comes from a comprehensive land-use survey carried out by council officers in winter 2021 as well as desk based research.
- 1.11 The previous TCHC in Sutton was carried out in February and March 2018 at each of the seven district centres and Sutton town centre. Town Centres are dynamic in nature and as such surveys should be carried out on a regular basis.

- 1.12 The survey was conducted on ground floor units only; however there were instances where separate frontage on ground floor units was actually related to an upper floor use. In these cases, the unit has been counted in the survey, the rationale being that it constitutes separate ground floor frontage.
- 1.13 The provision of transport services can be a key determining factor of how healthy District 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 private vehicle. It also looks at Public Transport Accessibility Levels (PTAL) in the District Centres, which measures the level of access to a specific location from the public transport network.
- 1.14 Map 1.1 shows the town centre network in the London Borough of Sutton.

Map 1.1: Town Centre Network



Town Centre Network

- Metropolitan Centre
- District Centre
- Local Centre

N
December 2021
Not to Scale

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2 Background

National and Regional Policy Context

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

Use Class E – Commercial, Business and Service

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

Use Class F1 – Learning and non-residential institutions

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

Use Class F2 – Local community uses

- 2.4 This use class is designed to protect local community assets and includes shops smaller than 280m² with no other shop within a 1,000m (1km) radius, a hall or meeting place for the principal use of the local community (was use class D1), outdoor sport or recreation locations (was D2(e) use class) and swimming pools or skating rinks (was D2(e) use class).
- 2.5 National Planning Policy Framework 2021 recognises the importance of using a proportionate evidence base stating:

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

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

2.6 The Mayor of London, in Policy SD8 Town centre network states that:

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

E District centres should focus on the consolidation of a viable range of functions, particularly convenience retailing, leisure, social infrastructure, local employment and workspace, whilst addressing the challenges of new forms of retailing and securing opportunities to realise their potential for higher density mixed-use residential development and improvements to their environment.”

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

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

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

Local Policy Context

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

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

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

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

3 Methodology

- 3.1 In November and December 2021, a survey of the seven district centres 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 survey collected information on all ground 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.
- 3.5 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 cannot be consisted of both primary and shopping frontages. Each use class has a different colour on the map.
- 3.6 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.
- 3.7 However, the number of units for business use class (E(c) or E(g)) 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.
- 3.8 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.
- 3.9 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.
- 3.10 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.

3.11 The distinction between primary and secondary shopping frontages maintains a concentration of shops in the heart of the shopping centre and encourages diversity of uses elsewhere.

4 District Centres 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.

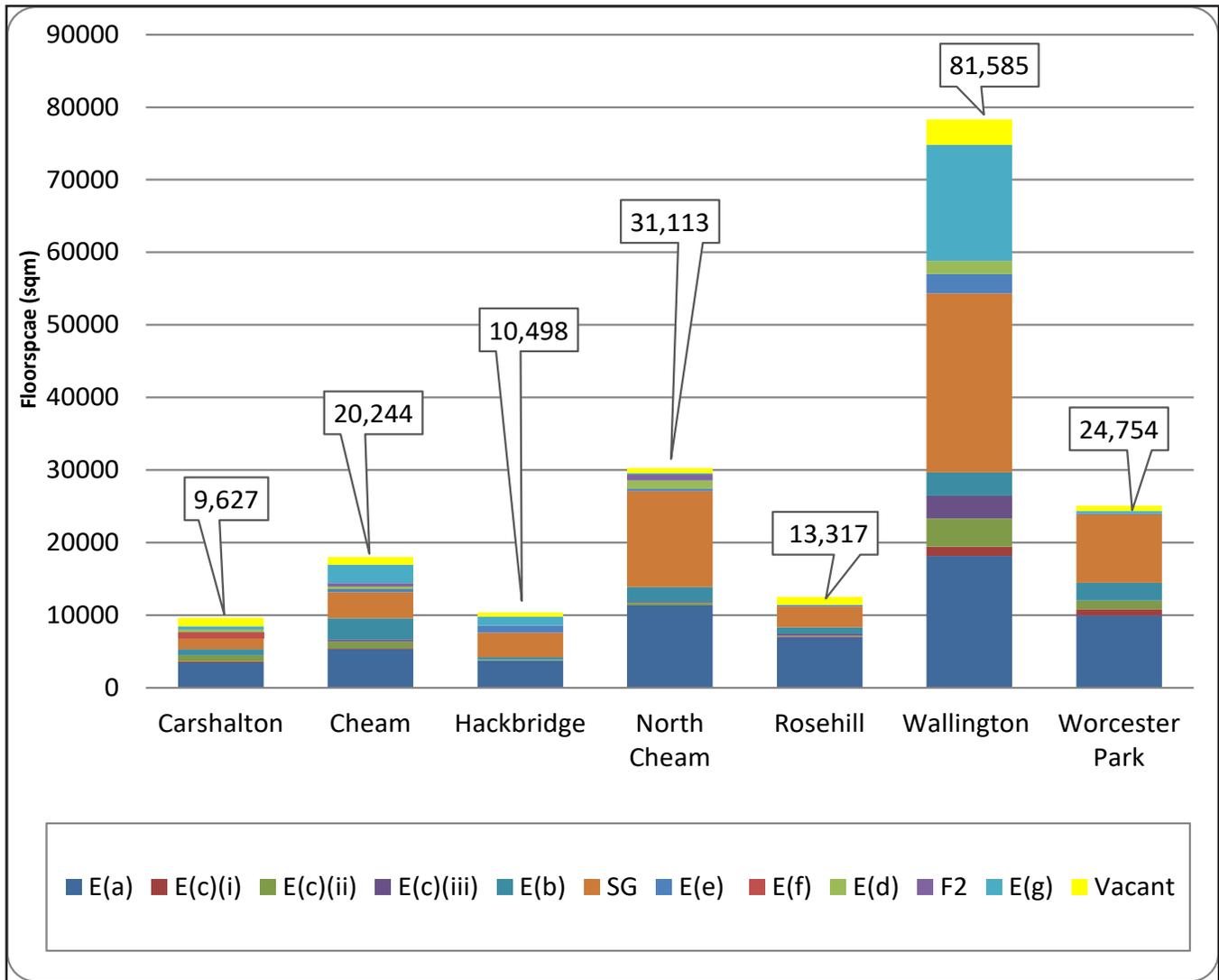
4.2 The sections below set out the survey results relating to the scale and function of the seven district centres. Each centre is discussed individually thereafter.

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 education providers.
- Total number of health facilities.
- Total number of civic and community facilities (places of worship; civic facilities; post offices).

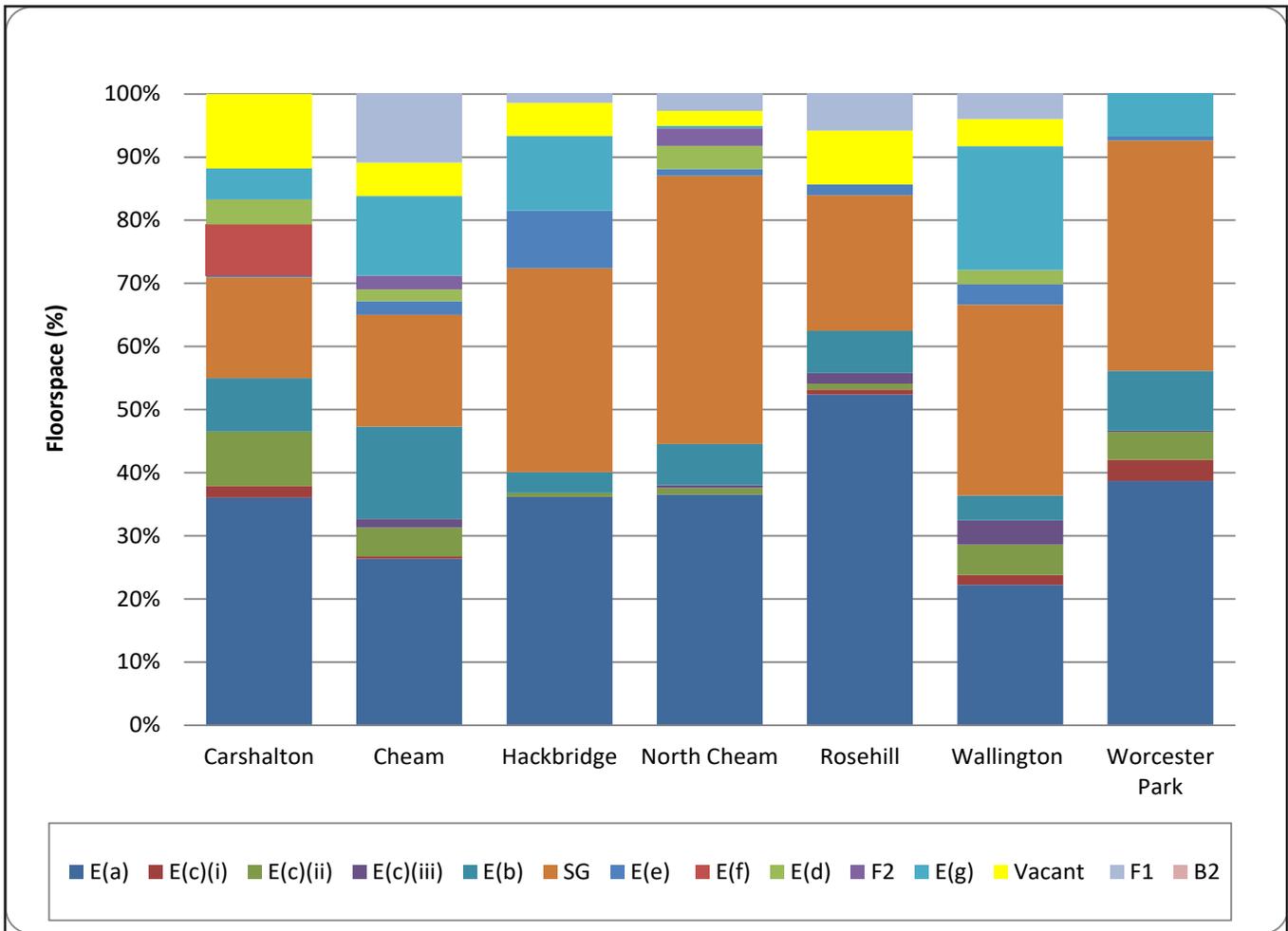
4.4 Figure 4.1 shows the land use summary by use class by total floorspace (sq. m) for each district centre.

Figure 4.1: District Centre Land Use Summary by Total Floorspace



4.5 Figure 4.2 shows the land use summary by use class by proportion (%) of total floorspace for each district centre.

Figure 4.2: District Centre Land Use Summary by Proportion of Total Floorspace



Retail (Use Class E(a))

4.6 Wallington has the largest amount of retail floorspace of the district centres at 18,133 m². North Cheam and Worcester Park are coming after with 11,377 m² and 9,969 m² of E(a) shops respectively (see Figure 4.3).

4.7 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 48% and 26%.

4.8 Hackbridge and North Cheam have significantly less service retail floorspace than all the other district centres with only 6%. Hackbridge has no vacancies (0%) for retail use (E(a)). North Cheam and Worcester Park have low vacancy rate in the range of 1-2%, while for all the other district centres the vacancy rate varies between 5-8% (see Figure 4.4).

Figure 4.3: District Centre Retail Classification for E(a) Shops by Total Floorspace

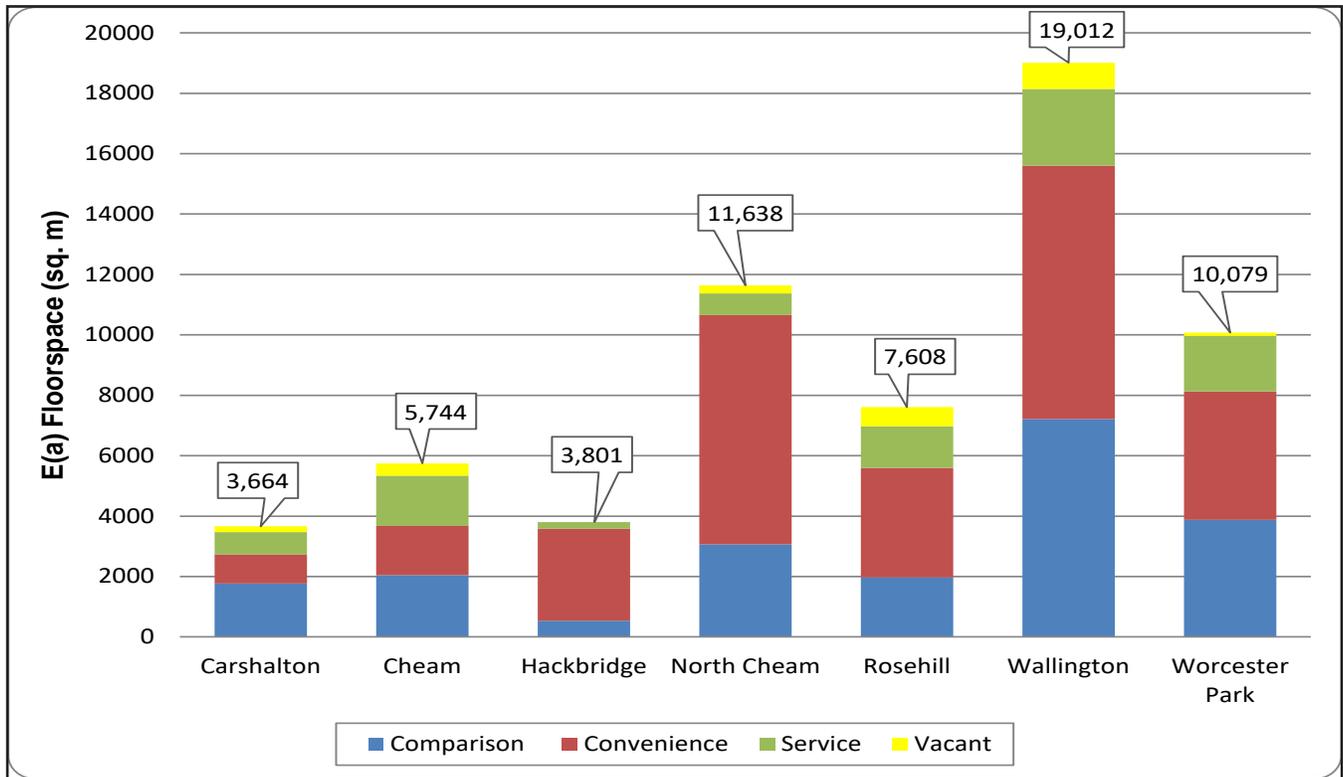
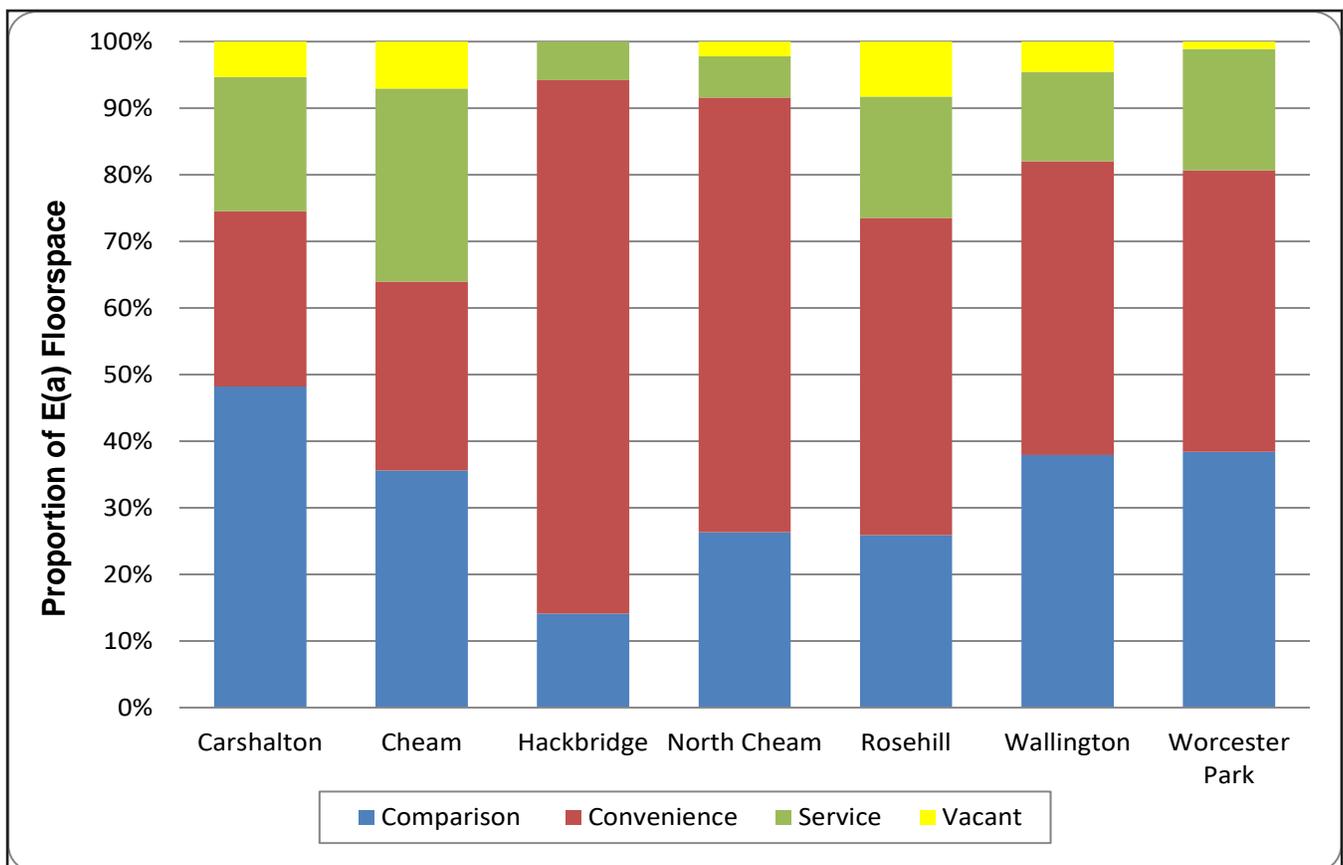


Figure 4.4: District Centre Retail Classification for E(a) Shops by Proportion (%) of Total Floorspace



Entertainment (Use Class E(b))

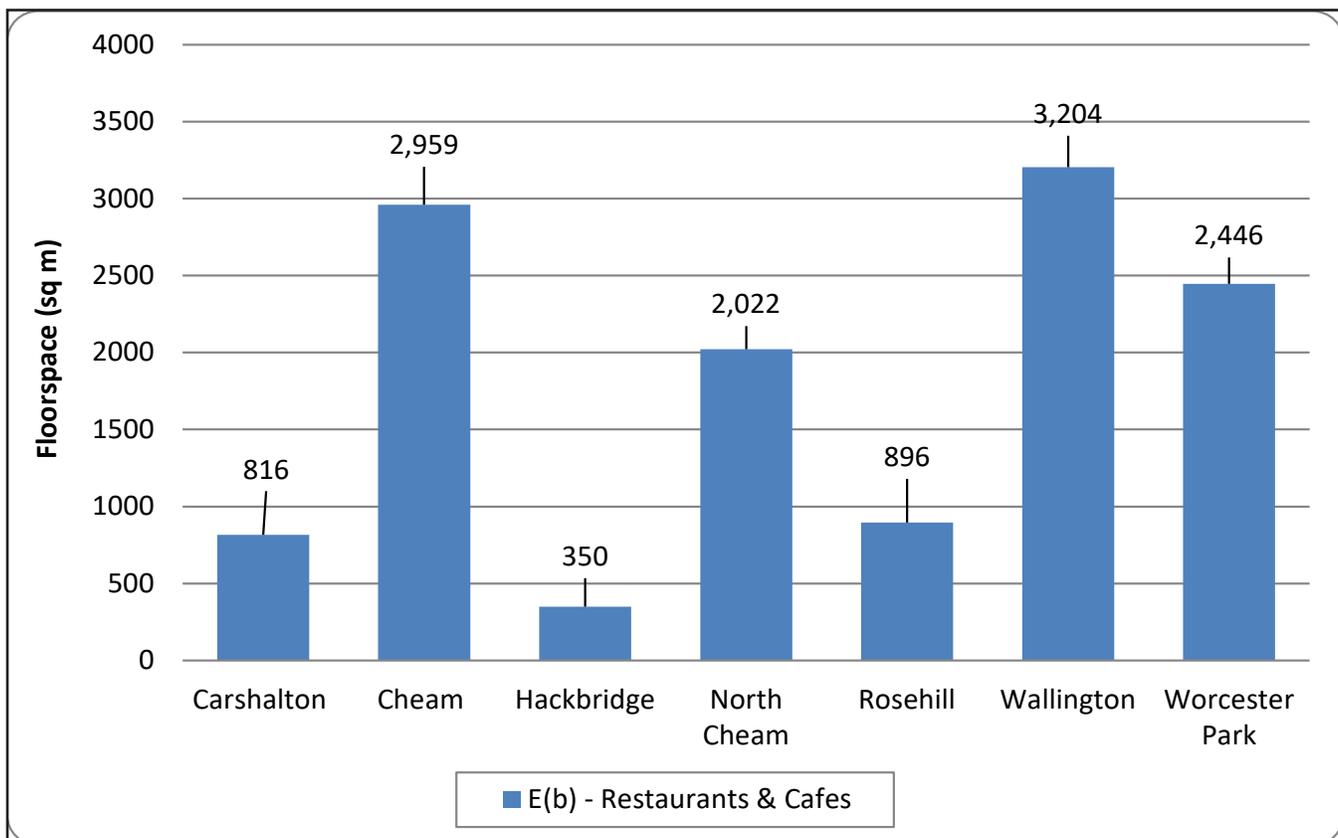
4.9 Use Class E(b) (Restaurants & Cafes) makes a significant contribution to the vitality of district centres particularly at night. Cheam and North Cheam have a high number of restaurants and cafes compared to their size; however there are only three takeaway premises (see Table 4.1).

