



SUTTON

SOUTH LONDON

Economic Growth Plan

2025-2035



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A man with a beard and sunglasses, wearing a black puffer jacket and grey trousers, walks on a paved path. He has a red strap across his chest and is holding a clear water bottle and a colorful bag. A young child in a red jacket and sunglasses is walking beside him, holding a scooter. The background shows a grassy area and trees.

SUTTON

SOUTH LONDON



As the Leader of Sutton Council, I am proud to welcome you to our borough. We are a thriving South London community with over 200,000 residents, 8,000 businesses and 84,000 jobs. Our economy is already worth over £5bn annually, with strong opportunities to grow this further.

This is an exciting time for us, as we undergo significant transformation and a commitment to building a better future for our residents and our businesses.

The next decade promises to put Sutton firmly on the map and will establish Sutton's position as one of London's most desirable places to live, work, and invest. I look forward to embarking on this exciting journey with you, as we deliver our Economic Growth Plan.

We have made significant progress already in regenerating Sutton, particularly across Sutton Town Centre which is our largest retail centre and focal point for housing growth. Sutton's growth extends beyond the town centre to our district centres, from Wallington, Carshalton, and Cheam to key industrial hubs Kimpton and Beddington.

Over 92% of our shops and hospitality premises are occupied. We are attracting new investment from well-known brands such as Pret and Lidl, and major retailers like Morrisons and Pandora are recommitting to the borough. Sutton also has a great range of strong independent businesses. Our track record speaks for itself.

We have built trusted partnerships with leading private sector investors and developers, including Lovell, St George, Aviva Capital Partners and Socius, demonstrating our ambition and capability to deliver large-scale, transformative projects.

At the heart of Sutton's ambition is the world renowned centre for research and treatment, the London Cancer Hub (LCH). Already Europe's leading cancer research and treatment district, the LCH will expand with the new development led by Aviva Capital Partners and Socius which will secure millions in investment and, once complete, create thousands of additional jobs and boost productivity.

We want to make sure that every step of our growth benefits our residents, supports the existing businesses we have and attracts new businesses, jobs and investment into the borough.

This plan is an invitation to potential partners, investors, and businesses. Join us in a borough which values collaboration and is actively building its future. Sutton Council is ready to work with you to ensure your enterprise, no matter the size, will thrive.

Best wishes,
Barry

Barry Lewis
Leader of the Council





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The London Cancer Hub



Sutton Town Centre

Sutton is an outstanding borough, with fantastic opportunities for businesses and investors. Located in South London, it benefits from both being part of London's economy and easy access to the South.

Over the last decade, Sutton Council has taken an ambitious, bold and creative approach to regeneration through acquiring land, securing grant funding and creating relationships that have successfully attracted substantial investment.

Alongside council-led regeneration, significant private investment is being made from businesses who have recognised Sutton's strengths.

This has already led to the creation of new commercial space and housing, with further growth underway that will shape Sutton for years to come.

Sutton has two major focal points for growth - the LCH and Sutton Town Centre.



The LCH is already world-renowned for cancer research and treatment. Sutton Council has worked over the past decade to acquire and prepare land, build partnerships and attract investment to develop an additional million square feet of space - creating space for businesses and opportunities for residents.

This development puts Sutton in a key position to capitalise on the UK's ambitions for life sciences as set out in the UK's Industrial Strategy, which reinforces the critical role life sciences will play in both the UK's economic recovery and improving health outcomes.

The London Growth Plan recognises the potential of the LCH and the ambition to make it the global home for oncology.

The London Cancer Hub

Sutton Town Centre is the borough's main centre and the identified area for future housing intensification. The Council has already worked with partners to refurbish vacant buildings and diversify uses.

Over the coming years, it plans to transform existing estates and the Civic complex, and reinvigorate the St Nicholas shopping centre, to deliver more high quality housing, a civic presence within Sutton Town Centre's high street, and an improved hospitality, retail and leisure offer.

This is creating a resilient town centre with strong services for residents, employees and visitors.

Alongside this, private development is creating further housing. With a growing population and employee base, there are opportunities to build on the borough's existing leisure and cultural assets, and develop the offer further.