Table 4.1: Number of E(b) Use Class by District Centre

District Centre	E(b) - Restaurants & Cafes
Carshalton	11
Cheam	21
Hackbridge	3
North Cheam	18
Rosehill	7
Wallington	25
Worcester Park	15
Total	100

4.10 Figure 4.5 shows the floorspace of Use Class E(b) for each district centre.

Figure 4.5: Entertainment (Food and Drink) Floorspace in District Centres



Vacancies

- 4.11 Overall there is relatively little vacant floorspace in North Cheam, Wallington and Worcester Park as a proportion of total floorspace. On the other hand, Carshalton and Rosehill have a higher percentage of vacant floorspace rate. In terms of vacant units, the average vacancy rate of the seven district centres is 8.1%. Hackbridge and Worcester Park have a significantly lower vacancy rate than the average (see Table 4.2).

Table 4.2: Vacant Units and Floorspace in District Centres

District Centre	Total Vacancies	Total Vacant Floorspace	Vanancy Rate (Units)	Vanancy Rate (Floorspace)
Carshalton	7	1,136	9.9%	11.8%
Cheam	10	1,075	7.7%	5.3%
Hackbridge	2	547	5.4%	5.2%
North Cheam	10	793	9.6%	2.5%
Rosehill	11	1,132	12.5%	8.5%
Wallington	23	3,501	8.3%	4.3%
Worcester Park	7	731	4.5%	3.0%
Total	70	8,915	8.1%	4.7%

Services and Offices (Use Class E(c) and E(g))

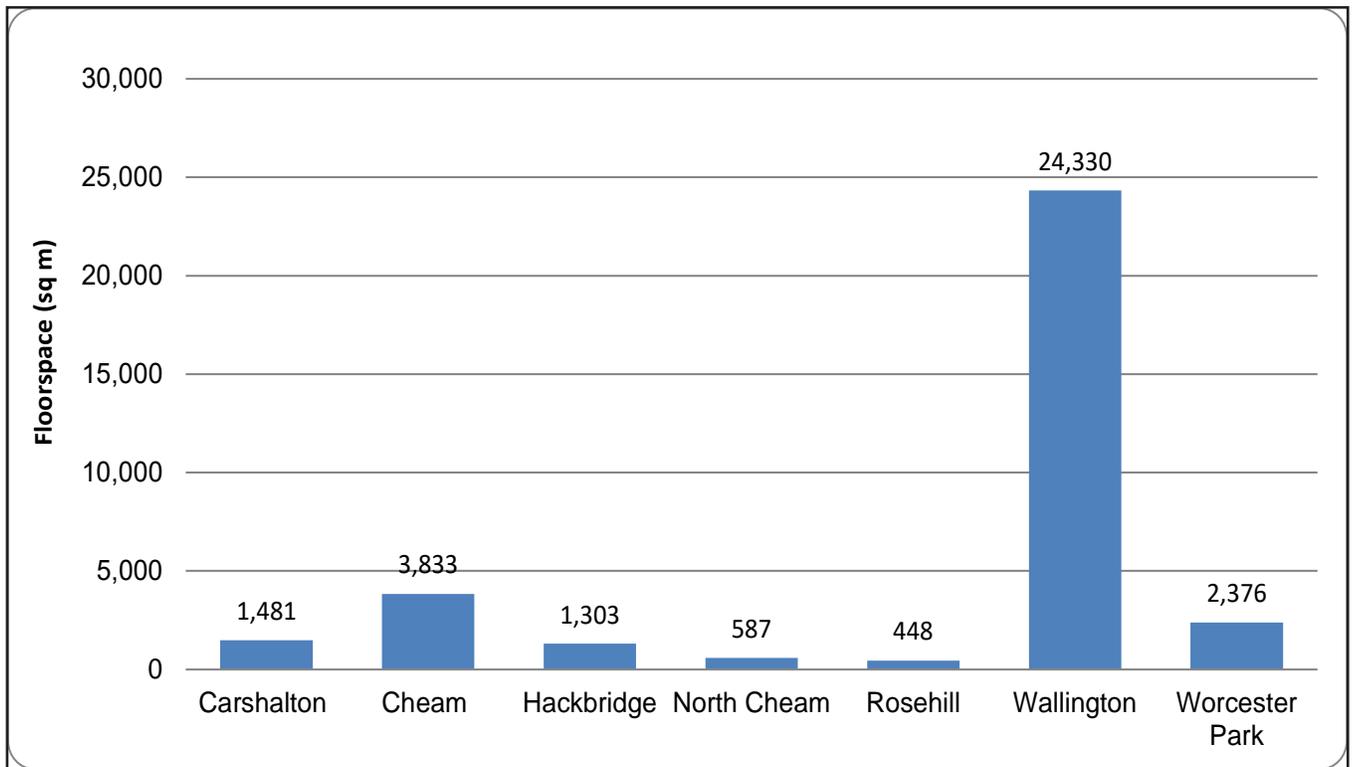
- 4.12 Financial and professional services, and revoked Class B1 (offices) can be defined as E(c) and E(g) under current Use Classes (see Table 4.3). North Cheam and Rosehill have the lower proportion of units as they are dominated by retail development.

Table 4.3: E(c) and E(g) in District Centres

District Centre	Total E(c) & E(g)	Total E(c) & E(g) Floorspace	Proportion (Units)	Proportion (Floorspace)
Carshalton	11	1,481	15.5%	15.4%
Cheam	20	3,833	15.4%	18.9%
Hackbridge	4	1,303	10.8%	12.4%
North Cheam	9	587	8.7%	1.9%
Rosehill	5	448	5.7%	3.4%
Wallington	54	24,330	19.4%	29.8%
Worcester Park	22	2,376	14.3%	9.6%
Total	125	34,358	14.5%	18.0%

- 4.13 Wallington has by far 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. The proportion of office floorspace in Cheam has been significantly decreased due to the redevelopment of Century House and Anne Boleyn House.

Figure 4.6: E(c) and E(g) Floorspace in District Centres



Other

4.14 Overall, the district centres have a few non-residential institutions such as health and leisure centres located within or nearby the district centre boundaries. There is a library near Carshalton at Westcroft Leisure Centre, Cheam Library north of Cheam district centre, Cheam Leisure Centre near North Cheam and Wallington Library at Wallington. 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 2021). 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 It must be noted that the proportions of the use classes within the shopping frontages (see Table 5.1) are different to the wider proportion (see Figures 5.1 & 5.2) where the uses outside the shopping frontages are added to the calculations. Figure 5.1 shows the distribution of units that each use class occupies (excluding residential) within the current Carshalton district centre boundary as defined in the Sutton Local Plan, while Table 5.1 shows only the units in the shopping frontages (excluding residential).
- 5.7 The number of E(a) units (shops / retail) account for 35% of the total number of units in the district centre. There has been a loss of four E(a) units since 2018. The SG (Sui Generis) use class accounts for 18% of the total number of units due to the inclusion of the old A4 and A5 use classes in this category.
- 5.8 A similar mix of use is identified in Figure 5.2 with over a third (36%) of the floorspace in Carshalton is E(a) shops with E(c) finance and professional services (such as estate agents) accounting for 11%. Vacant floorspace accounts for 12%.

5.9 The majority of E(a) retail floorspace (79%) is located in primary shopping frontages, while the majority of E(c) and E(g) floorspace is located in secondary shopping frontages (see Table 5.1).

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

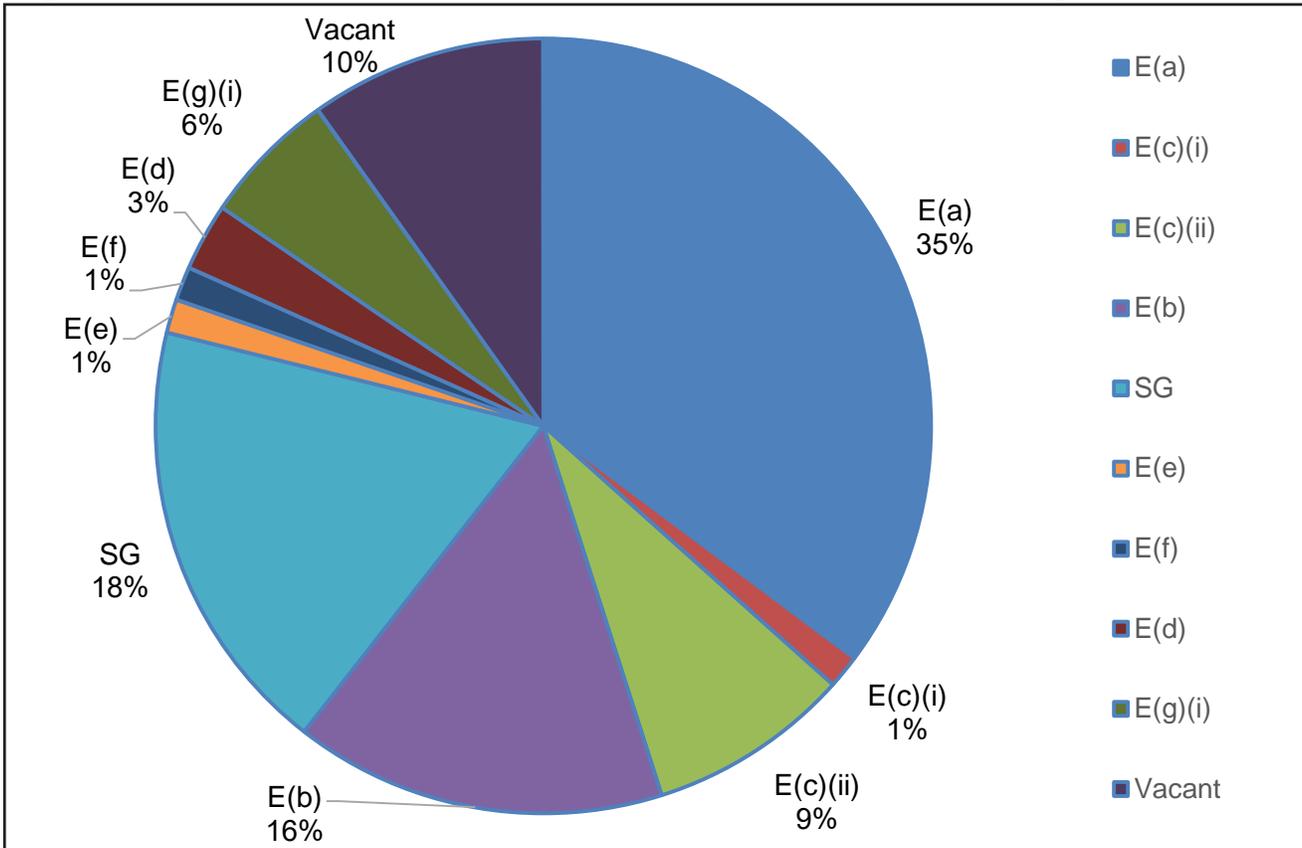
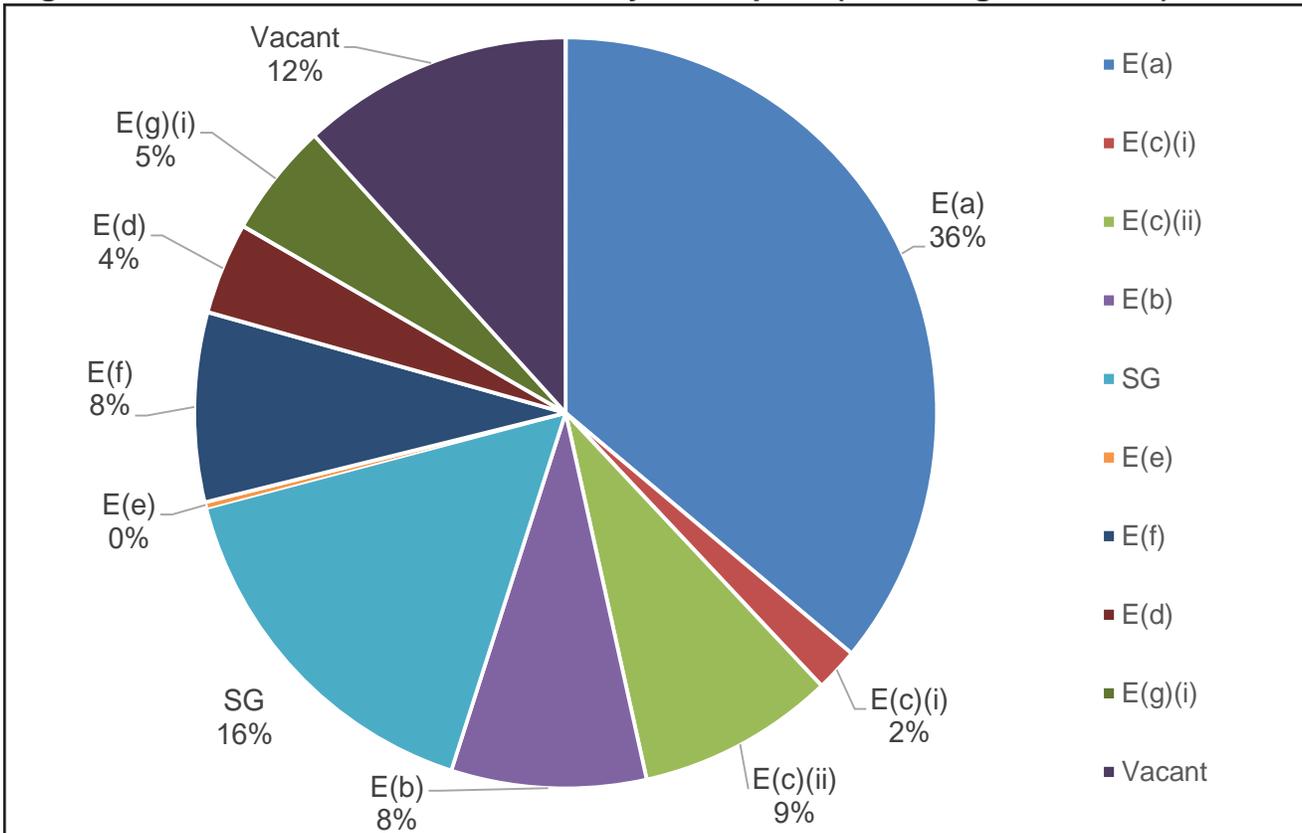


Figure 5.2: Carshalton Mix of Land Use by Floorspace (excluding residential)



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

Figure 5.3: Number of Units by Use Class

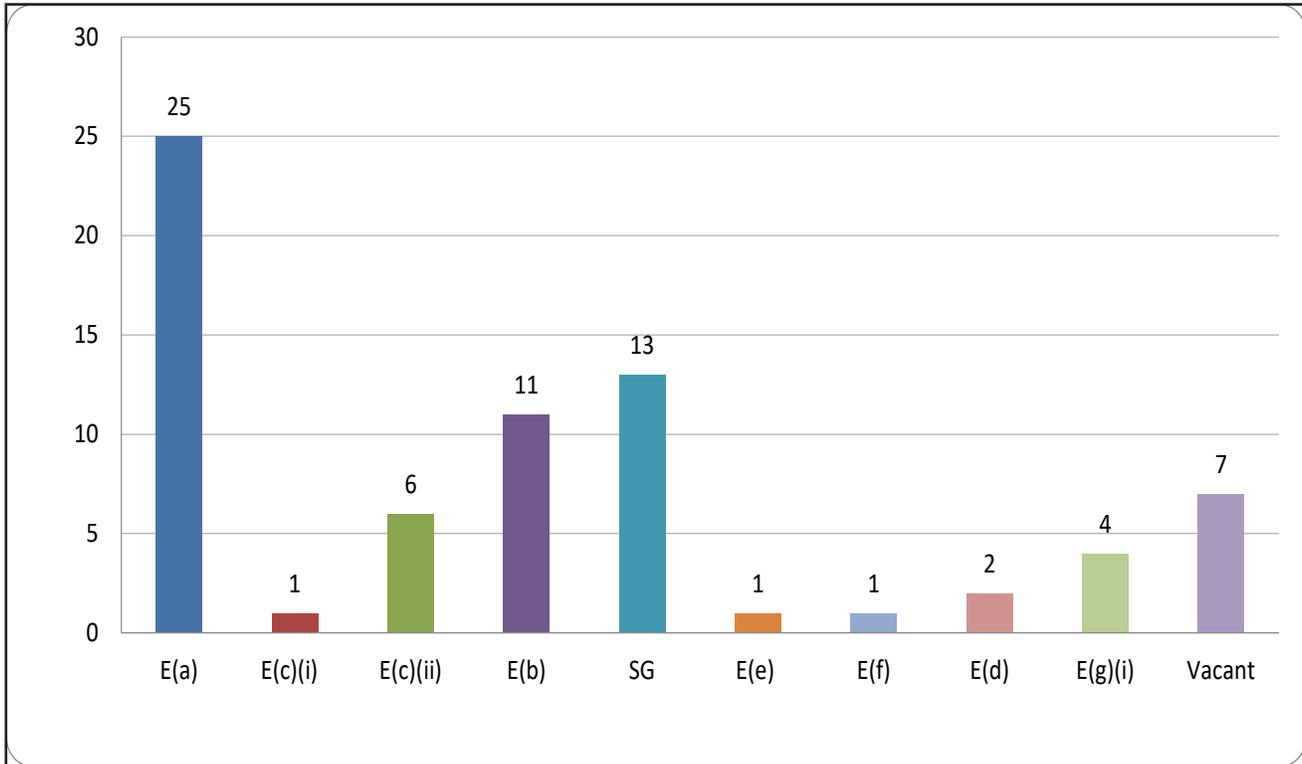
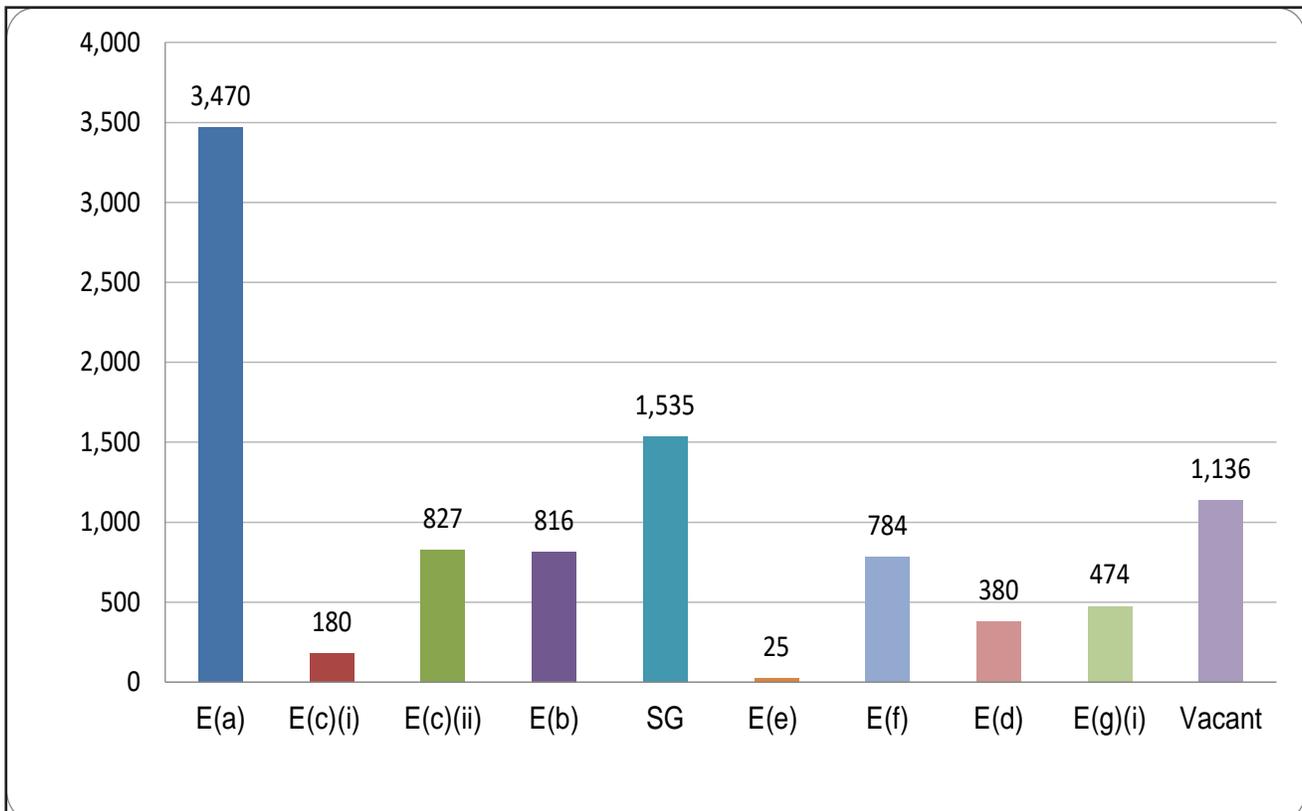


Figure 5.4: Floorspace by Use Class (excluding residential)



- 5.11 Map 5.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of E(a) units within each section of the high street.

Retail Composition

- 5.12 There are 1,766 sq. m of comparison floorspace (11 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 and the Sainsbury's supermarket (390 sq. m.). Service retail consists of 738 sq. m (10 units) (see Appendix B - Table B.1).

Services and Offices

- 5.13 Carshalton has 1,481 sq. m of E(c) and E(g) floorspace, which, in total accounts for 15.4% of all non-residential floorspace within the district centre. This is the third higher in the borough but below the district centre average which is 18%.

Other Town Centre Uses

- 5.14 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). The number of "other uses" (E(e), E(d) and E(f)) account for 5% of all units in Carshalton.
- 5.15 Carshalton has four takeaway shops and one betting shop. 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 and only a few retail outlets open on Sundays.
- 5.16 There are 67 residential units within Carshalton, predominantly on upper levels above retail units on the ground floor with the exception of The Green, The Forge and Beacon Grove. The Forge is the newest development in Carshalton and the only lost unit comparing to the last survey.

Vacancies in the Town Centre

- 5.17 Vacant units account for 1,136 sq. m or 12% of floorspace in the centre (Figure 5.2). Along the High Street there are six vacant units in total including a Public House and a Fitness Centre. The old Fox and Hounds pub is owned by a local business that does not operate pubs, so is a long term vacancy.