The growth potential that outer London boroughs such as Sutton have is increasingly being recognised across the capital.

The Council actively works with other South London boroughs to maximise the opportunities for growth and drive South London's £38bn GVA economy forward, as set out in the recent BIG Ambition: South London Growth plan.

Sutton Town Centre



Alongside Sutton being an area of opportunity for investment and businesses, it is also a strong place for people to live.

Sutton has built a reputation as a safe, green and family-friendly part of London, balancing urban convenience with suburban peace. It has excellent green spaces, great schools, low crime, and housing is affordable in comparison to other London boroughs.

After a decade of the Council spearheading their regeneration, the LCH and Sutton Town Centre are on the cusp of major growth.

This Economic Growth Plan has been developed to set out Sutton's priorities and opportunities, and the actions the Council will take - working in partnership - to support further economic growth over the coming decade.

Sutton wants to enable existing businesses to thrive, encourage more businesses to start-up and grow here, build the borough's oncology specialism, develop its leisure and cultural offer, and support residents to benefit from the growth underway.

The Moon Bloom



“Outer London boroughs have a vital role in contributing to London growth and productivity, and Sutton really demonstrates what can be achieved.

The London Cancer Hub is a major growth opportunity for London, and our ambition is to make it the global home of oncology. This will not only create new jobs and high quality space for businesses, it will also supercharge world-leading cancer research and treatment to improve health outcomes.

Sutton has huge potential, and provides a strong location for further investment and businesses. The Mayor and I will continue to support new growth clusters as they create jobs and opportunities for Londoners. Together we can build a better, fairer and more prosperous London for all.”

Howard Dawber OBE
Deputy Mayor, Business and Growth



The London Cancer Hub

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“We are excited to be working alongside the London Borough of Sutton, Aviva Capital Partners, the Institute of Cancer Research and the Royal Marsden to deliver the world’s leading centre for cancer research and treatment in Sutton.

The plans we have submitted include 1 million sq ft of state-of-the-art research and laboratory space, educational spaces and key worker homes alongside cafes, restaurant and leisure facilities, which every successful community needs, to create a dynamic ecosystem for people to work and live.

Once finished the London Cancer Hub will support thousands of jobs, including in areas such as high-skilled R&D and small-scale manufacturing related to life sciences, and in the meantime the development itself will deliver hundreds of construction roles and procurement opportunities for local businesses.”

Barry Jessup
Managing Director of Socius

THE LONDON CANCER HUB

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The LCH in Belmont is already Europe's leading district for cancer care, research, treatment and innovation.

Since 2013, organisations on this 21 hectare district have worked in partnership to progress the vision of becoming the global centre for oncology.

The LCH is unique in its “bench-to-bedside” approach - where cancer drugs are researched, tested, refined and rolled out all in one district.

Sutton has a long-established strength in life sciences. The Institute of Cancer Research, London (ICR) established a research facility in Belmont in 1956. They were joined by The Royal Marsden Hospital (RMH) in 1962 - creating a longstanding collaboration between research and healthcare.

The ICR is the most successful academic organisation in the world at discovering new cancer drugs. In partnership with the RMH, they are internationally renowned and have made pioneering discoveries that have driven forward cancer research worldwide and had significant benefits for patients.

Their joint Drug Development Unit is one of the largest centres for Phase I trials in the world. Since 2005 the ICR has discovered 21 cancer drug candidates, progressed 12 drugs into clinical trials, and had abiraterone, a pioneering prostate cancer drug, approved for use in the NHS¹. The RMH treats 59,000 patients annually across their two sites in Sutton and Chelsea.

1) <https://www.icr.ac.uk/about-us/our-achievements>

“

“The Royal Marsden operates as a specialist cancer centre with two main sites - in Chelsea and Sutton - alongside a medical day unit at Kingston Hospital and a private care centre in Cavendish Square, central London.

Together with our principal academic partner, The Institute of Cancer Research (ICR), we are recognised as one of the top four cancer centres globally for the impact of our research.

We are delighted to be a partner in the London Cancer Hub, bringing together scientific and clinical expertise to translate breakthrough discoveries from the laboratory into new treatments that improve outcomes for cancer patients everywhere.

The continued growth of the London Cancer Hub presents a significant opportunity to expand collaboration, drive innovation, and advance research that will benefit patients worldwide.”

**THE LONDON
CANCER HUB**
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Dame Cally Palmer
Chief Executive of The Royal Marsden
NHS Foundation Trust



CGI renderings of The London Cancer Hub



Over the last decade, Sutton Council assembled 5 hectares of land on the LCH, prepared it for development and attracted an investor/developer.

In late 2023, Aviva Capital Partners committed to a long leasehold and are working with Socius to build c1 million sq ft of new space. Good progress has been made, and a planning application submitted in 2025 is under consideration.

Working in partnership, they will develop a world leading cancer-focused research and innovation ecosystem for businesses.

“

“We are delighted to be investing in the London Cancer Hub to create a world-class centre for cancer research in Sutton. Sutton’s long-established history in oncology makes it a natural home for world leading life sciences companies and talent.

Our investment will deliver critical infrastructure needed to support research and drug discovery as well as deliver long-term economic benefits for Sutton, including a range of employment opportunities, affordable homes and community amenities.”

Sophie White
Regeneration Sector Head
of Aviva Capital Partners

Beyond this, other partners have invested to create a world class district.

The Harris Academy is a £40 million, RIBA award winning, STEM specialist school and the first Passivhaus secondary school in the UK.

In 2019, the £4m Maggies Centre opened, in 2021 the Institute of Cancer Research launched the £75m Centre for Cancer Drug Discovery, the largest academic cancer drug discovery and development group worldwide and in 2023, The Royal Marsden's £70m Oak Cancer Centre opened. In the future it is anticipated that Epsom & St Helier NHS Trust are planning a new acute hospital on-site.

The work of the LCH partnership over the last decade puts Sutton in an outstanding position to capitalise on national and regional growth.

Growth at the LCH provides a direct opportunity to boost productivity and employment in Sutton, and raise aspirations and opportunities for residents.

Through the Aviva/Socius development alone, 4,160 jobs will be created (direct and indirect), hundreds of construction roles and £535million invested, which will create supply chain opportunities for local businesses.

The ICR is a college of the University of London, delivering outstanding postgraduate education. Opportunities to create education and skills pathways into roles on the LCH, or life science careers beyond this, is a key priority.

The LCH already has space available for cancer research and treatment focused businesses at the Innovation Gateway, and should become the location of choice for any cancer-focused businesses in future.





THE LONDON CANCER HUB

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“Sutton has been a home to the ICR for more than 60 years and the site of many of our greatest scientific achievements – from the development of new treatments and technologies that have benefitted thousands of cancer patients worldwide, to the discovery in recent years of more than 20 potential new cancer drugs. Our Sutton base has also been central to establishing the ICR as one of the UK’s leading academic institutions for industry collaboration.

We’re proud to be a partner in The London Cancer Hub (LCH) project and excited about its potential to help us to deliver even greater benefits for cancer patients. If realised, the latest development plans would further strengthen the ICR’s collaborations with industry, and support our ability to recruit and retain outstanding scientists, students, technicians and professional staff.

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More broadly, The LCH is set to attract investment, create high-quality jobs in the life sciences and drive economic growth for Sutton and the wider London scientific ecosystem.

With the development of new homes for life-sciences companies as laid out in the current plans, The LCH has the potential to become a major development of national significance – supporting the creation and growth of oncology-focused life science companies, including spin-outs from the ICR, at a time when the UK is seeking to strengthen its position as a global leader in the life-sciences sector.”

Professor Kristian Helin
Chief Executive and President
The Institute of Cancer Research,
London



SUTTON

SOUTH LONDON

A wide-angle photograph of a busy pedestrian street in Sutton, South London. The street is paved with cobblestones and lined with large, leafy trees that provide shade. A large crowd of people, including families with strollers and individuals walking, fills the street. In the background, there are shops and buildings, including one with a 'vision express' sign. The overall atmosphere is vibrant and bustling.