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

Previous Use Class	Current Use Class	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	E(a)	19	79%	2,717	80%	5	21%	685	20%	24	35%	3,402	39%
A2	E(c)(i)	0	0%	0	0%	1	100%	180	100%	1	1%	180	2%
	E(c)(ii)	2	33%	498	60%	4	67%	329	40%	6	9%	827	10%
A3	E(b)	5	50%	466	62%	5	50%	280	38%	10	15%	746	9%
A4	SG	7	79%	568	37%	6	21%	967	63%	13	19%	1,535	18%
A5													
SG													
B1	E(g)(i)	1	25%	83	18%	3	75%	391	82%	4	6%	474	5%
D1	E(e)	1	100%	25	100%	0	0%	0	0%	1	1%	25	0%
D2	E(d)	2	100%	380	100%	0	0%	0	0%	2	3%	380	4%
Occupied Total		37	54%	4,737	54%	24	35%	2,832	33%	61	90%	7,569	87%
Vacant		5	7%	633	7%	2	3%	503	6%	7	10%	1,136	13%
Total		42	62%	5,370	62%	26	38%	3,335	38%	68	100%	8,705	100%

Pedestrian flows and accessibility

- 5.18 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 further from Beacon Grove.
- 5.19 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.
- 5.20 Bus services are provided 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.
- 5.21 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

- 5.22 There have been no boundary changes to the district centre since the last survey. The Carshalton Village Conservation Area Character Appraisal and Management Plan, which was adopted in October 2019, will benefit the district centre.

Conclusion

- 5.23 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.
- 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, E(a) shops account for 44% of all units within the primary shopping frontages, greater than the proportion for the whole district centre (34%).

Block	Total Units	E(a) Units	% E(a)	P or S	Total Vacant	% Vacant
A	7	1	14%	S	0	0%
B	17	8	47%	P	1	6%
C	10	1	10%	S	0	0%
D	6	2	33%	S	0	0%
E	17	7	41%	P	2	12%
F	8	4	50%	P	2	25%
G	4	0	0%	S	2	50%
Total	69	23	33%		7	10%



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

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Map 5.1 Mix of Use on Ground Floor Shop Frontages within Carshalton Village District Centre 2022

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 It must be noted that the proportions of the use classes within the shopping frontages (see Table 6.1) are different to the wider proportion (see Figures 6.1 & 6.2) where the uses outside the shopping frontages are added to the calculations.
- 6.5 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 E(a) shop/retail units (37%) and fewer E(b) food units (16%).
- 6.6 E(a) units account for over a quarter of floorspace (26%), which is below average for the borough's district centres (31%). There has been a loss of six E(a) units and 691 sq. m. of E(a) floorspace since 2018.
- 6.7 E(b) use class makes up 15% of floorspace, which is the highest compared to all other district centres, contributing to the evening economy in Cheam. The majority of food and drink units are located in primary shopping frontages.

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

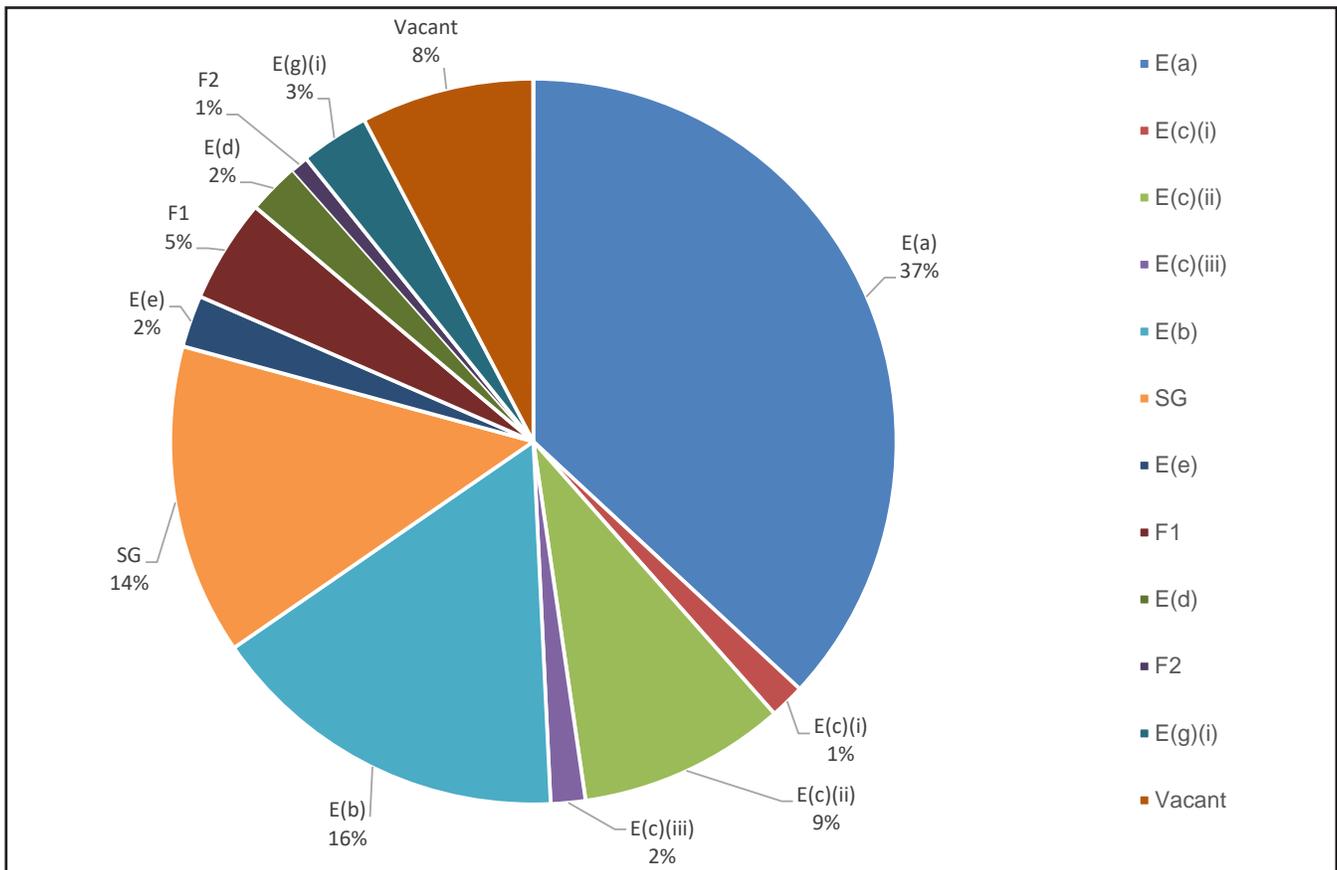
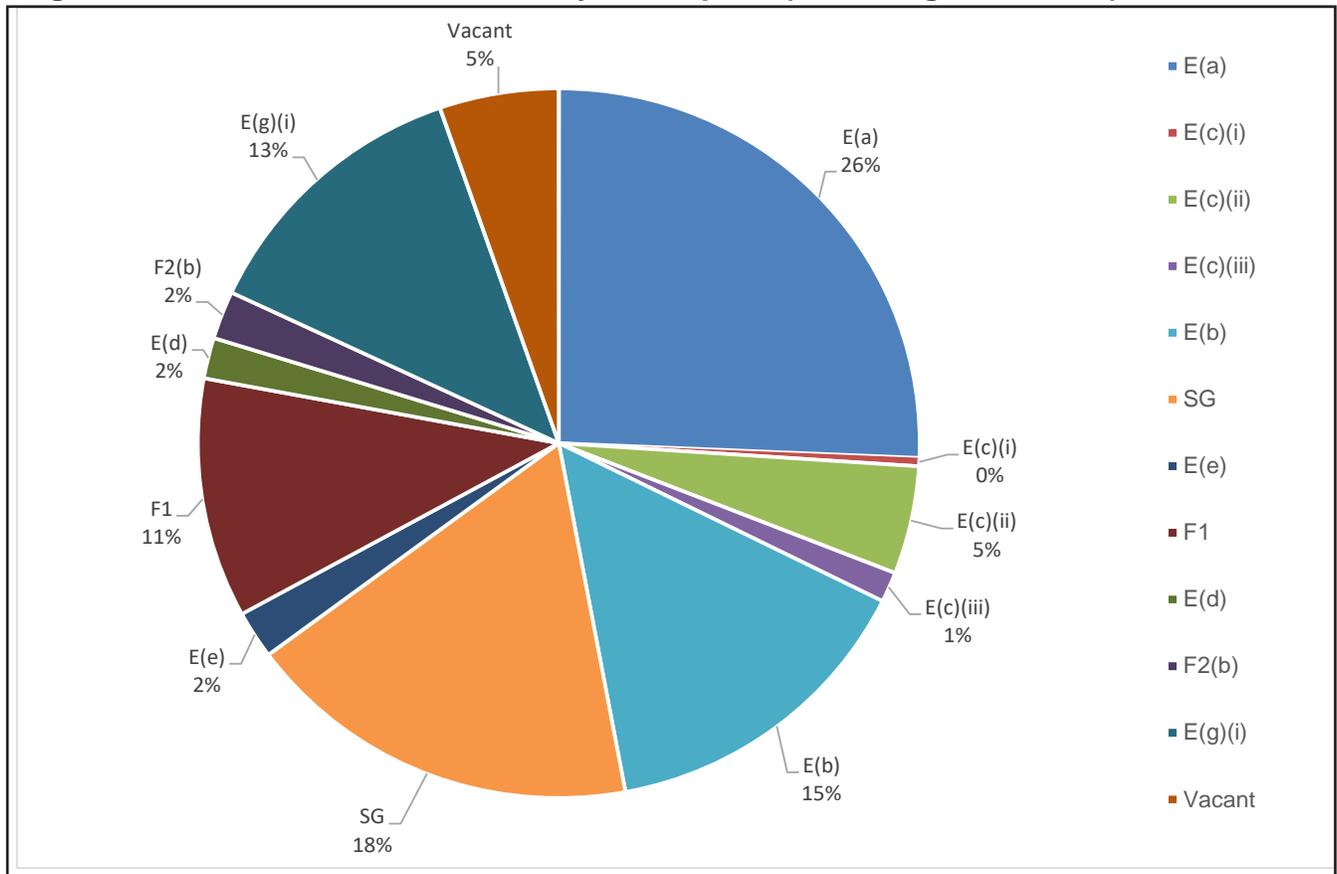


Figure 6.2: Cheam Mix of Land Use by Floorspace (excluding residential)



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

Figure 6.3: Number of Units by Use Class (excluding residential)

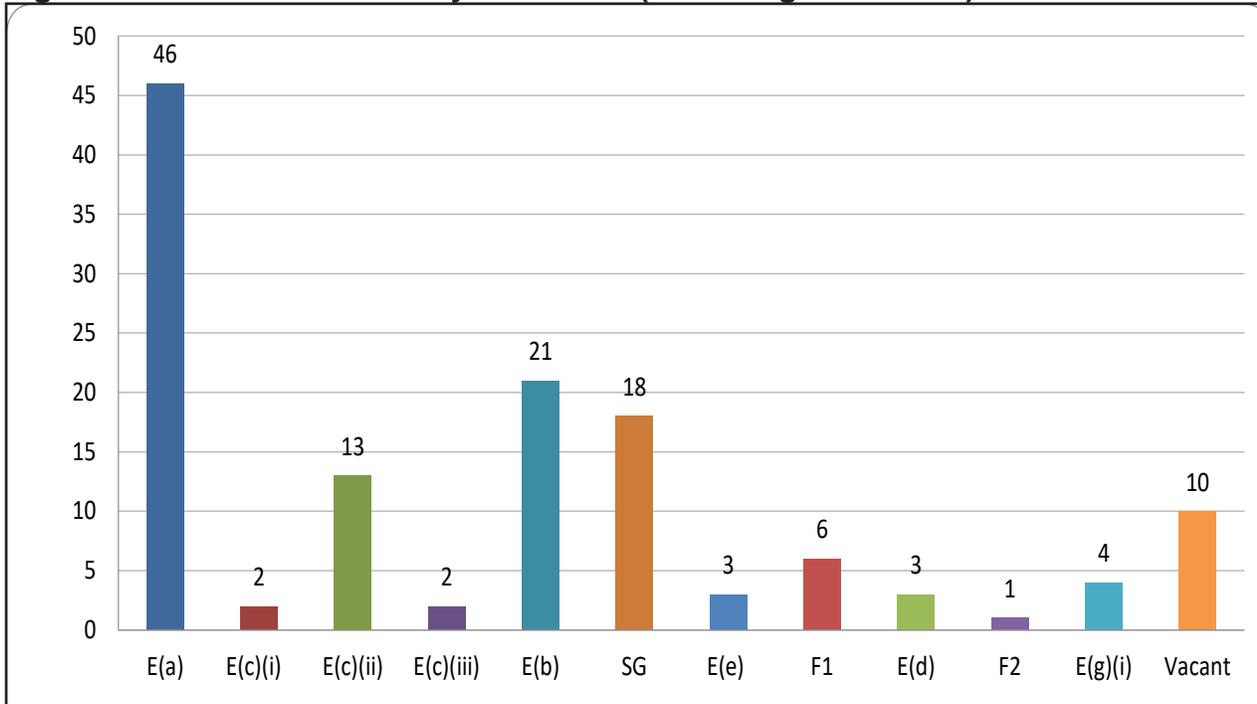
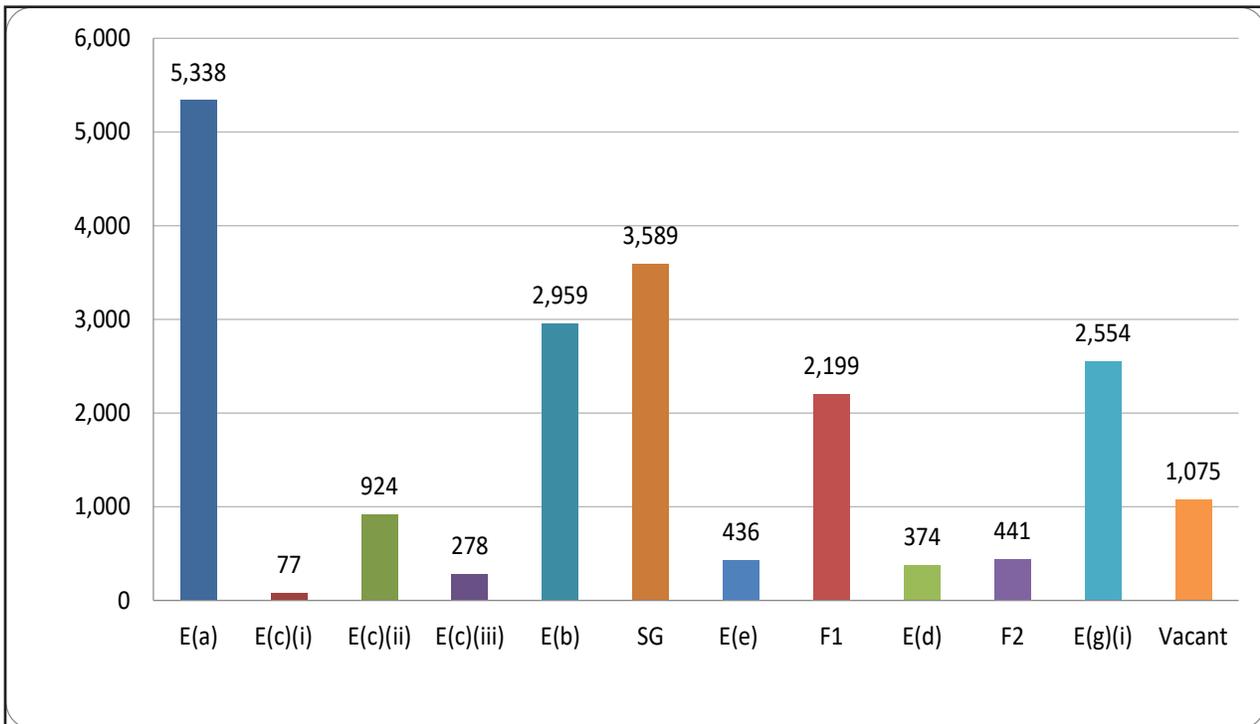


Figure 6.4: Floorspace by Use Class (excluding residential)



- 6.9 Map 6.1 shows the spatial distribution of ground floor uses (including residential) within each section of the streets in Cheam. The majority of retail floorspace (92%) is located in primary shopping frontages.

Retail Composition

- 6.10 There are 1,942 sq. m of comparison floorspace (19 units) compared to 1,629 sq. m of convenience (8 units). The largest retailer in Cheam is Waitrose which covers approximately 550 sq. m. Service retail consists of 1,596 sq. m (19 units) (see Appendix B - Table B.2).

Services and Offices

- 6.11 E(c) and E(g) units occupy 19% of floorspace and this is slightly higher than the district centre average in the borough (18%). Only Wallington has a higher proportion of floorspace for services and offices.

Other Town Centre Uses

- 6.12 Cheam has two takeaway shops, one betting shop and three public houses. 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.
- 6.13 The number of "other uses" (E(e), E(d), F1 and F2) account for 10% of all units in Cheam. Leisure and cultural facilities include a public library, a dance studio, a museum and the Parochial Rooms (a community hall).
- 6.14 There are also 70 residential units in Cheam district centre boundary, predominantly located above shops.

Vacancies in the Town Centre

- 6.15 There are 10 vacant units in Cheam covering 1,075 sq. m or 5% of floorspace in the centre (see Figures 6.2 & 6.4). Four are located within primary shopping frontages, occupying more than half of the vacant floorspace (see Table 6.1).

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

Previous Use Class	Current Use Class	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	E(a)	42	91%	4,710	92%	4	9%	384	8%	46	39%	5,094	34%
A2	E(c)(i)	2	100%	77	100%	0	0%	0	0%	2	2%	77	1%
	E(c)(ii)	6	50%	467	50%	6	50%	462	50%	12	10%	929	6%
	E(c)(iii)	1	100%	59	100%	0	0%	0	0%	1	1%	59	0%
A3	E(b)	14	67%	2,254	76%	7	33%	705	24%	21	18%	2,959	20%
A4	SG	14	91%	1,680	47%	4	22%	1,909	53%	18	15%	3,589	24%
A5													
SG													
B1	E(c)(iii)	1	100%	219	100%	0	0%	0	0%	1	1%	219	1%
D1	E(e)	2	100%	204	100%	0	0%	0	0%	2	2%	204	1%
	F1(b)	1	100%	125	100%	0	0%	0	0%	1	1%	125	1%
D2	F2(b)	0	0%	0	0%	1	100%	441	100%	1	1%	441	3%
	E(d)	3	100%	374	100%	0	0%	0	0%	3	3%	374	2%
Occupied Total		86	80%	10,169	72%	22	20%	3,901	28%	108	92%	14,070	93%
Vacant		4	40%	593	55%	6	60%	482	45%	10	8%	1,075	7%
Total		90	76%	10,762	71%	28	24%	4,383	29%	118	100%	15,145	100%

Pedestrian flows and accessibility

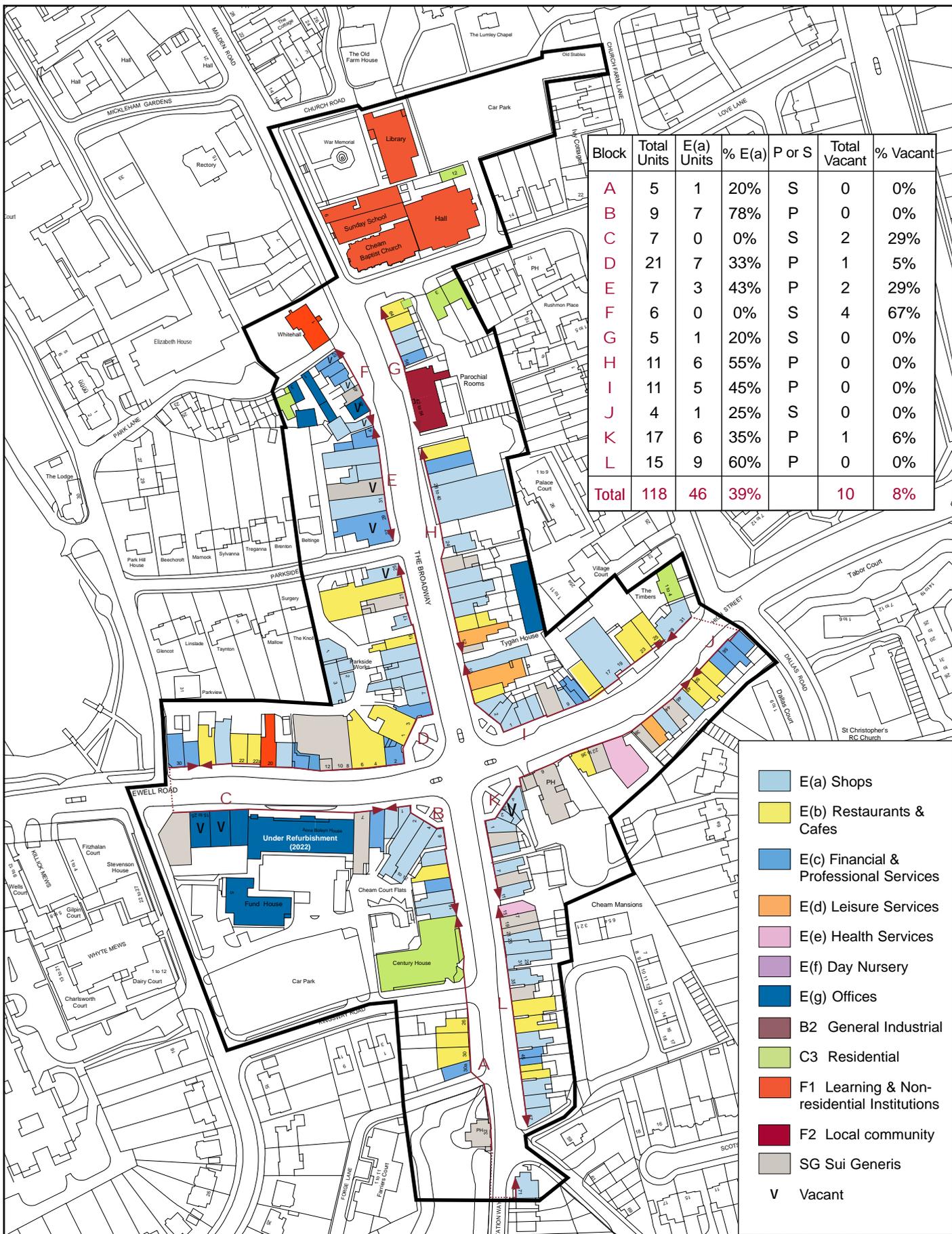
- 6.16 The crossroads present a clear physical barrier to pedestrian flows across the centre. Pelican crossings provide the only safe way for pedestrians to cross the busy road and as such this area has the highest footfall.
- 6.17 Cheam has a PTAL of 3 (Medium). Cheam railway station is located at the southern edge of the district centre with services north to London Victoria and London Bridge, and south to Epsom, Dorking, Horsham, and Guildford.
- 6.18 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.
- 6.19 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

- 6.20 There have been no boundary changes to the district centre since the last survey. The Cheam Village Conservation Area Character Appraisal and Management Plan, which was adopted in June 2021, will benefit the district centre.

Conclusion

- 6.21 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.
- 6.22 Map 6.1 identifies the district centre boundary for Cheam. There have been no recent boundary changes to the boundary and shopping frontages.



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Map 6.1

Mix of Use on Ground Floor Shop Frontages within Cheam Village District Centre 2022

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 mixed-use New Mill Quarter development 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 19th century terraced residential properties to 1960s terraced shops with residential or ancillary accommodation at first floor level.

Main Town Centre Uses

- 7.5 It must be noted that the proportions of the use classes within the shopping frontages (see Table 7.1) are different to the wider proportion (see Figures 7.1 & 7.2) where the uses outside the shopping frontages are added to the calculations.
- 7.6 Figures 7.1 and 7.2 show that E(a) units occupy 33% of all units and take up 36% of total floorspace. There has been an increase of two E(a) units since 2018. Lidl is a new unit which occupies 2,564 sq. m.
- 7.7 Other major non-residential land uses include three E(b) units which occupy 3% of the total floorspace and four takeaways (SG). The total number of SG units is seven and occupy 32% of total floorspace.
- 7.8 Three E(e) units and the Christian Spiritualist Church (F1(f)) occupy 9% and 2% of the total floorspace respectively.
- 7.9 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.
- 7.10 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)

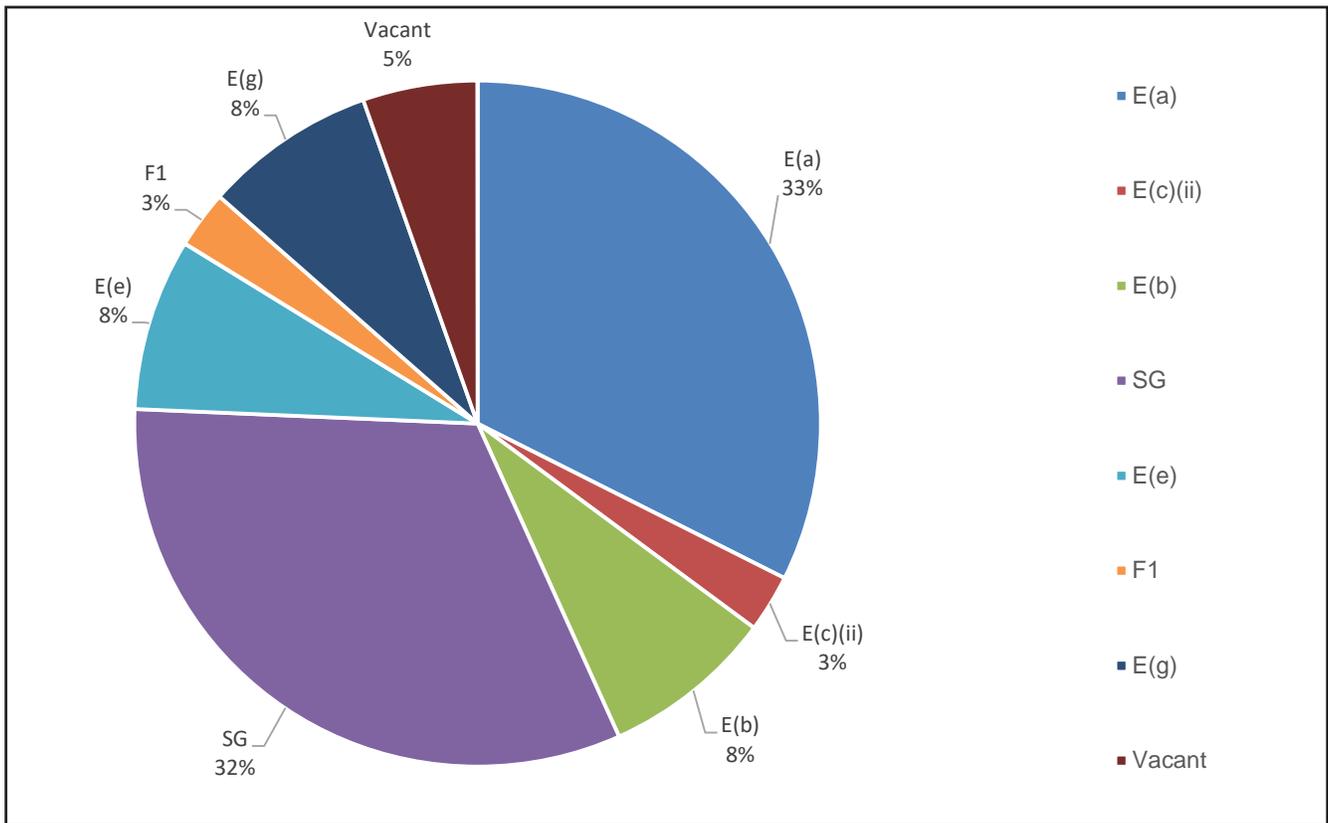
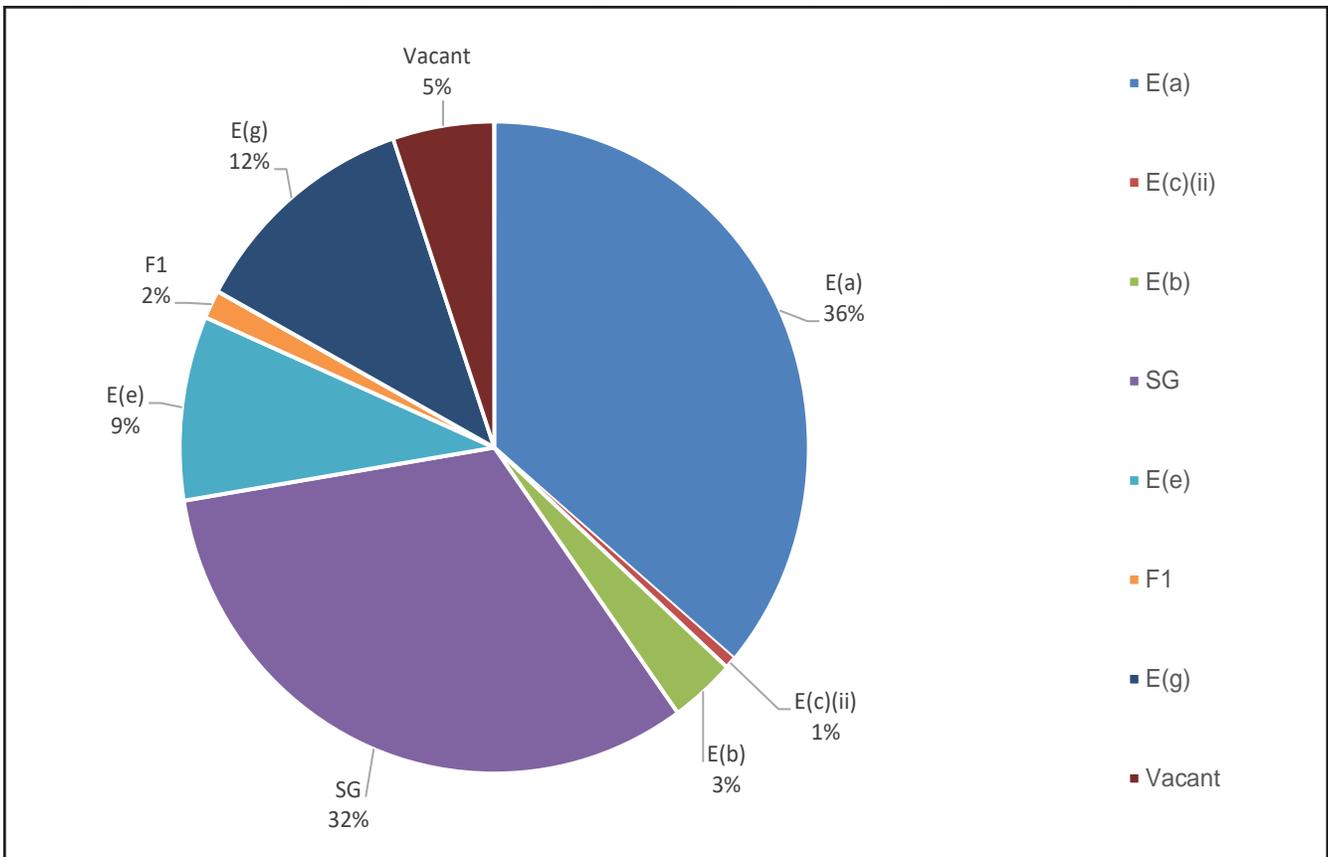


Figure 7.2: Hackbridge Mix of Uses by Floorspace (excluding residential)



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

Figure 7.3: Number of Units by Use Class (excluding residential)

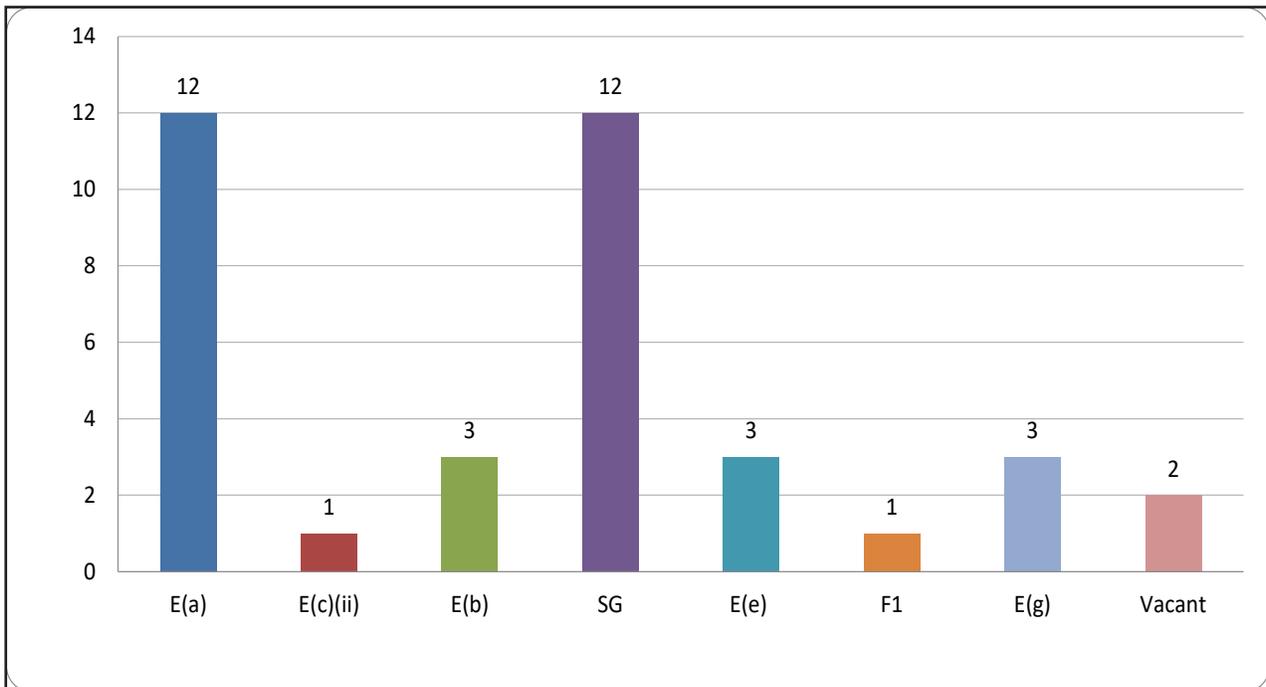
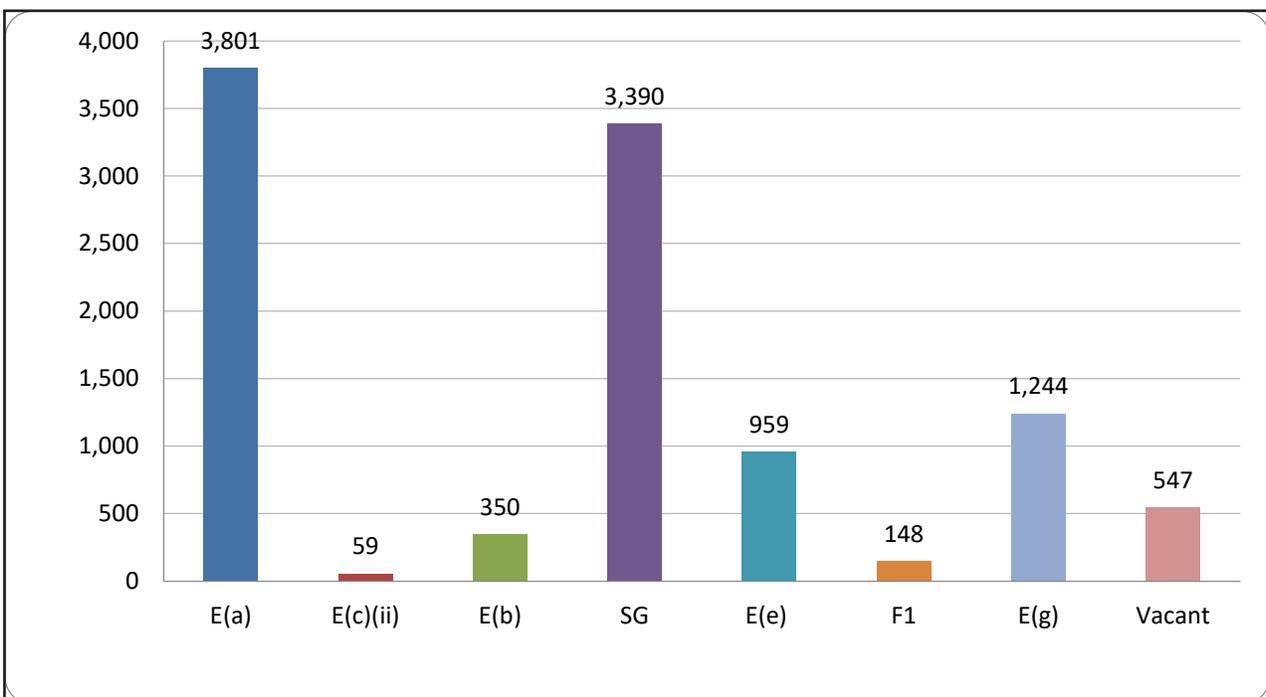


Figure 7.4: Floorspace by Use Class (excluding residential)



Retail Composition

7.12 Comparison retail occupies 536 sq. m (4 units) while convenience occupies 3,044 sq. m (4 units) of retail floorspace. The mail retailer is the new Lidl store which occupies about 2,564 sq. m. Service retailers occupy 221 sq. m (4 units) of floorspace (see Table B.1).

Vacancies in the Town Centre

- 7.13 There are two vacant units in Hackbridge covering 547 sq. m of floorspace or 5% of floorspace in the centre (see Figure 7.2).

Table 7.1: Hackbridge by Use Class (excluding residential)

Previous Use Class	Current Use Class	Units		Floorspace	
		Number	Percent	Sq m	Percent
A1	E(a)	12	32%	3,801	36%
A2	E(c)(ii)	1	3%	59	1%
A3	E(b)	3	8%	350	3%
A4	SG	12	32%	3,390	32%
A5					
SG					
B1	E(g)(i)	3	8%	1,244	12%
D1	E(e)	3	8%	959	9%
	F1	1	3%	148	1%
Occupied Total		35	95%	9,951	95%
Vacant		2	5%	547	5%
Total		37	100%	10,498	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 There have been no recent boundary changes to the district centre boundary since the last survey. However, with the recent completion of the Lidl, the Local Plan review should consider amending the boundary to reflect the form of built development on the ground.
- 7.19 The council had 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 Felnax Trading Estate, with redevelopment significantly progressed, and Hackbridge station area for a mix of uses including shopping. A local healthcare centre is provided within the district centre catering for a range of community activities.

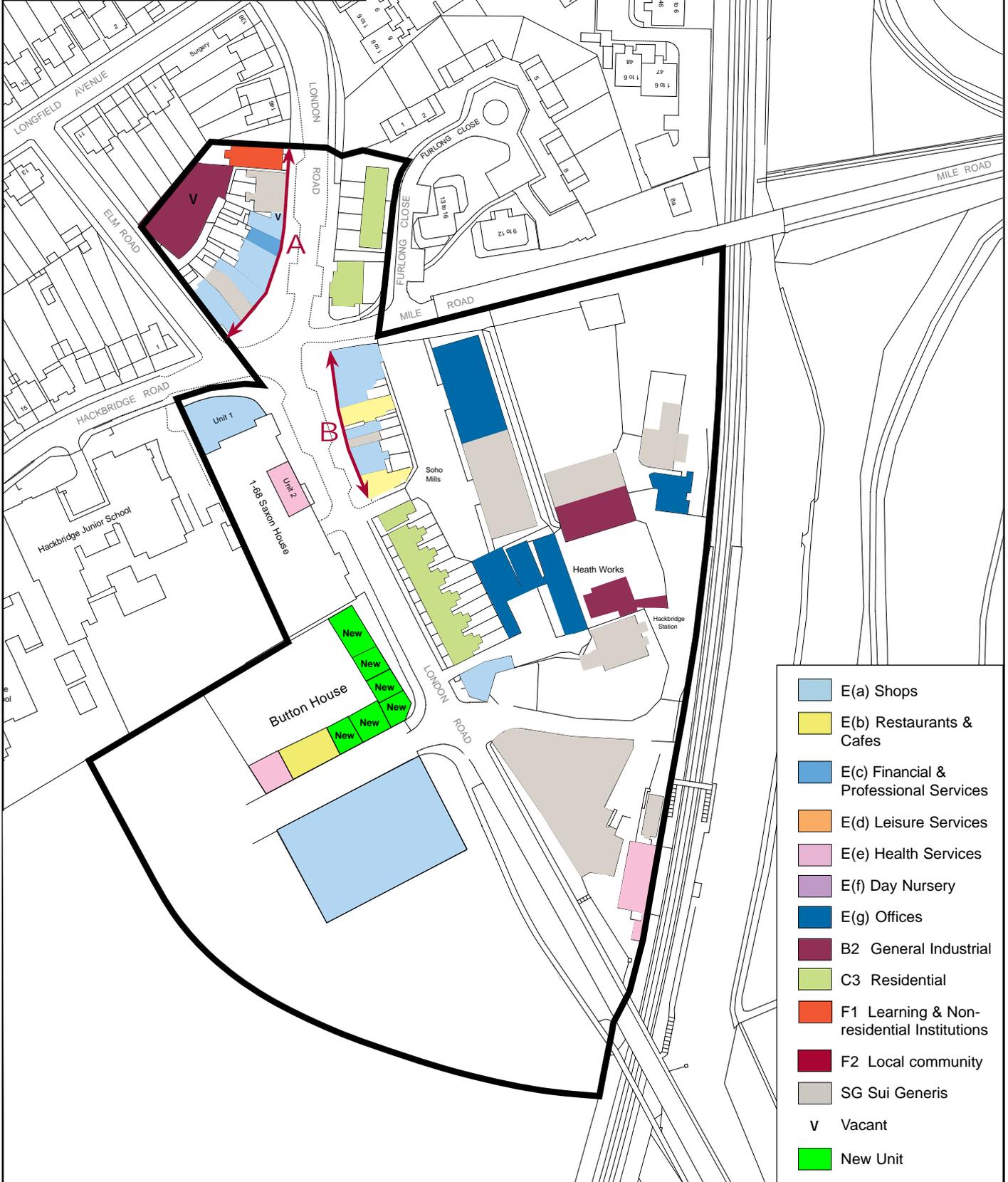
Recent Changes

- 7.21 There have been no recent boundary changes to the district centre since the last survey.

Conclusion

- 7.22 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 only two vacancies in the district centre and the new units at Felnax are already occupied (see Map 7.1).

Block	Total Units	E(a) Units	% E(a)	P or S	Total Vacant	% Vacant
A	11	4	36%	S	1	9%
B	8	5	63%	S	0	0%
Total	19	9	47%		1	5%



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Map 7.1

Mix of Use on Ground Floor Shops within Hackbridge District Centre 2022

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 the former Victoria House, now demolished, which had 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

- 8.4 It must be noted that the proportions of the use classes within the shopping frontages (see Table 8.1) are different to the wider proportion (see Figures 8.1 & 8.2) where the uses outside the shopping frontages are added to the calculations.
- 8.5 E(a) units account for 36% of total units (see Figure 8.1). As expected, E(b) units occupy a greater proportion of units (17%) than floorspace (7%).
- 8.6 E(a) units make up 37% of the floorspace in the district centre, with E(c) units occupying 8% of total floorspace. Figure 8.2 sets out the percentage breakdown of all uses.
- 8.7 The majority of E(a) units (55%) are located in secondary shopping frontages (see Table 8.1), while the majority of E(a) floorspace is located in primary shopping frontages (74%). 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.
- 8.8 Map 8.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of E(a) units within each block of shops.