SUTTON

SOUTH LONDON

Sutton High Street

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“Sutton is a Town Centre with a great deal of potential over the next five years. An ambitious plan from the Council, as delivered, will bring higher footfall from new residents moving in through planned developments, units suitable to both retail and leisure sectors that are perfect for investment and improvements to the infrastructure overall, giving our space a new lease of life.

We are a connected and busy centre with a strong retail offer, food and beverage offer and a growing number of B Corp and sustainable businesses, catering to a wider audience of customers and attracting people from outside the borough to our centre.

This BID remains focussed on attracting footfall through a wide selection of events and activities that attract additional 8 -10k visitors, promoting safety through our delivery of our Sutton Crime Reduction programme of services and supporting our members whenever needed. We are excited to be part of the plan for our Town Centre.”

Patricia Park
Chief Executive Officer
Successful Sutton BID

With over 400 retail and leisure units, Sutton is the borough's main town centre.

It has strong commercial occupancy (92.6% - exceeding the London average of 90.5%) and good footfall with c19,500 visitors per day in 2024 which is a return to pre-pandemic levels.

Sutton Town Centre is identified as the key area in the borough for housing growth, supported through the town centre's rail and bus connections.

Over 3,000 homes are under construction, have planning consent, are in the pre-app/application, or design stage. Over £1bn is being invested to deliver these. A further 688 are allocated in the borough's Local Plan, demonstrating potential for further growth.

The St Nicholas Centre forms a key part of the town centre. Sutton Council purchased the centre in 2021, to help safeguard and regenerate this important asset. The Council's vision is to reinvigorate the St Nicholas Centre to provide a fresh mix of shops, restaurants, bars and leisure; have a presence from the Council within the Sutton Town Centre's high street; and redevelop the existing civic complex into new housing.

A wider programme of regeneration has also been carried out in the town centre led by the Council to diversify uses, boost footfall and provide high quality housing.

Through the Future High Streets Fund and Mayor's Good Growth Fund, the Council has brought vacant commercial buildings back into use including Oru - a work, hospitality and wellness space in a former BHS.

A new location for Sutton College is being developed, bringing a site which has been vacant for a number of years back into use, and providing direct access for residents to education and training.

The redevelopment of Beech Tree Place, originally built in the 1950s for older residents, will deliver 92 new multi-generational homes.

The Elm Grove development will provide up to 300 new high-quality and sustainable homes. A programme of public realm improvements are being planned, to support the transformation.





The Council's ambitious approach to regeneration has been demonstrated through the development of Oru Sutton, in a former BHS store. When the Council purchased this building, a new tenant (H&M) had been secured for the lower floors. There was an opportunity to use the upper floors of this anchor site to diversify the offer in the high street and activate this under-utilised space.

Since 2022, the Council and Oru have worked together to create Oru Sutton - a destination with a range of space for Sutton's businesses. Oru Sutton now offers 300+ desks, 40 offices, treatment rooms, retail units, wellbeing, hospitality and event spaces, a nursery and rooftop garden - creating a new community hub.

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“It is a real privilege to have designed, built and now operate a 40,000 sq ft space that welcomes over 1,000 people each day. Oru Sutton is a mixed use site which brings together coworking, wellness, hospitality, events and childcare seamlessly. Working in partnership with a council that shares our values has enabled us to deepen our impact and achieve our shared ambitions. Sutton's vision and proactive approach creates the conditions that allow businesses like ours to thrive.”

Vibushan Thirukumar
Oru Space, Co-Founder / CEO

Private investors are also recognising the potential of Sutton Town Centre.

One of the most ambitious developments is Chalk Gardens, led by St George. This will transform a former B&Q to deliver 1,014 high-quality homes, green spaces and improved connections into the heart of Sutton.

Plans are also underway to revitalise St Nicholas House, led by Halcyon Development Partners to create a vibrant co-living community with 370 homes, including affordable units, through a retrofit of the existing vacant building and new-build blocks.

Amro Partners' redevelopment of Quadrant House, "The Press Works", will transform a former office block near Sutton Station into a similarly diverse community. The scheme will deliver 507 new build-to-rent and co-living units.

The regeneration in Sutton will provide a refreshed destination for shopping and socialising, and an outstanding opportunity for new businesses to locate in Sutton to benefit from the growth underway.