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

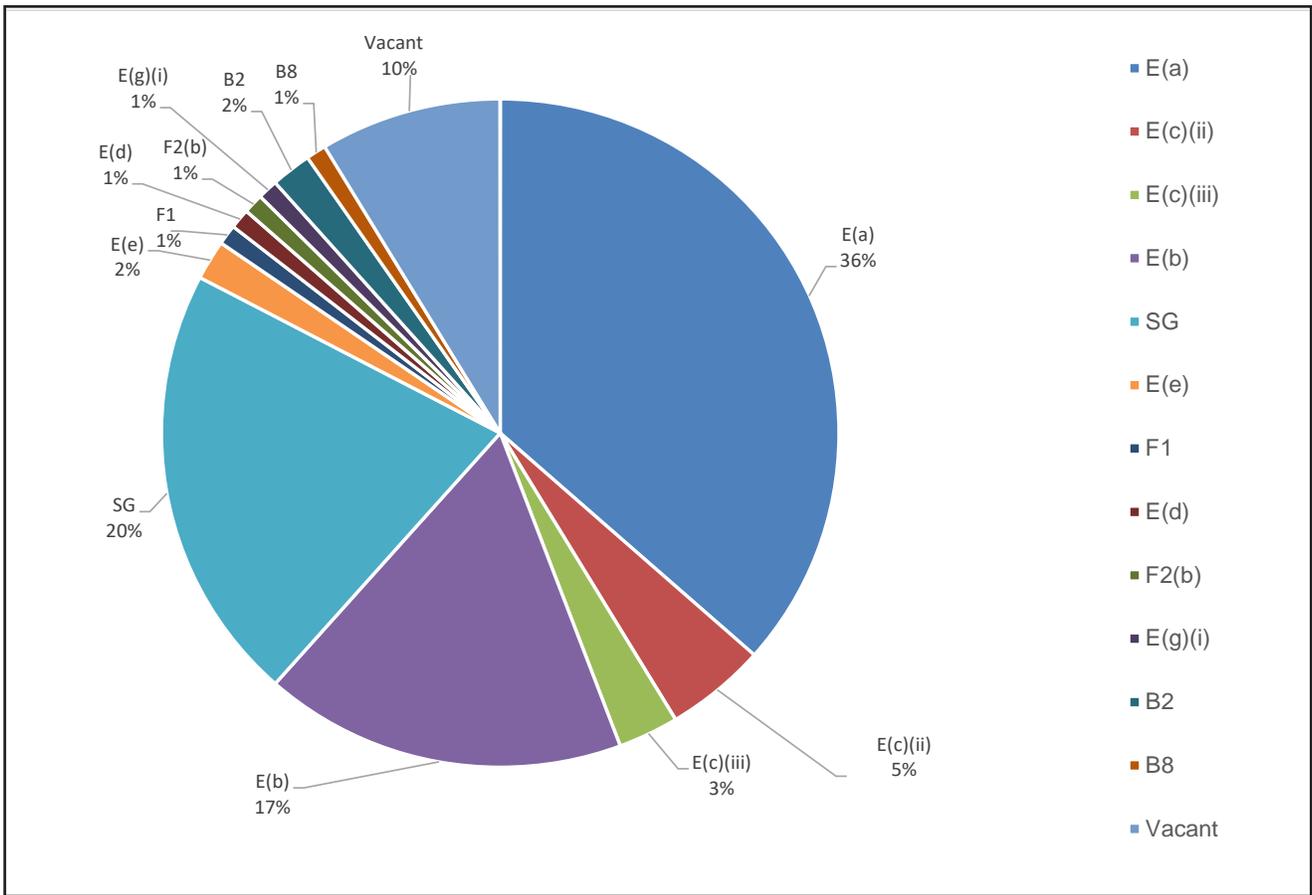
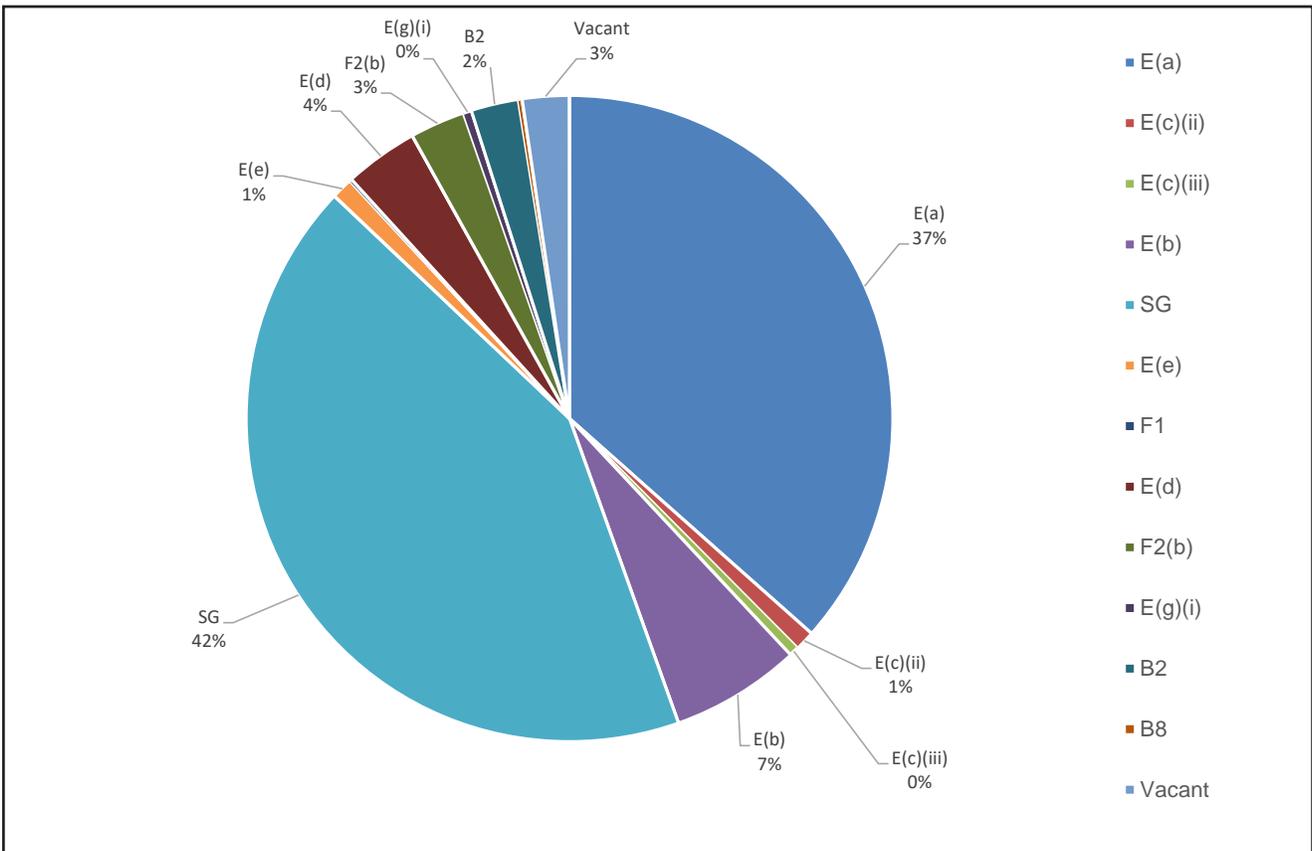


Figure 8.2: North Cheam Mix of Land Use by Floorspace (excluding residential)



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

Figure 8.3: Number of Units by Use Class (excluding residential)

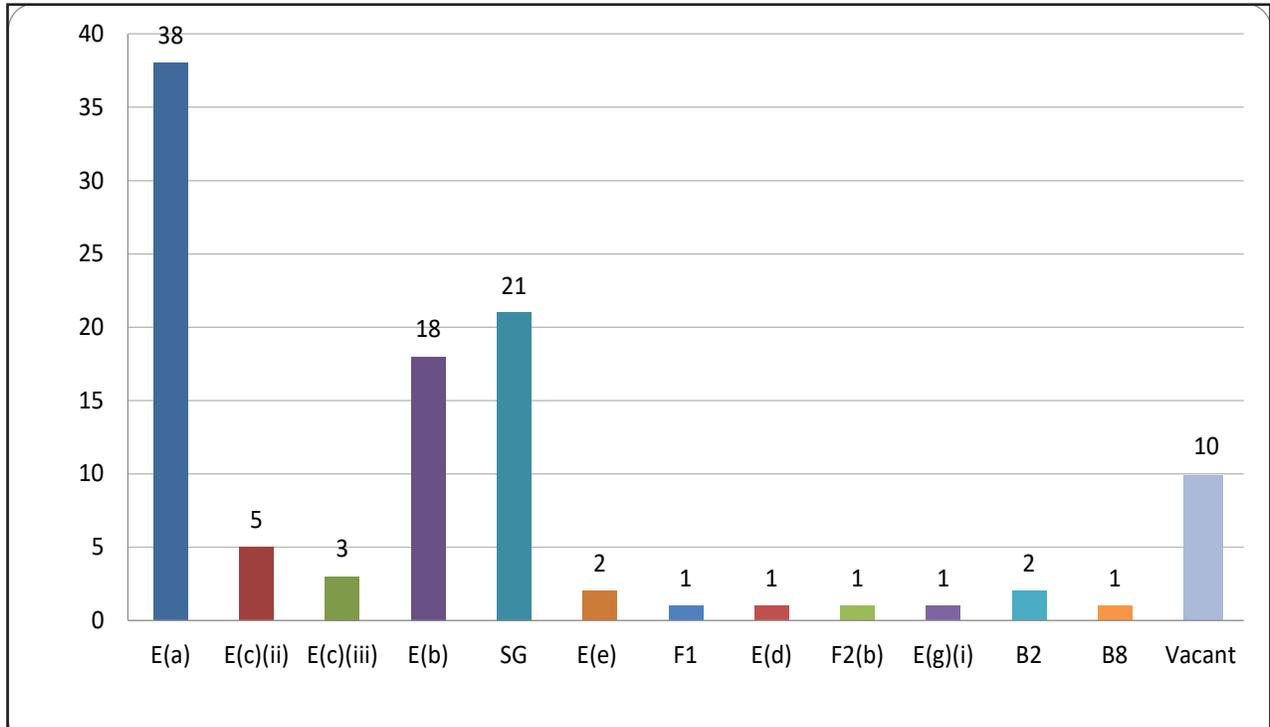
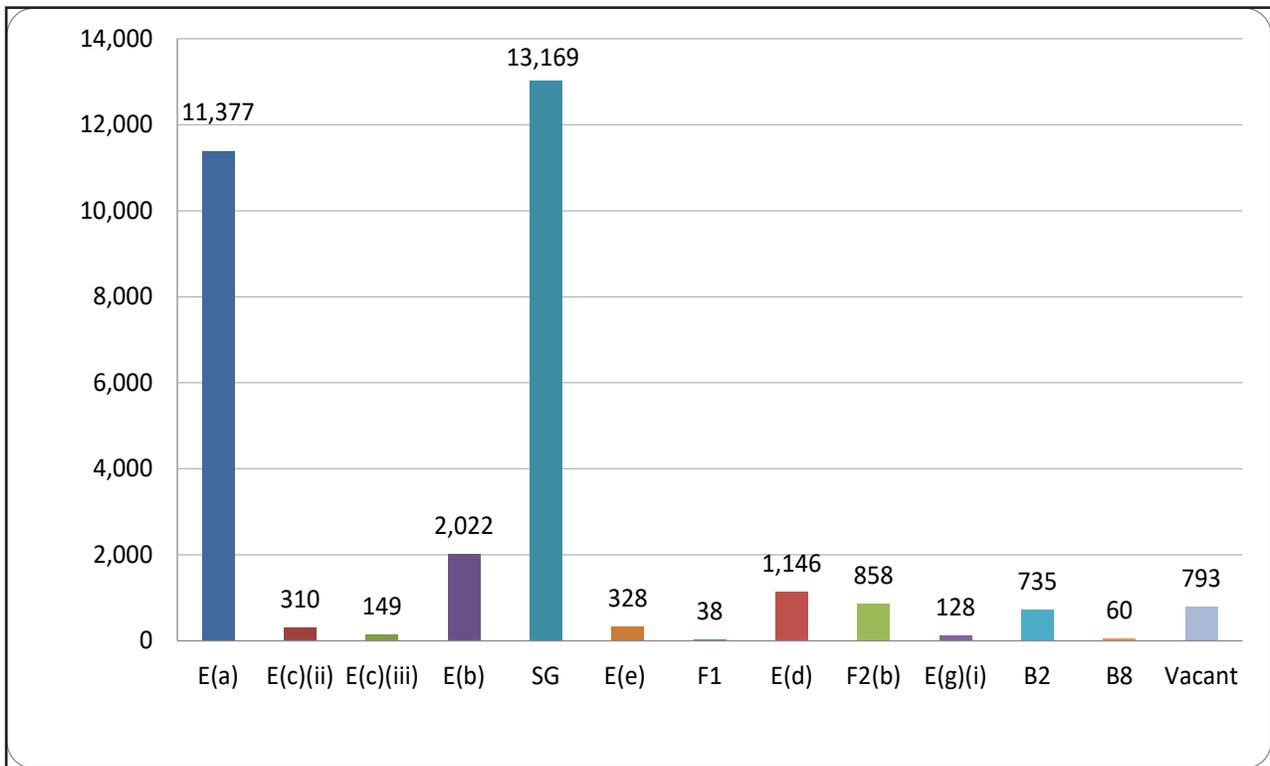


Figure 8.4: Floorspace by Use Class (excluding residential)



Retail Composition

- 8.10 Comparison floorspace equates to 3,066 sq. m (23 units). In contrast, convenience floorspace equates to 7,592 sq. m (7 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.
- 8.11 There is also 719 sq. m of retail service floorspace (8 units) and 316 sq. m of retail floorspace are vacant (5 units).

Entertainment

- 8.12 Units associated with the sale of food and drink (E(b)) account for 2,022 sq. m floorspace excluding vacancies.
- 8.13 North Cheam provides 18 cafes and restaurants (E(b)), one pub, one betting shop and seven takeaway premises. The majority of entertainment units are located in secondary shopping frontages.

Services and Offices

- 8.14 E(c) and E(g) units occupy 2% of floorspace which is lower than the district centre average in the borough (18%). There are no major office blocks in North Cheam. Much of the office floorspace is located above retail units on upper levels.

Other Town Centre Land Uses

- 8.15 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.
- 8.16 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.
- 8.17 The demolished Victoria House is a Local Plan site allocation with planning application DM2021/02555 currently under consideration for 74 units.

Vacancies in the Town Centre

- 8.18 There are ten vacant units in North Cheam (see Map 8.1). The total vacant floorspace covers 793 sq. m and accounts for 3% of the total floorspace (see Table B.3).
- 8.19 40% of the vacant floorspace were last used for retail. The majority of the vacancies are located in the secondary shopping frontages.

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

Previous Use Class	Current Use Class	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	E(a)	17	45%	8,457	74%	21	55%	2,920	26%	38	37%	11,377	37%
A2	E(c)(ii)	1	20%	56	18%	4	80%	254	82%	5	5%	310	1%
	E(c)(iii)	0	0%	0	0%	3	100%	149	100%	3	3%	149	0%
A3	E(b)	6	33%	756	37%	12	67%	1,266	63%	18	17%	2,022	6%
A4	SG												
A5		6	29%	722	5%	15	71%	12,447	95%	21	20%	13,169	42%
SG													
B1	E(g)(i)	0	0%	0	0%	1	100%	128	100%	1	1%	128	0%
B2	B2	0	0%	0	0%	2	100%	735	100%	2	2%	735	2%
B8	B8	1	100%	60	100%	0	0%	0	0%	1	1%	60	0%
D1	E(e)	0	0%	0	0%	2	100%	328	100%	2	2%	328	1%
	F1(a)	0	0%	0	0%	1	100%	38	100%	1	1%	38	0%
D2	F2(b)	0	0%	0	0%	1	100%	858	100%	1	1%	858	3%
	E(d)	1	100%	1,146	100%	0	0%	0	0%	1	1%	1,146	4%
Occupied Total		32	34%	11,197	37%	63	66%	19,186	63%	95	91%	30,320	97%
Vacant		2	20%	115	15%	8	80%	678	85%	10	10%	793	3%
Total		34	33%	11,312	36%	70	67%	19,801	64%	104	100%	31,113	100%

Pedestrian flows and accessibility

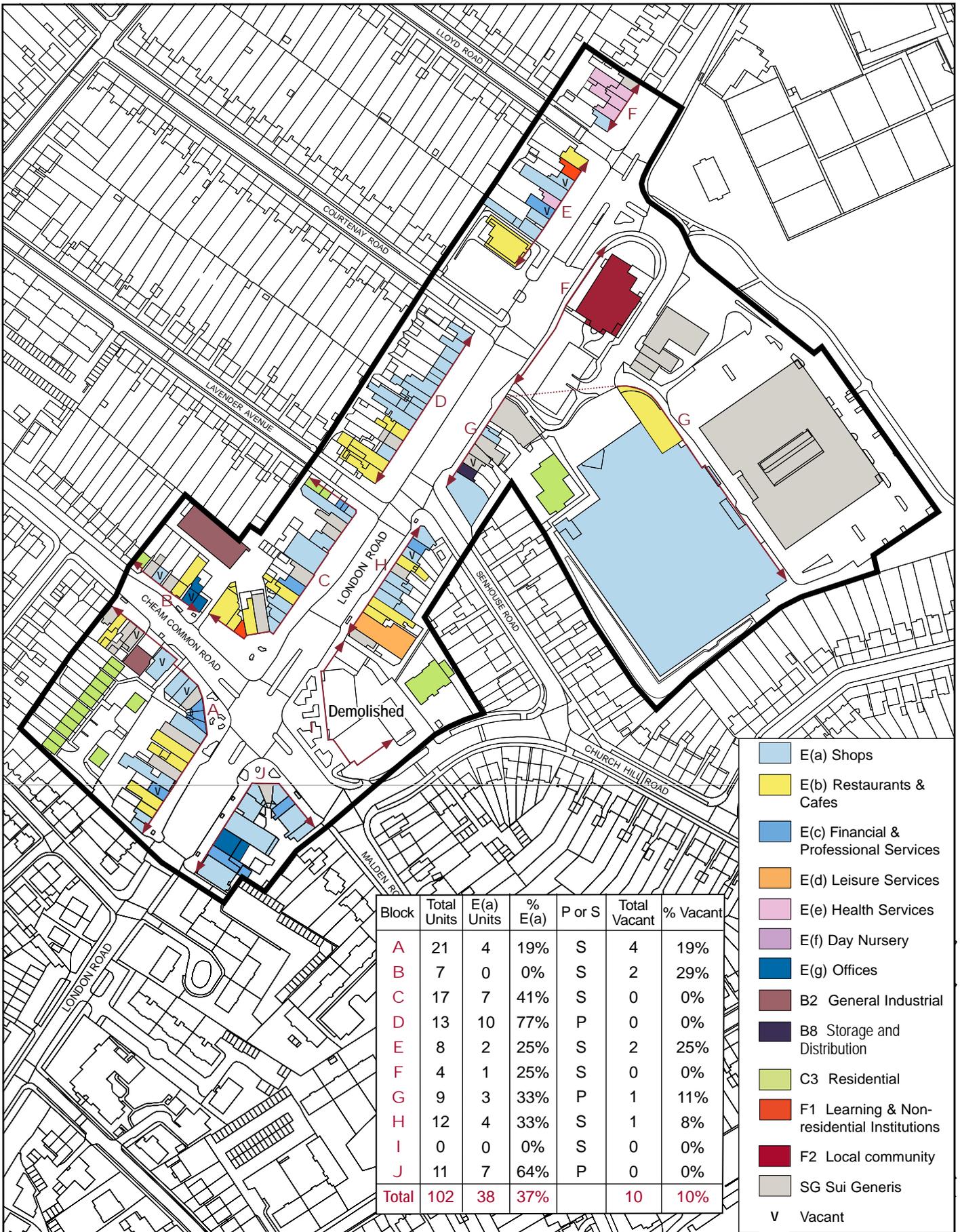
- 8.20 Although the centre is linear in form, pedestrian footfall is concentrated within the southern half of the centre around the crossroads. The busy roads present a physical barrier although there are pelican crossings to aid pedestrian movement.
- 8.21 North Cheam has a PTAL of 3 (Medium) around 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.
- 8.22 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.
- 8.23 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

- 8.24 There have been no recent boundary changes to the district centre since the last survey.

Conclusion

- 8.25 Overall, North Cheam is showing signs of recovery with an increasing number of restaurants. However, there has been a loss of 6 E(a) units since 2018. An appropriate redevelopment of Victoria House would significantly improve the centre (see Map 8.1).



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

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Map 8.1

Mix of Use on Ground Floor Shop Frontages within North Cheam District Centre 2022

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 It must be noted that the proportions of the use classes within the shopping frontages (see Table 9.1) are different to the wider proportion (see Figures 9.1 & 9.2) where the uses outside the shopping frontages are added to the calculations.
- 9.6 E(a) 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).
- 9.7 E(b) units make up 7% of floorspace, which is equal to the borough's average. However, the number of E(b) units is 8% of the total floorspace of Rosehill, which is below the borough's average (12%).
- 9.8 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.
- 9.9 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 E(c) use in primary shopping frontages (see Table 9.1).