Chalk Gardens (CGI renderings)





DISTRICT CENTRES

Sutton has seven district centres and 29 local centres - each of which has its own character.

Our district centres include a range of long standing, independent stores to national chains, these centres and high streets serve local residents and have strong occupancy levels.

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CARSHALTON

A charming and attractive village, with many historic buildings, heritage venues, Carshalton Ponds and Grove Park, alongside a range of independent shops and restaurants.



CHEAM

Cheam is a village of notable historic and cultural importance, with outstanding parks. It combines a vibrant mix of independent shops, restaurants and open green spaces, creating a highly attractive local centre.

NORTH CHEAM

North Cheam is a well established local hub distinguished by its concentration of restaurants and foodstores. It provides a strong mix of shopping and dining experiences that serve both residents and visitors.



HACKBRIDGE

Hackbridge is a family focused neighbourhood along the scenic River Wandle. The riverside environment and strong community identity make it a valued and distinctive centre within the borough.



ROSEHILL

Rosehill is a predominantly residential area anchored by a long standing parade of local shops, and wide ranging sports and leisure offer. These businesses provide essential services and contribute to the character and cohesion of the community.



WALLINGTON

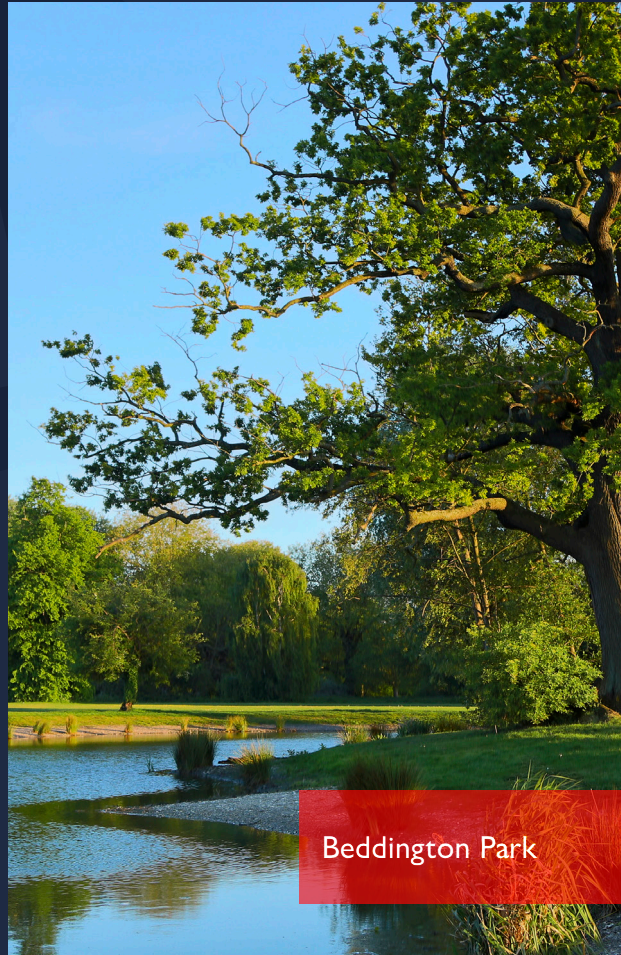
Wallington is the borough's second largest centre, and has development potential. It is a prominent hub for retail, services and community activity. The diverse offer and scale



WORCESTER PARK

Worcester Park is a vibrant and popular district centre, combining independent traders with established high street brands. The varied retail and service offer makes it one of the borough's most prominent centres.

Alongside its strong district and local centres, the borough has excellent parks, sports and leisure facilities which, alongside its other attributes, make it an attractive location for people to live and work.



Beddington Park



The Phoenix Centre

INDUSTRIAL AREAS

Sutton has a long history of manufacturing and logistics, and two strategic industrial areas which are recognised in the London Plan - Beddington (spanning Sutton and Croydon) and Kimpton Industrial Estate. Sutton's location near key road connections, makes Sutton a prime location for businesses serving both Greater London and the wider South East regions.