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

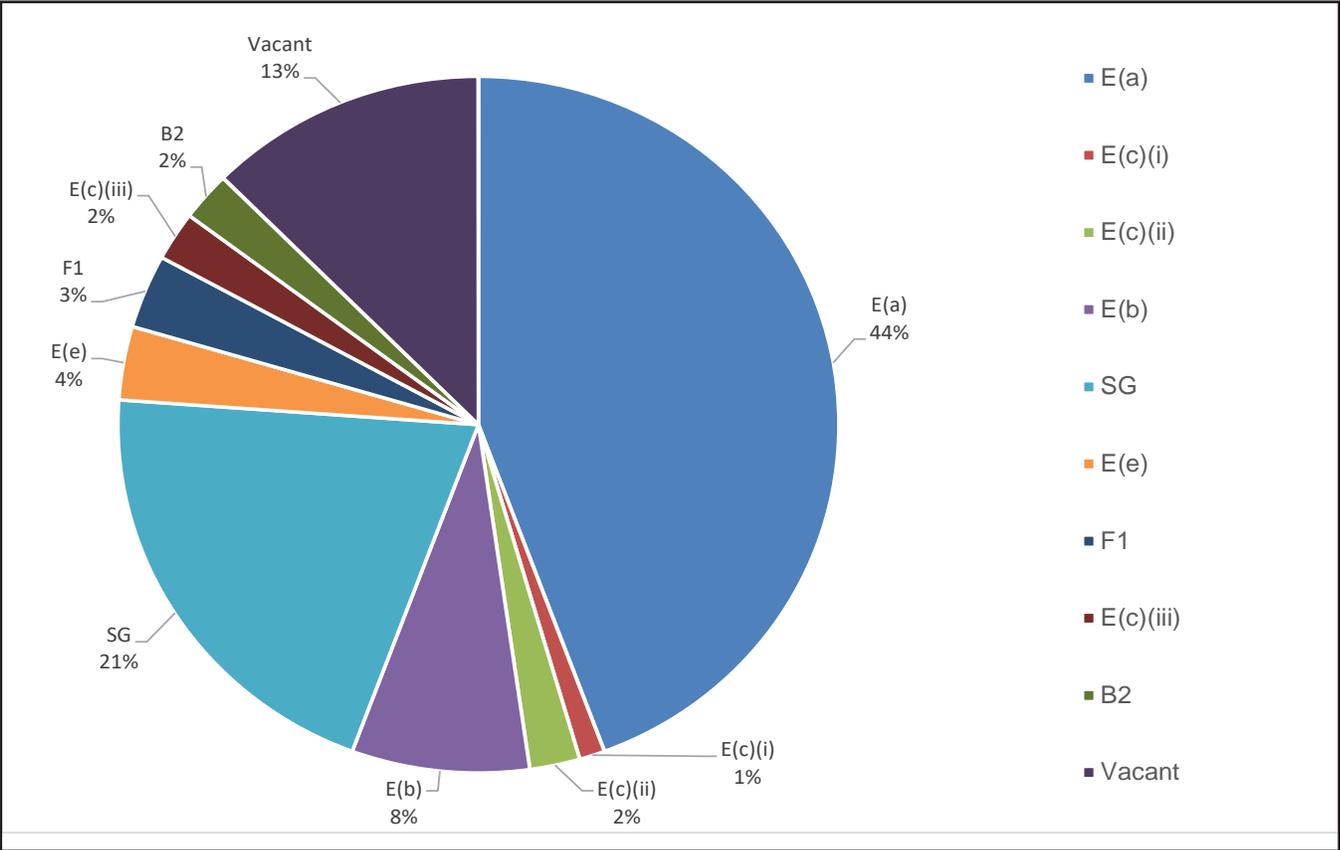
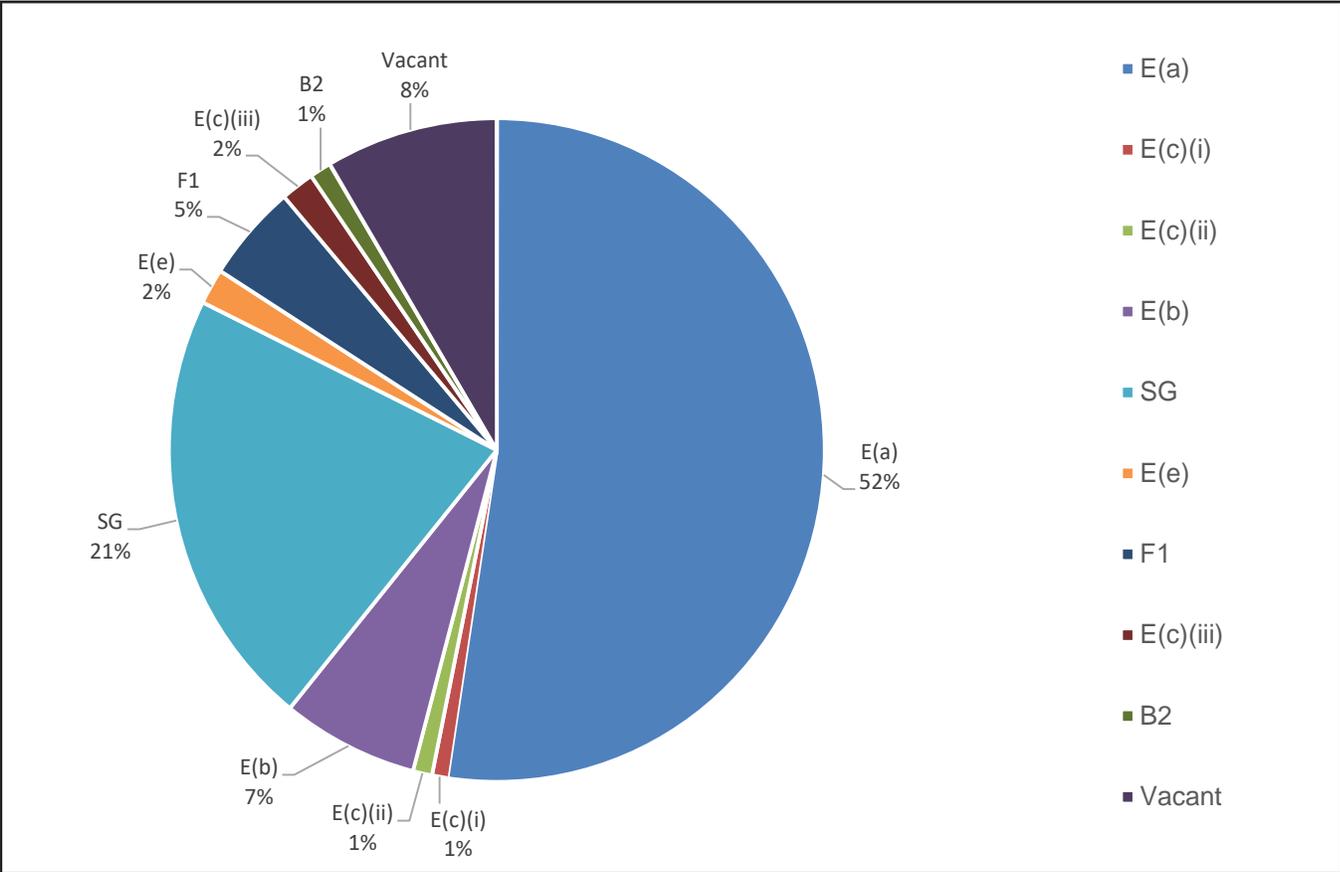


Figure 9.2: Rosehill Mix of Land Use by Number of Units (excluding residential)



9.10 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 (excluding residential)

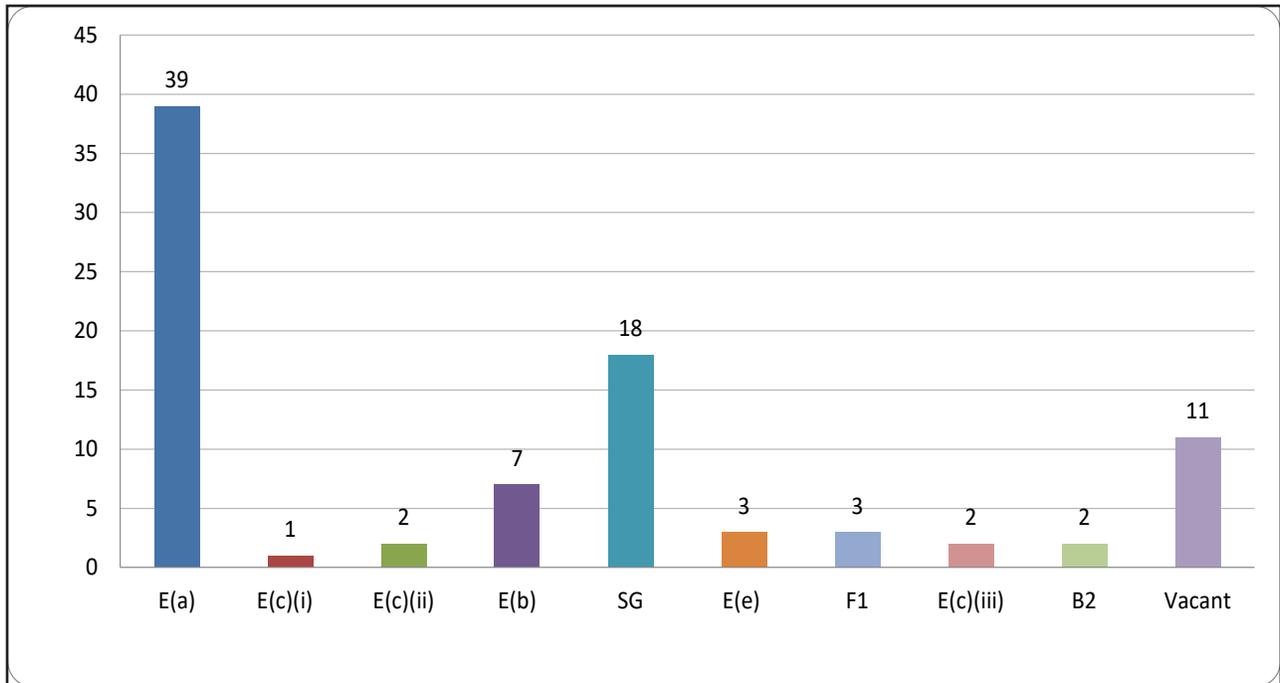
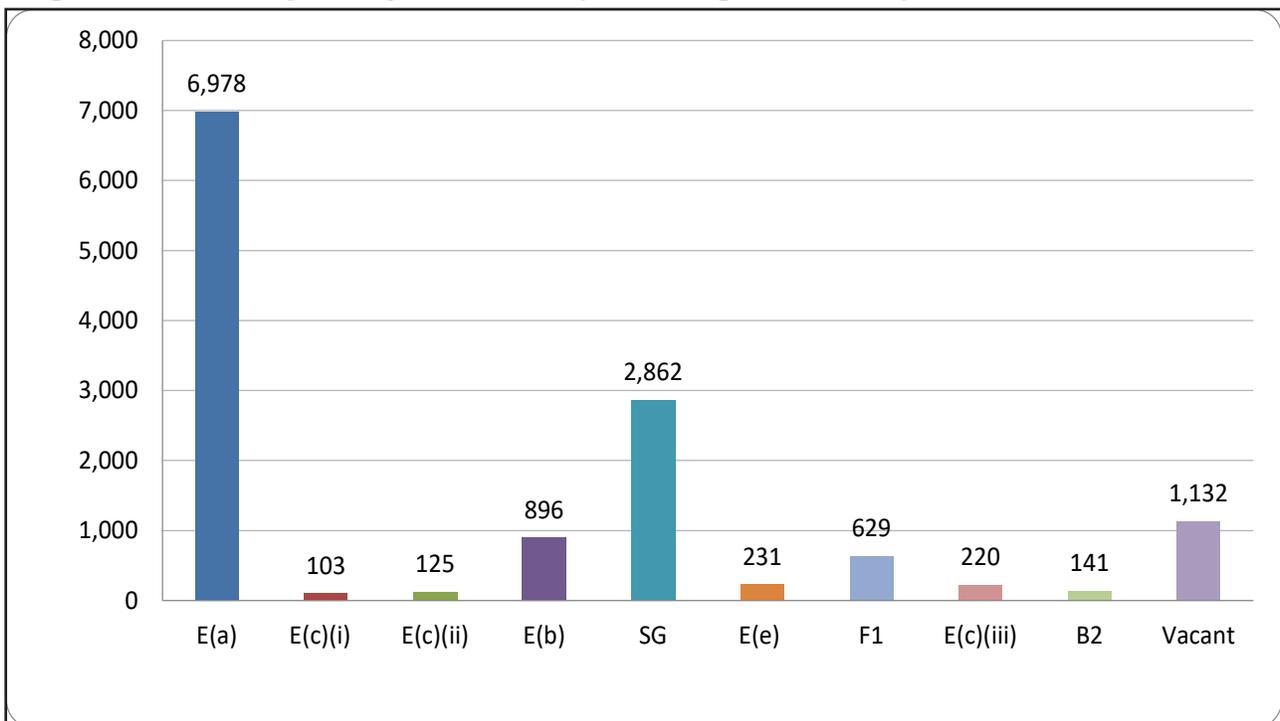


Figure 9.4: Floorspace by Use Class (excluding residential)



Retail Composition

- 9.11 Rosehill has a relatively balanced split between comparison and convenience floorspace (see Table B.1). There are 1,971 sq. m of comparison floorspace (12 units) compared to 3,624 sq. m of convenience (16 units). The largest convenience retailer in Rosehill is Lidl which covers approximately 1,713 sq. m.
- 9.12 Retail service occupies 1,383 sq. m (11 units) while 630 sq. m (6 units) of retail floorspace are vacant.

Entertainment

- 9.13 Rosehill has a very small number of restaurants and cafes compared to other district centres totalling seven outlets. There are also seven takeaway premises but there are no pubs or bars in the district centre (see Table B.2).
- 9.14 The majority of food and drink outlets are located in secondary shopping frontages.

Services and Offices

- 9.15 There is very little office floorspace located in Rosehill due to the lack of office blocks. E(c) units occupy only 3% of the total floorspace, and this is significantly lower than the borough's average proportion of office floorspace (20%).
- 9.16 There are two B2 units which are located at the rear of The Market outside the shopping frontages (see Map 8.1).

Other Town Centre Uses

- 9.17 Other facilities located within this district centre include a dental surgery and the Sutton and District Training Centre. The Mecca Bingo Hall occupies 11% of all floorspace (excluding residential) in the centre. Like some other district centres there are no community or civic facilities.
- 9.18 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.
- 9.19 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.
- 9.20 In total, there are 90 residential units in this district centre, which are about a half of all units.

Vacancies in the Town Centre

- 9.21 There are 11 vacant units in Rosehill and the total vacant floorspace covers 1,132 sq. m which accounts for 9% of the total floorspace (see Table B.3).

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

Previous Use Class	Current Use Class	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	E(a)	19	49%	4,240	61%	20	51%	2,738	39%	39	45%	6,978	53%
A2	E(c)(i)	1	100%	103	100%	0	0%	0	0%	1	1%	103	1%
	E(c)(ii)	2	100%	125	100%	0	0%	0	0%	2	2%	125	1%
A3	E(b)	3	43%	435	49%	4	57%	461	51%	7	8%	896	7%
A4	SG	5	28%	539	19%	13	72%	2,323	81%	18	21%	2,862	22%
A5													
SG													
B1	E(c)(iii)	0	0%	0	0%	2	100%	220	100%	2	2%	220	2%
D1	E(e)	1	33%	137	59%	2	67%	94	41%	3	3%	231	2%
	F1(a)	1	33%	144	23%	2	67%	485	77%	3	3%	629	5%
Occupied Total		32	43%	5,723	48%	43	57%	6,321	52%	75	87%	12,044	91%
Vacant		5	45%	577	51%	6	55%	555	49%	11	13%	1,132	9%
Total		37	43%	6,300	48%	49	57%	6,876	52%	86	100%	13,176	100%

Pedestrian flows and accessibility

- 9.22 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.
- 9.23 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.
- 9.24 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.
- 9.25 The Lidl supermarket has a surface level car park with provision for 89 spaces.

Recent Changes

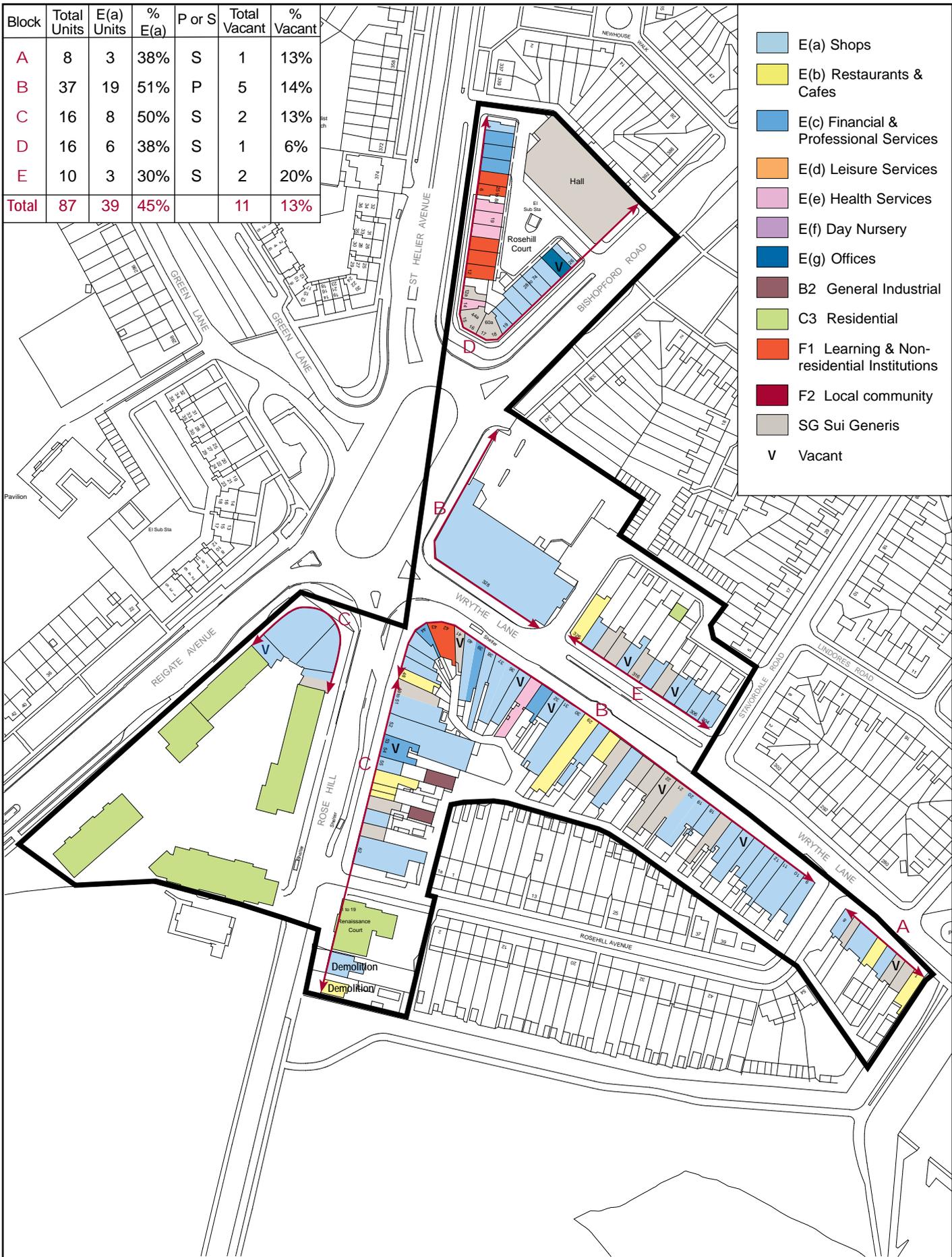
- 9.26 There have been no boundary changes to the district centre since the last survey.
- 9.27 The Council-led redevelopment of Site Allocation S42 for new council housing (at the rear of Lidl), is currently under construction.
- 9.28 Map 9.1 reflects the mixed used development near Festival Court and 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	E(a) Units	% E(a)	P or S	Total Vacant	% Vacant
A	8	3	38%	S	1	13%
B	37	19	51%	P	5	14%
C	16	8	50%	S	2	13%
D	16	6	38%	S	1	6%
E	10	3	30%	S	2	20%
Total	87	39	45%		11	13%

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



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

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Map 9.1

Mix of Use on Ground Floor Shop Frontages within Rosehill District Centre 2022

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 on adoption of the Local Plan in 2018. 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 Hall and Wallington Square are 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 E(a) units occupy 37% of units in the district centre which highlights the significance of Wallington as a shopping destination. However, E(a) units occupy only 22% of floorspace which is well below the district centre average (31%). This is because of the large amount of office floorspace in Wallington.
- 10.9 Figure 10.2 shows that the largest use of floorspace within Wallington is SG Sui Generis (30%). Also, E(c) and E(g) units occupy higher proportion of floorspace than most of the district centres.
- 10.10 Map 10.1 shows the spatial distribution of ground floor uses (including residential) within the district centre and the proportion of E(a) units within each section of the main streets.
- 10.11 It must be noted that following the addition of Stafford Road area to Wallington district centre, the proportions of the use classes within the shopping frontages (see Table 10.1) are significantly different to the wider proportion (see Figures 10.1 & 10.2) where the uses outside the shopping frontages are added to the calculations.

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

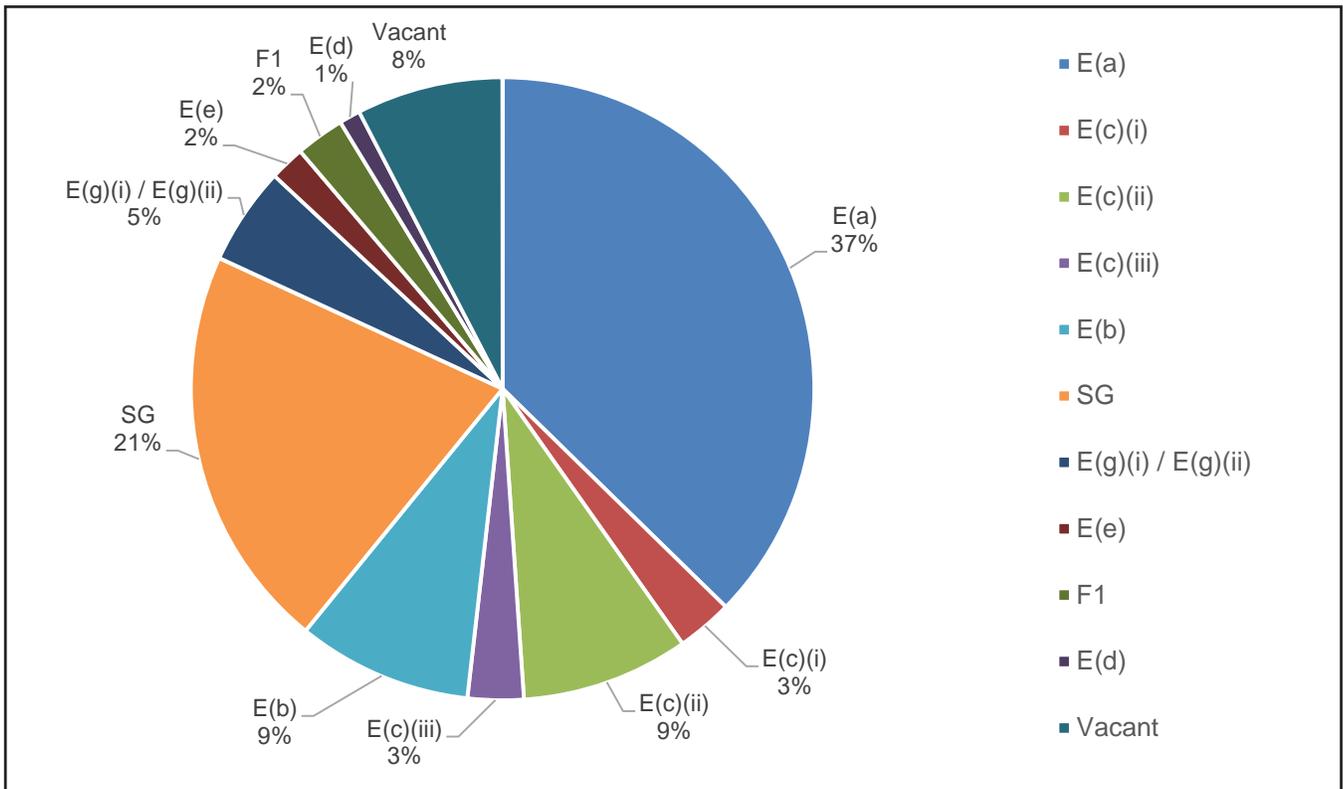
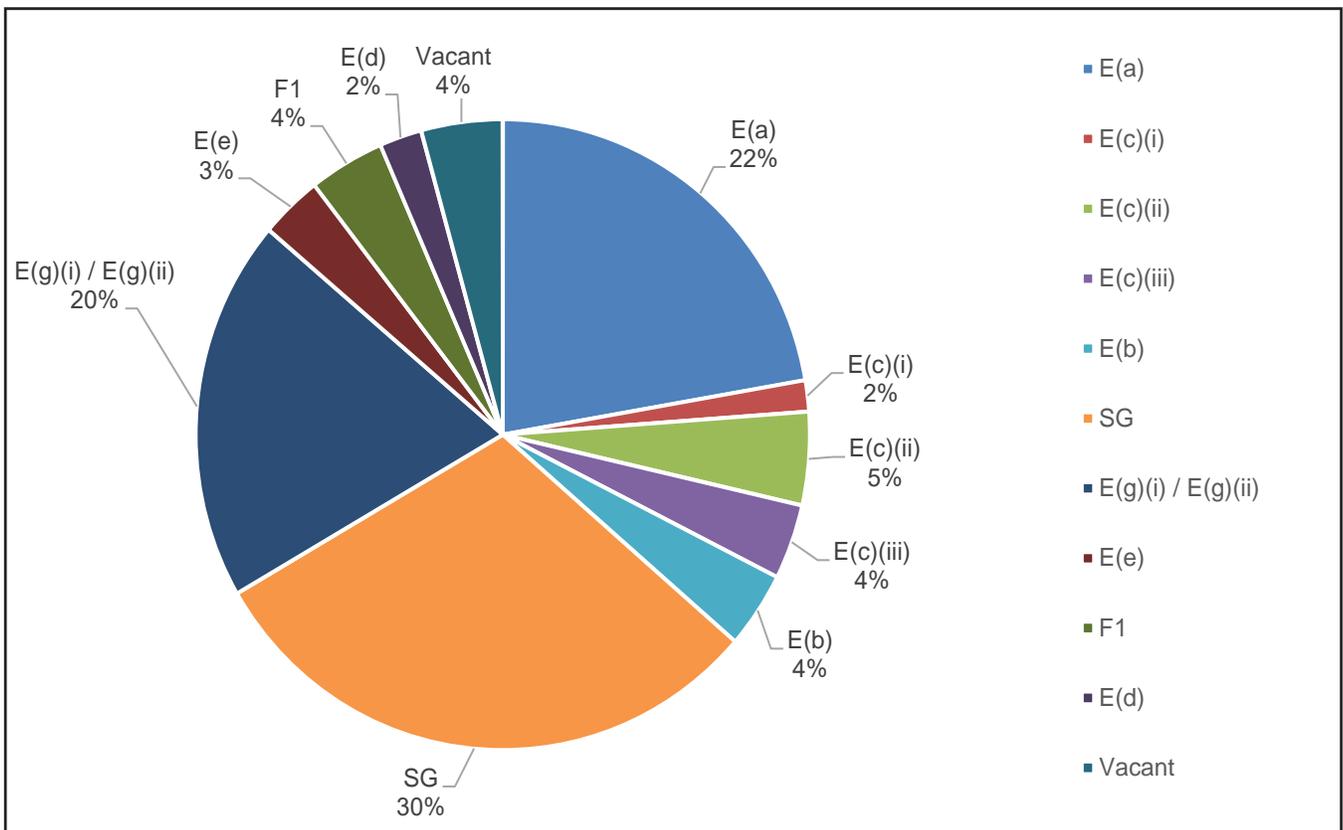


Figure 10.2: Wallington Mix of Land Use by Floorspace (excluding residential)



10.12 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 (excluding residential)

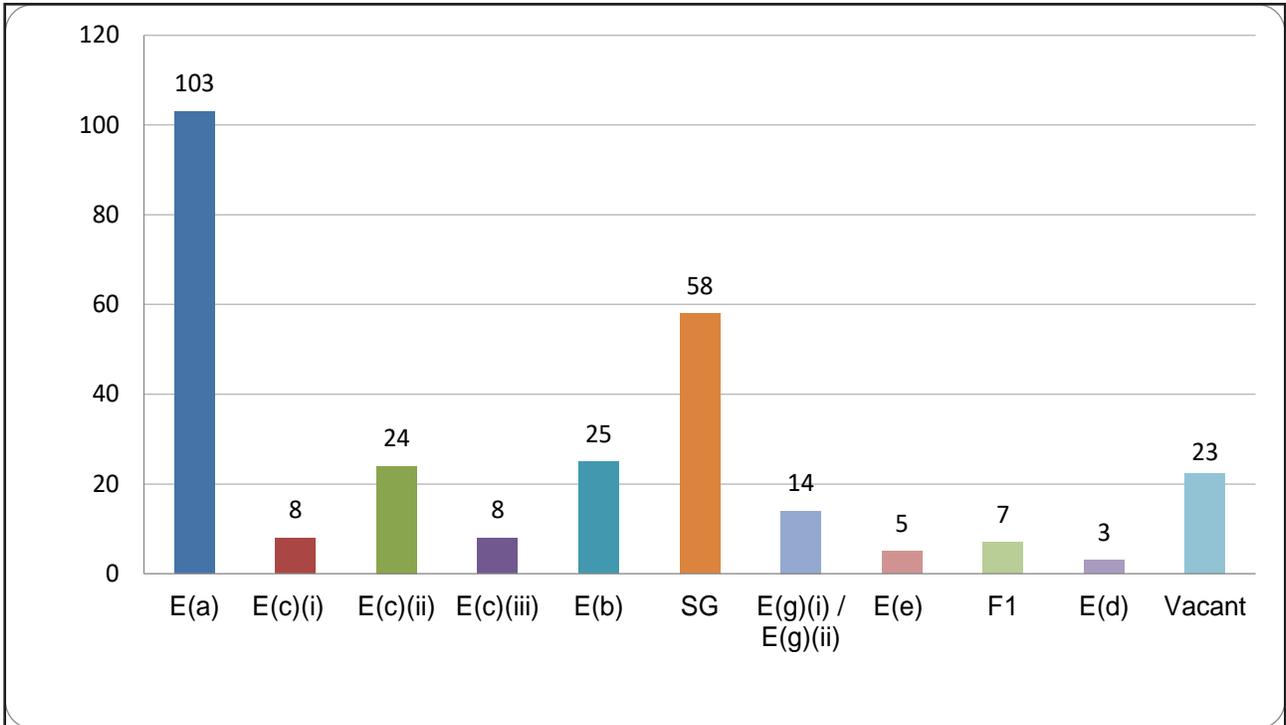
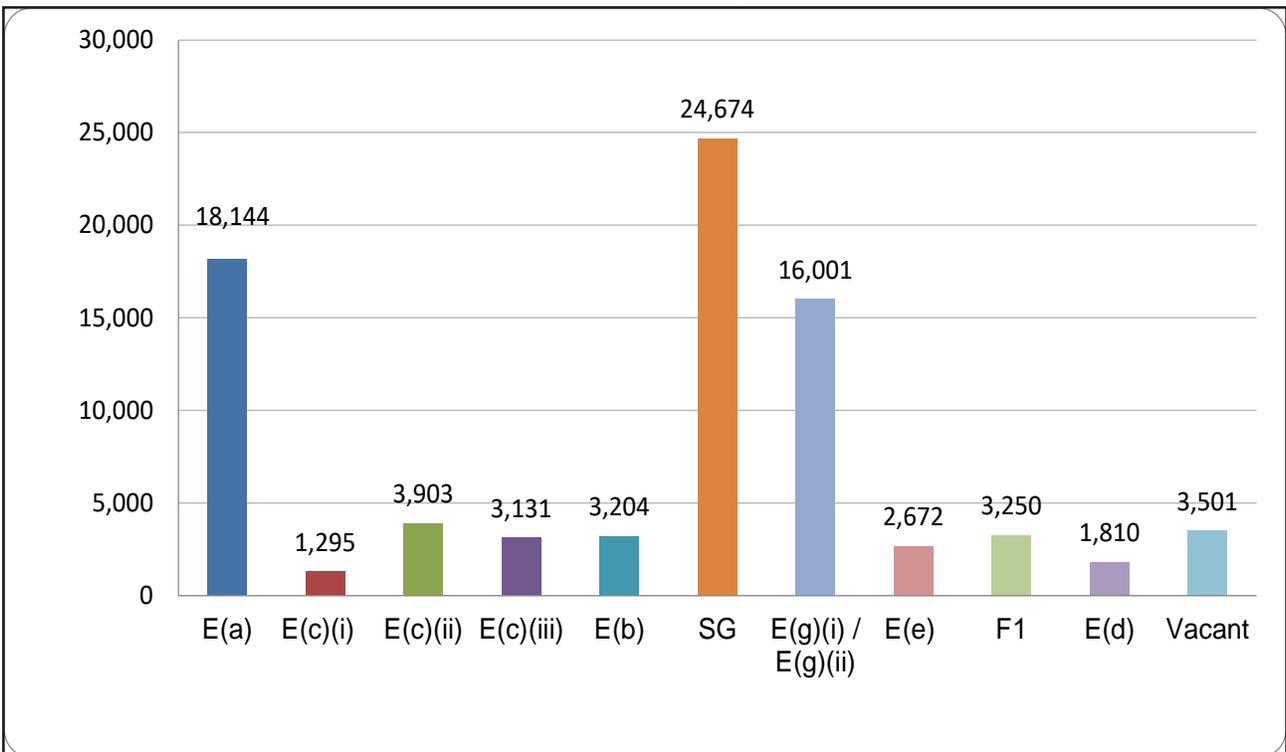


Figure 10.4: Floorspace by Use Class (excluding residential)



Retail Composition

- 10.13 Retail floorspace totals 20,201 sq. m in Wallington. This is made up of 7,280 sq. m comparison (51 units), 8,384 sq. m convenience (19 units), 3,189 sq. m retail service (33 units) and 1,348 sq. m vacant floorspace (11 units).
- 10.14 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

- 10.15 Wallington provides 25 cafes and restaurants (E(b)), two pubs and bars (SG), 20 takeaway premises (SG) and one betting shop (SG). E(b) units account for 3,204 sq. m floorspace excluding vacancies (see Table B.2).

Services and Offices

- 10.16 E(c) and E(g) units occupy 30% of floorspace and this is significantly higher than the district centre average in the borough (18%).
- 10.17 E(g) floorspace makes a valuable contribution to employment in Wallington, occupying 16,001 sq. m (20%) of total floorspace (see Figure 10.2).
- 10.18 The multi-storey blocks of Carew House (5,556 sq. m) and Beddington House (3,936 sq. m) contribute significantly to these figures.
- 10.19 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.
- 10.20 In addition to E(g) floorspace, E(c) financial and professional services are also well represented at around 10% in the district centre. Six banks or building societies serve the district centre and the wider area.

Other Town Centre Uses

- 10.21 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.
- 10.22 Health facilities include the Jubilee Health Centre and other medical practices.
- 10.23 Civic facilities include a post office on Woodcote Road, Wallington Public Library and Wallington Methodist Church. There are also two private gyms (Energie Fitness & Snap Fitness), a children's soft gym (My Gym) and a private club (The Woodcote Flying Club).
- 10.24 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.

10.25 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, Farmstead Court on Melbourne Road and the recently completed Marston Court.

Vacancies in the Town Centre

10.26 Wallington has 23 vacant units which equates to only 4% of all floorspace in the centre (see Figure 10.2). In total, there is 3,501 sq. m of floorspace vacant in Wallington (see Table B.3).

10.27 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.

10.28 17 vacant units occupy 9% of total floorspace in the shopping frontages (see Map 10.1). The western side of Woodcote Road near Wallington station is also noticeably vacant (Block J).

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

Previous Use Class	Current Use Class	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	E(a)	42	71%	12,081	87%	17	29%	1,789	13%	59	36%	13,870	26%
A2	E(c)(i)	6	86%	1,117	92%	1	14%	100	8%	7	4%	1,217	2%
	E(c)(ii)	7	47%	594	19%	8	53%	2,512	81%	15	9%	3,106	6%
	E(c)(iii)	0	0%	0	0%	3	100%	2,573	100%	3	2%	2,573	5%
A3	E(b)	8	50%	962	43%	8	50%	1,262	57%	16	10%	2,224	4%
A4	SG	9	30%	883	6%	21	70%	13,612	94%	30	19%	14,495	27%
A5													
SG													
B1	E(g)	0	0%	0	0%	5	100%	8,759	100%	5	3%	8,759	16%
D1	E(e)	1	25%	71	3%	3	75%	2,601	97%	4	3%	2,672	5%
	F1	0	0%	0	0%	4	100%	1,752	100%	4	3%	1,752	3%
D2	E(d)	0	0%	0	0%	2	100%	1,470	100%	2	1%	1,470	3%
Occupied Total		73	50%	15,708	30%	72	50%	36,430	70%	145	91%	52,138	96%
Vacant		14	82%	1,882	86%	3	18%	308	14%	17	10%	2,190	4%
Total		87	54%	17,590	32%	75	46%	36,738	68%	162	100%	54,328	100%

Pedestrian flows and accessibility

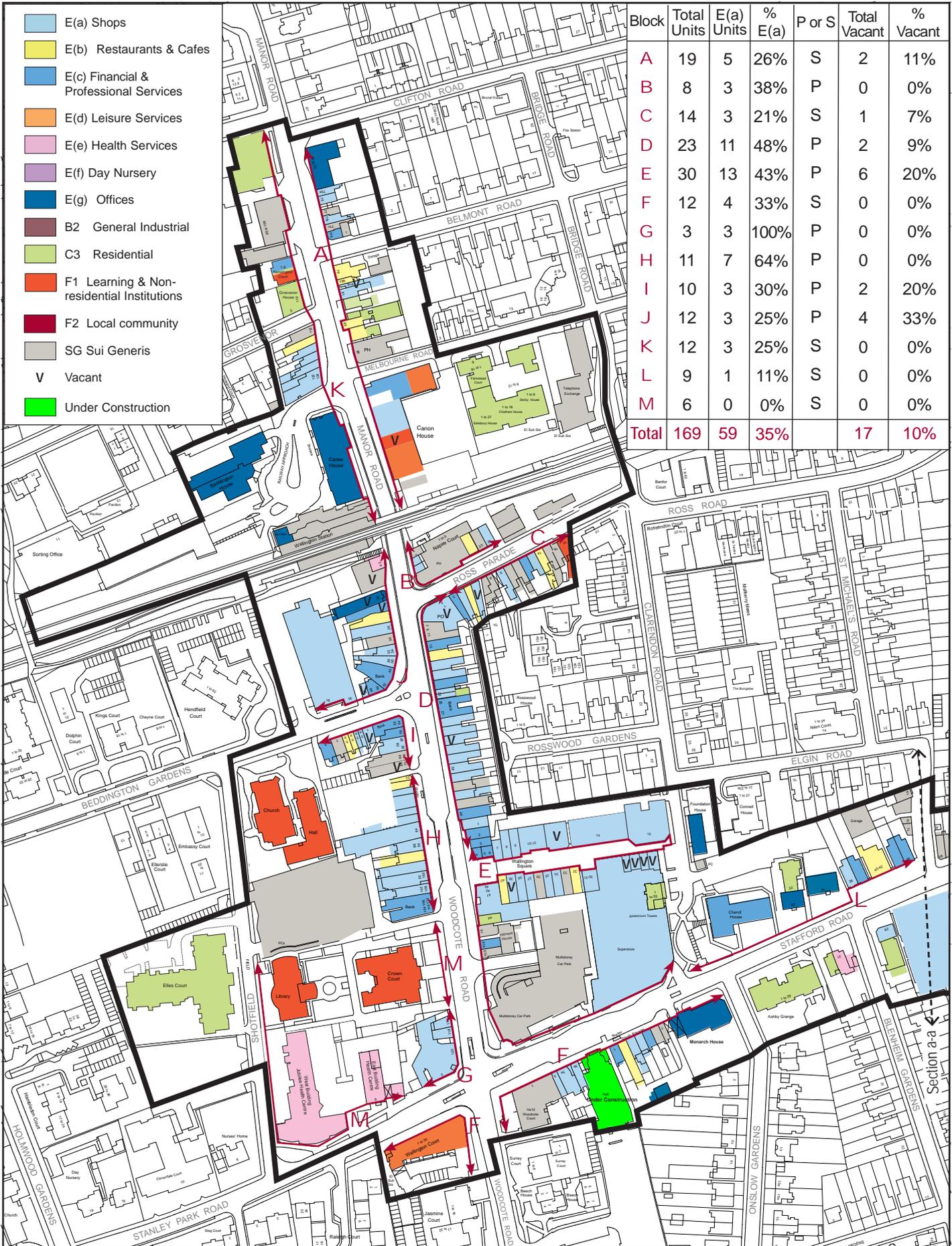
- 10.29 Pedestrian flows across the centre are obstructed due to heavy vehicular movements along the primary road network. Pelican crossings are located centrally and provide the only safe way for pedestrians to cross the busy road. Generally footfall is concentrated along Woodcote Road which is where the most retail use is located.
- 10.30 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).
- 10.31 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.
- 10.32 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.
- 10.33 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 there will be 55 car parking spaces after the redevelopment of Wallington Hall. 43 public spaces and 12 private spaces for the new residential units.

Recent Changes

- 10.34 There have been no boundary changes to the district centre since the last survey in 2018.
- 10.35 Map 10.1 shows the 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

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



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

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Map 10.1

Mix of Use on Ground Floor Shop Frontages within Wallington District Centre 2022 (1 of 2)



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

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Mix of Use on Ground Floor Shop Frontages within Wallington District Centre 2022 (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 northeastern 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 It must be noted that the proportions of the use classes within the shopping frontages (see Table 11.1) are different to the wider proportion (see Figures 11.1 & 11.2) where the uses outside the shopping frontages are added to the calculations.
- 11.6 Figure 11.1 shows that E(a) units occupy about a half (46%) of total units while E(c) and E(g) units make up 13% and 2% of total units respectively.
- 11.7 Over a third (39%) of the total floorspace is E(a) units while E(b) units accounting for 10% (see Figure 11.2). Both of these figures are above the district centre averages.
- 11.8 Map 11.1 shows the spatial distribution of ground floor uses (including residential) within the district centre as well as the proportion of E(a) units within each block of shops.
- 11.9 The majority of retail floorspace (62%) is located in primary shopping frontages, while the majority (73%) of E(b) floorspace is located in secondary shopping frontages.