Sutton's industrial areas are also attracting investment. For example, the new Prologis Park in Beddington, a 93,935 sq ft logistics site, includes BREEAM 'Outstanding' rated units.

Industrial areas provide an opportunity for supply-chain businesses to locate, serving the LCH and beyond.



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“Sutton provides a great environment for sustainable industrial development. Our investment in Beddington reflects the borough's forward-looking approach and commitment to supporting business growth. We're proud to play a role in helping to strengthen the local economy and create opportunities for the community.”

Simon Perks

Director, Capital Deployment, Prologis UK

Sutton's Green Enterprise Partnership (GEP) is the first-ever green tax incentive for small- and medium-sized businesses (SMEs) in the country. Small, everyday businesses receive an annual 70% discount in their business rates over a two-year period.

To date, the scheme has supported over 200 businesses across a wide range of sectors. These include manufacturers on Kimpton Industrial Estate such as Signal Brewery, Marco Alimentary, and Future Supplies; high street businesses including Specsavers Worcester Park, Kampson Pharmacy, and pubs like The Hope and the Sun; as well as construction firms such as Russell Cawberry and Access Towers.

On average, participating businesses have reduced their emissions by 20%, exceeding the original 5% target and showing how sustainability drives both growth and resilience.



Future Supplies

“Kimpton Industrial Park is an important part of the borough, home to a diverse range of thriving businesses that contribute significantly to the local economy.

Since becoming part of a Business Improvement District (BID) in 2009, the park has continued to attract investment and development, strengthening its position as a key business location.

The BID plays an important role in ensuring the park remains a safe, well-maintained, and prosperous environment, working closely with the council and partners to deliver improvements, maintain strong communication, reduce crime, and enhance the overall experience for businesses.”

Colin Newton
Executive Chairman, KIPPA BID

WHAT SUTTON WILL DO TO SUPPORT FURTHER ECONOMIC GROWTH

Sutton Council is committed to supporting further economic growth and building on its strengths. The following priorities set out what the Council will do to support this.



Priority 1

Make Sutton the global home for oncology

Why is this a priority?

The London Cancer Hub is the key growth opportunity in Sutton for new businesses to locate in the borough.

Funding and partners are in place to take forward development on the district. Sutton Council is committed to continuing to work with them to support and enable the LCH district and maximise the local benefits.

The wider educational ecosystem is of critical importance to the development of the LCH. Whilst the LCH has the Harris Academy Sutton and the ICR (a college of the University of London and an outstanding education provider at post-graduate level) on campus, there is currently not an undergraduate university in Sutton. Supporting the development of the education and skills provision will enable pathways to be created from school, to further or higher education, and into work within the borough. It will also build the talent pool to help attract businesses in future with skilled employees. Opportunities may be in the construction, in life sciences or the wide range of support/ancillary roles supporting the LCH. The LCH provides strong opportunities for employment across the sub-region, and the Council will work closely with South London Partnership to support the development of skills pathways.

Alongside the development of the buildings on the LCH the wider support ecosystem is essential to enable business support, innovation, collaboration, commercialisation and knowledge-sharing to start-up and grow the businesses that will take space within the LCH in the future.

To deliver this, Sutton Council will:

- support the development of skills, further and higher education pathways to enable access to jobs on the LCH and build the local talent pool; and support the creation of wider skills and career development opportunities for students and residents.
- encourage businesses to locate on the district, by working with partners to promote the LCH and borough, and ensure its unique offer is recognised
- help build the future pipeline of businesses, by working with partners to build the business support, commercialisation and innovation ecosystem.

Priority 2

Develop Sutton's leisure and cultural offer across the borough

Why is this a priority?

Sutton's population is growing, and there will be an increasing pool of local employees over the coming years. An expanded leisure and cultural offer will meet their needs and help unlock Sutton's potential by making it an even more attractive place to live and work.

Attracting visitors, and encouraging residents and employees to spend their leisure time locally, increases spending within local businesses and has a positive impact on the vibrancy of the borough.

The development of the cultural offer in the borough will be aligned with Sutton's Cultural Strategy 2024-27 and its ambitions that Sutton is a lively, community-centred, thriving and welcoming Borough with a rich cultural scene; and that development projects create platforms for culture to prosper.