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

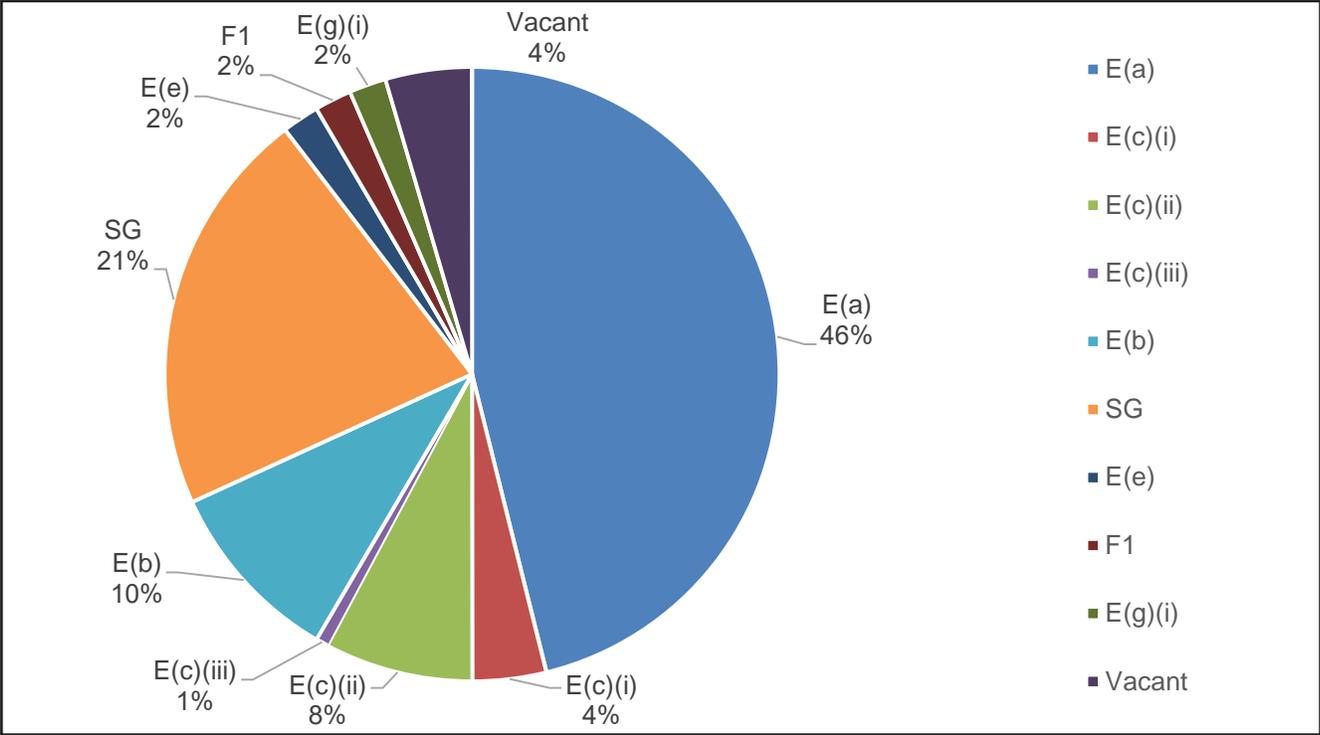
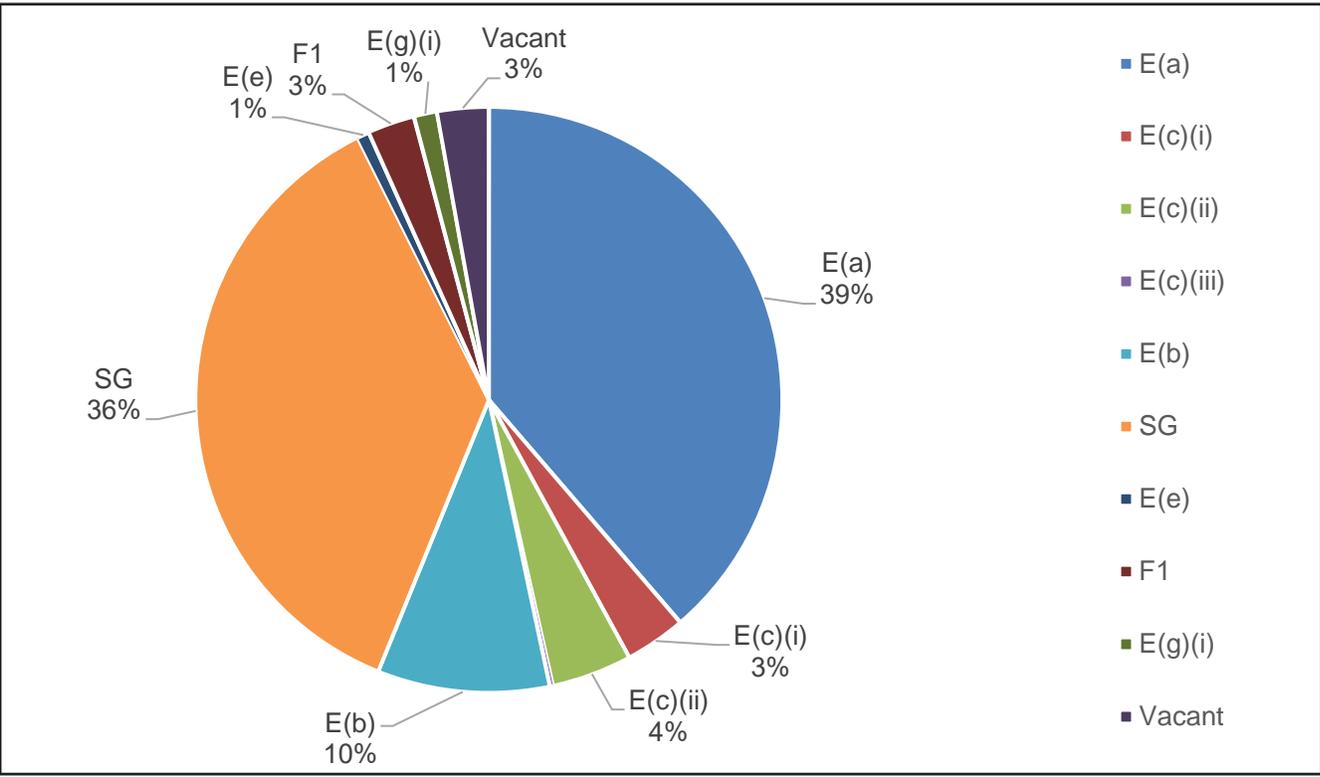


Figure 11.2: Worcester Park Mix of Land Use by Floorspace (excluding residential)



11.10 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 (excluding residential)

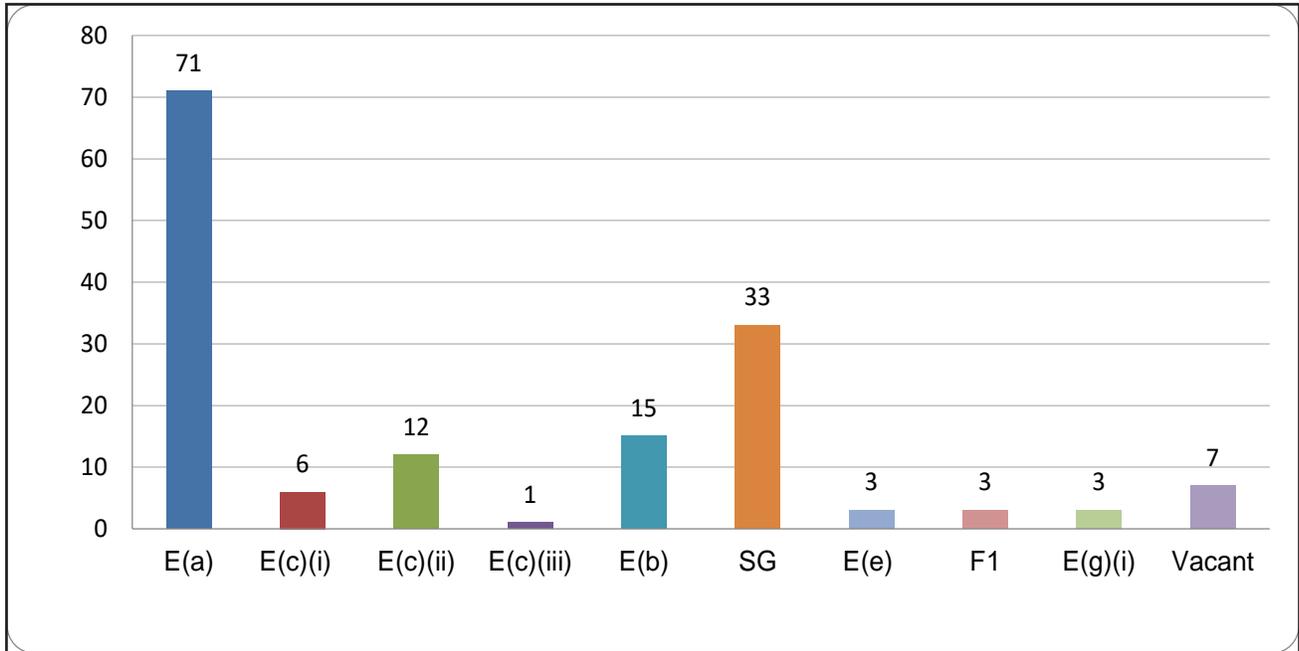
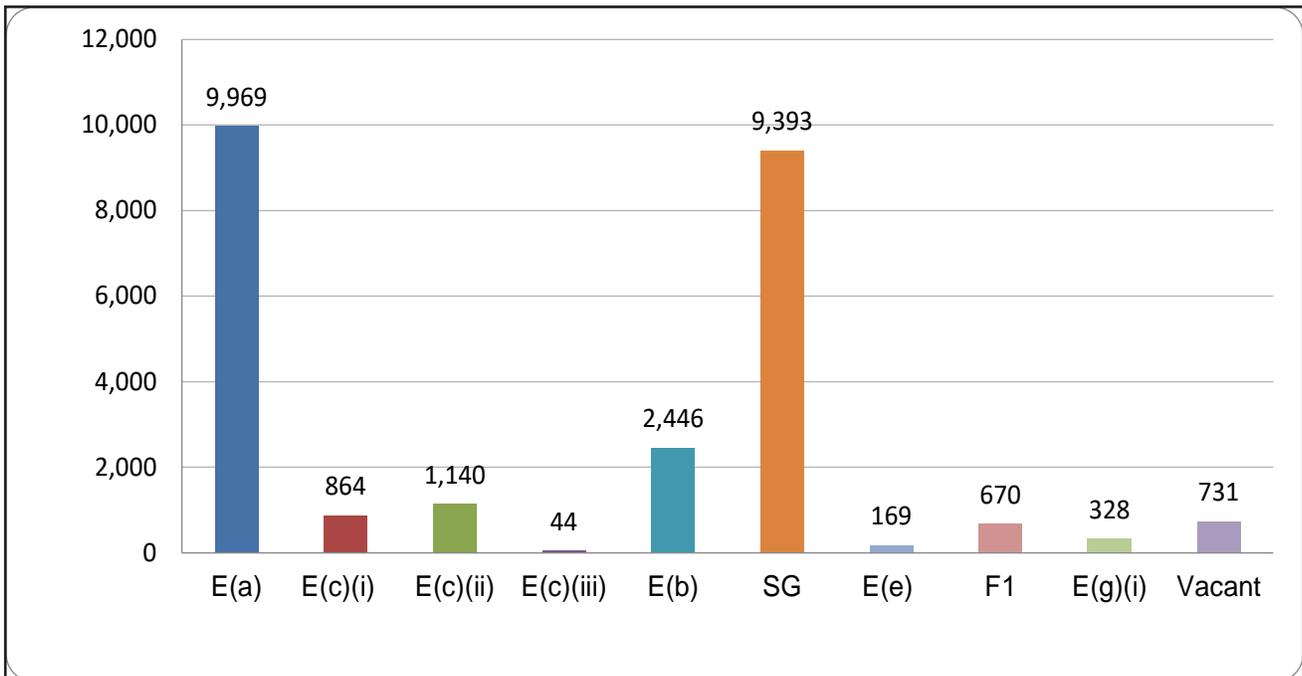


Figure 11.4: Floorspace by Use Class (excluding residential)



Retail Composition

- 11.11 Retail floorspace totals 9,969 sq. m in Worcester Park. This is made up of 3,872 sq. m comparison (30 units), 4,258 sq. m convenience (14 units), 1,839 sq. m retail service (27 units) and 110 sq. m vacant floorspace (2 units).
- 11.12 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

- 11.13 Worcester Park provides 15 cafes and restaurants (E(b)), two pubs and bars (SG), 10 takeaway premises (SG) and one betting shop (SG). E(b) units account for 2,446 sq. m floorspace excluding vacancies (see Table B.2).
- 11.14 The majority of entertainment units are located in secondary shopping frontages.

Services and Offices

- 11.15 E(c) and E(g) units occupy 10% of floorspace and this is lower than the district centre average in the borough (18%).
- 11.16 The main office blocks include Fitzroy House, Joanna House and Longfellow House.

Other Town Centre Uses

- 11.17 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.
- 11.18 There are 113 residential units located in Worcester Park, which is approximately 40% of all units.

Vacancies

- 11.19 There is 731 sq. m of vacant floorspace in Worcester Park (7 units). 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)

Previous Use Class	Current Use Class	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	E(a)	37	52%	6,158	62%	34	48%	3,811	38%	71	48%	9,969	50%
A2	E(c)(i)	3	50%	532	62%	3	50%	332	38%	6	4%	864	4%
	E(c)(ii)	3	25%	284	25%	9	75%	856	75%	12	8%	1,140	6%
	E(c)(iii)	0	0%	0	0%	1	100%	44	100%	1	1%	44	0%
A3	E(b)	4	27%	647	26%	11	73%	1,799	74%	15	10%	2,446	12%
A4	SG	7	23%	725	19%	24	77%	3,170	81%	31	21%	3,895	20%
A5													
SG													
B1	E(g)(i)	0	0%	0	0%	2	100%	189	100%	2	1%	189	1%
D1	E(e)	0	0%	0	0%	2	100%	119	100%	2	1%	119	1%
	F1	1	33%	277	41%	2	67%	393	59%	3	2%	670	3%
Occupied Total		55	38%	8,623	45%	88	62%	10,713	55%	143	96%	19,336	97%
Vacant		1	17%	126	22%	5	83%	455	78%	6	4%	581	3%
Total		56	38%	8,749	62%	93	62%	11,168	56%	149	100%	19,917	100%

Pedestrian flows and accessibility

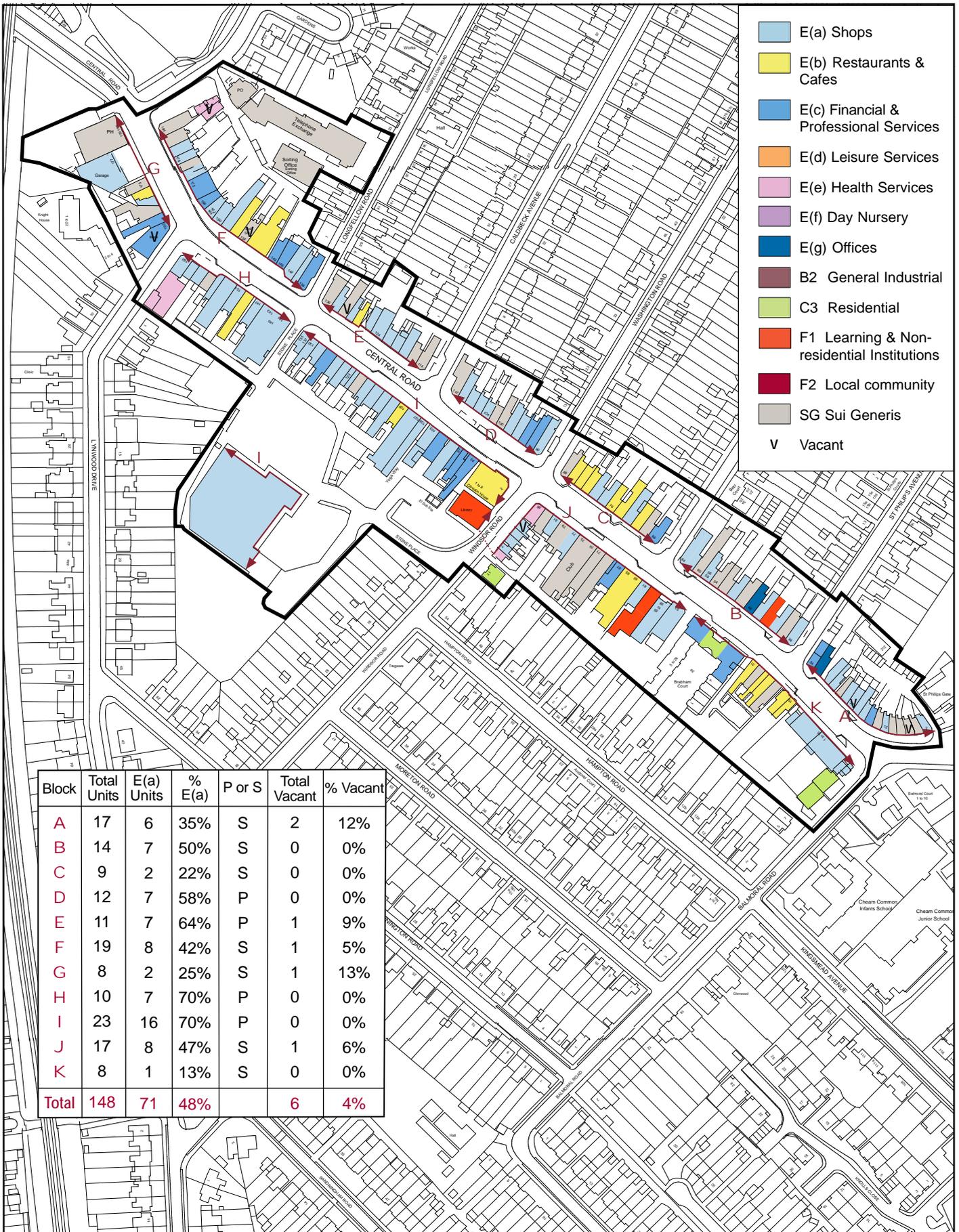
- 11.20 Pedestrian flows are spread evenly throughout the district centre with a slight concentration to the west of the centre due to the presence of Waitrose and Sainsbury's food stores. The road presents a physical barrier preventing pedestrians from crossing from one side to the other safely. Pelican crossings offer the only safe method of crossing at selected points.
- 11.21 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.
- 11.22 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.
- 11.23 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.
- 11.24 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

- 11.25 There have been no recent boundary changes to the district centre since the last survey. Map 11.1 shows the district centre boundary of Worcester Park.

Conclusion

- 11.26 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.



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

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



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2022



NOT TO SCALE

Map 11.1

Mix of Use on Ground Floor Shop Frontages within Worcester Park District Centre 2022

12 Conclusion

12.1 Conclusions from the District Centre Health Check Survey 2022 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.
- Carshalton appears to be healthy but there are increasing vacancies and limited prospects for significant new commercial development due to the current highway constraints and the centre's Conservation Area designation.
- Cheam is a very healthy district centre, reflected by the pleasant shopping environment.
- There have been a number of recent completed developments at Hackbridge and it is expected to accommodate significant growth.
- North Cheam is showing signs of recovery with an increasing number of restaurants.
- 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 and accessibility.
- Wallington is a healthy centre with a number of opportunity sites to increase retail floorspace and improve the public realm.
- Worcester Park is a healthy centre, reflected by low vacancy rates and a good retail mix. The busy main road and dense residential development surrounding the centre may hinder the centre's ability to expand.
- 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

Changes to National Use Class Order

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

Use	Old Class	New Class	Permitted Change
Local community: Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres	A1	F2(a)	None
Shop - Display or retail sale of goods, other than hot food Includes shops, retail warehouses, hairdressers/ barbers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes, opticians (NB beauty salons, nail bars, dog groomers are SG)	A1	E(a)	C3 (prior approval) F1(a) State funded school (*Temp takeaway)
Financial services	A2	E(c)(i)	
Professional services (other than health or medical services) Including estate and employment agencies	A2	E(c)(ii)	
Other appropriate services in a commercial, business or service locality eg driving instruction, building design services	A2	E(c)(iii)	
Sale of food and drink for consumption (mostly) on the premises *	A3	E(b)	
Public houses, wine bars, or drinking establishments, and drinking establishments with expanded food provision	A4	SG	None (Temp takeaway)
Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises)	A5	SG	C3 (prior approval) E

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

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

Use	Old Class	New Class	Permitted Change
Fuel stations	SG	SG	None
Hiring, selling and/or displaying motor vehicles			
Taxi businesses			
Scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles			
'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))			
Hostels (providing no significant element of care)			
Waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste			
Retail warehouse clubs			
Nightclubs			
Casinos	SG	SG	C3 (prior approval) E
Betting offices/shops			
Pay day loan shops			
Beauty Salon	SG	SG	
Nail Bar	SG	SG	
Dog grooming	SG	SG	
Tattoo parlour	SG	SG	
Pawn broker	SG	SG	
Vehicle repairs etc. with MOT	SG	SG	

Appendix B

Table B.1 - Retail Classification of E(a) in District Centres (including former E(a) vacant units)

Carshalton

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	11	39%	1,766	48%
Convenience	4	14%	966	26%
Service	10	36%	738	20%
Previously A1 - Vacant	3	11%	194	5%
Total Retail (E(a))	28	100%	3,664	100%

Cheam

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	20	38%	2,045	36%
Convenience	8	15%	1,629	28%
Service	20	38%	1,664	29%
Previously A1 - Vacant	5	9%	406	7%
Total Retail (E(a))	53	100%	5,744	100%

Hackbridge

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	4	33%	536	14%
Convenience	4	33%	3,044	80%
Service	0	33%	221	6%
Previously A1 - Vacant	5	0%	0	0%
Total Retail (E(a))	12	100%	3,801	100%

North Cheam

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	23	53%	3,066	26%
Convenience	7	16%	7,592	65%
Service	8	19%	719	6%
Previously A1 - Vacant	5	12%	316	3%
Total Retail (E(a))	43	100%	11,693	100%

Rosehill

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	12	27%	1,971	26%
Convenience	16	36%	3,624	48%
Service	11	24%	1,383	18%
Previously A1 - Vacant	4	13%	630	8%
Total Retail (E(a))	45	100%	7,608	100%

Wallington

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	51	45%	7,280	36%
Convenience	19	17%	8,384	42%
Service	33	29%	3,189	16%
Previously A1 - Vacant	11	10%	1,348	7%
Total Retail (E(a))	114	100%	20,201	100%

Worcester Park

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	30	41%	3,872	38%
Convenience	14	19%	4,258	42%
Service	27	37%	1,839	18%
Previously A1 - Vacant	2	3%	110	1%
Total Retail (E(a))	73	100%	10,079	100%

Table B.2: Restaurants & Cafes E(b) in District Centres

District Centre	Restaurants & Cafes E(b)			
	Units	Percent	Sq m	Percent
Carshalton	11	16%	816	9%
Cheam	21	16%	2,959	15%
Hackbridge	3	8%	350	3%
North Cheam	18	17%	2,022	6%
Rosehill	7	8%	896	7%
Wallington	25	9%	3,204	4%
Worcester Park	15	10%	2,446	10%
Borough Average	100	12%	12,693	7%

Table B.3: Vacancy Rates in District Centres

District Centre	Vacant Units	Total Units	Vacancy Rate (%)	Vacant Floorspace	Total Floorspace	Vacancy Fl. Rate (%)
Carshalton	7	71	10%	1,136	9,627	12%
Cheam	10	130	8%	1,075	20,244	5%
Hackbridge	2	37	5%	547	10,498	5%
North Cheam	10	104	10%	793	31,113	3%
Rosehill	11	88	13%	1,132	13,317	9%
Wallington	23	278	8%	3,501	81,585	4%
Worcester Park	7	154	5%	731	24,754	3%
Borough Average	70	862	8%	8,915	191,138	5%

Appendix C

Examples of E(a) retail unit classification within District Centres

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

Comparison Retail	Convenience Retail	Service Retail
Shoe shop		
Sports shop		
Stationers		
Swimming supplies		
Window installation		

Appendix D

Glossary

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

Convenience Retail/Shopping: These refer to shopping for 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.

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

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

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

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

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

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

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

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

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



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