In addition to developing the offer within Sutton Town Centre, the borough also has opportunities beyond this, with busy local high streets, outstanding and well-used parks and a thriving sports offer which could be developed further.

To deliver this, Sutton Council will:

- engage with businesses that can contribute to improve and diversify the leisure and cultural offer in Sutton
- promote Sutton's leisure and cultural businesses across the borough, to encourage residents, workers and visitors to take up the offer available
- enable the delivery of good quality amenities and public realm in the town and district centres, to support further development of the offer

Priority 3

Enable a strong business environment within Sutton to retain and grow existing businesses

Why is this a priority?

Strong infrastructure is vital to support business growth and encourage businesses to locate in the borough. Sutton is committed to working with partners, investors and government to deliver the infrastructure the borough needs and remain competitive.

Transport

Sutton has a number of strengths in its transport connectivity, including its rail access from Sutton Town Centre to multiple central London terminals and road connectivity including to Gatwick/Heathrow. The Council has worked proactively to secure improvements and is doubling train frequency to Belmont to support the LCH.

However, further investment is required to support economic growth and maximise the economic potential of the South London sub-region. Sutton is one of only three London boroughs without direct access to the Underground or TfL Overground and some areas are poorly served by public transport.

The Council works closely with TfL and will continue to lobby them to secure the improvements needed in the borough to enable economic growth. It will also work with major developers in Sutton (including at the LCH), to amplify lobbying, ensure that the growth potential for developments in Sutton is understood London-wide, and explore opportunities arising from development.

The improvements required include:

- increased frequency of trains to provide a metro-style service (similar to the TfL Overground) and improved orbital rail connections between South London centres
- explore an expansion of the London overground network to Sutton
- improvements to the bus network, including strategic bus corridors
- working with the private sector to pilot innovative transport solutions

Digital

Since 2020, Sutton has significantly improved its digital infrastructure - full fibre coverage now is 76%, outpacing both the UK (69%) and London (72%). 92% of Sutton now has gigabit-capable connectivity, again outpacing the UK (86%) and London (90%)².

The borough would benefit from further expanded fibre and mobile coverage, especially in areas of strategic growth such as the LCH and Sutton Town Centre.

Sutton will work with private telecoms providers and seek funding to encourage this. Improved digital inclusivity for residents is also a priority, which will help them participate in education and the labour market.

Sustainability / Climate

Sutton Council has piloted a number of innovative schemes to address the climate emergency including Passivhaus schools and social housing.

It established the Sutton Decentralised Energy Network in 2016 to provide low carbon heating and hot water and is currently connected to over 700 homes. SDEN has plans to expand to reach new customers and businesses.

The Council is supporting businesses across the borough to address their emissions through the award-winning Green Enterprise Partnership business rate discount scheme, and is working with businesses to support resilience to the impact of climate change.

Sutton is committed to decarbonising its estate and the borough, and wants to explore investment for this.

Business Support

Whilst Sutton has good business survival rates, it has a relatively low number of businesses. Helping businesses access the right support will enable existing businesses to survive and grow, and build the pipeline of new businesses.

Strong engagement with the business community will support the Council and partners to understand how to support further economic growth; and put in place what is needed.

The Council works closely with the South London Partnership and its member boroughs to put in place business support needed through developing partnerships and securing funding. This includes the BIG South London programme which links businesses, further/higher education partners and local authorities to boost innovation, knowledge exchange and economic growth.

The Council also works closely on a pan-London basis to help shape the support available - including through London + Partners Grow London programmes. The Council will continue to help shape the support that is available to Sutton's businesses, including specialist business support delivered in South London and pan-London.

To deliver this, Sutton Council will:

- secure improvements to infrastructure to enable economic growth including through lobbying partners and applying for funding
- support networks and collaboration between Sutton's businesses, developers and investors; and engage with them to understand their barriers to investment and growth and what the Council will do to address this
- enable businesses to access the support they need to start-up and grow; and shape the business support available pan-London
- support local businesses to grow through enabling access to supply chain opportunities with large developments

Priority 4

Work with developers, agents and landowners to maximise the potential of their assets and identify opportunities within the borough for investment

Why is this a priority?

Sutton has a growing population and is well connected to the centre of the capital and the South. Businesses have already chosen to invest for these reasons and there is more potential for good, sustainable and inclusive growth.



To deliver this, Sutton Council will:

- work with businesses, to make it easier to locate, invest or develop in Sutton.
- work with developers, landowners and agents to identify and promote commercial opportunities and help unlock development

Priority 5

Help residents and students to access jobs, apprenticeships, skills and career development opportunities created through development

Why is this a priority?

Sutton's vision for economic growth is not only to increase businesses and investment; but also ensure that residents benefit from the growth underway - by supporting access to skills development opportunities and good jobs.

Whilst Sutton generally has low unemployment and high economic activity rates, there are specific groups which would benefit from additional support to enable them to access the labour market.

The Council works closely with South London Partnership on employment and skills support programmes, to commission and manage Government funded initiatives (e.g. Connect to Work) and to ensure that South London's needs and opportunities are represented on a London-wide basis.

One of the most pressing challenges is the disability employment gap, which remains a persistent issue in Sutton and across the country. The employment rate for working age residents with a disability is 63.6%, compared to 77.3% for the overall population³. Supporting residents with disabilities into secure and meaningful work is fundamental to them achieving independence.

In addition, care experience is a protected characteristic in Sutton, and supporting its care leavers is a key priority for the Council as part of its corporate parenting responsibilities. In 2023, 38% of care leavers in the UK were not in education, employment or training, compared to 14% for 18-24 year olds for the general population. Around 27% of care leavers were in education in 2022/23 - compared to around 70% of the general population who progressed to some form of education after 18. This highlights the importance of supporting care leavers and helping them fulfil their potential.

3) Office for National Statistics Labour Force Survey, Q4 2024/25 - 16-64 EA core or work-limiting disabled

4) House of Commons Library, 'Support for Care Leavers'

To deliver this, Sutton Council will:

- work with developers and businesses to create opportunities for skills, career development, aspiration raising, apprenticeships and jobs; and support Sutton residents/students into the opportunities created. Create opportunities tailored to Sutton residents with disabilities and young people with experience of care
- support employers to access the skills/staff they need to enable their growth through contributing to sub-regional and regional programmes, including the Local Skills Improvement Plan and London's Inclusive Talent Strategy
- support economically inactive Sutton residents to participate in the labour market through strategic oversight of Government-funded programmes, and delivery through Sutton College where appropriate.

Appendix 1

SUTTON'S ECONOMY

Sutton's population is 211,123 and is expected to grow 6% by 2035⁵.

Over 4,000 residents from Hong Kong have recently chosen Sutton as their home; demonstrating what the borough has to offer and adding to the local economy. Residents have strong skills - 39.8% have a Level 4 qualification or above compared to 33.9% in England⁶. School students achieve good results - with 68% achieving a Grade 5+ in English and Maths GCSEs vs 46% in the UK⁷.

There are 8,195 businesses in Sutton⁸, and 21.7% are in the construction sector compared to 14% in England⁹ - providing an opportunity for them to support local development. The next largest sector is Professional, Scientific, and Technical industries (15.3%) which is expected to grow over the coming years with development at the LCH.

Sutton's businesses have strong survival rates, and nearly half of Sutton businesses founded in 2018 (44.4%) survived at least five years, higher than England (39.4%)¹⁰.

Sutton generally has higher economic activity rates and lower unemployment than London with only 3.7% residents claiming out of work benefits, compared to 6.2%¹¹ in London.

Full-time workers employed in Sutton earn more than the UK average (£39,364 annually compared to £37,984¹²). Residents of the borough earn even more at £44,043 per year - demonstrating the talent pool available and opportunity to create jobs for residents within the borough.

Sutton's town and district centres perform strongly to provide services to residents and visitors. Across Sutton, 92.6% of retail, hospitality and leisure units are occupied - the second highest rate in London; and higher than the UK average of 89.6% and London average of 90.5%¹³.

The borough is attracting international visitors - 2,056,025 visited in 2024 - a 46% increase on 2023 footfall¹⁴.

Sutton is an attractive borough to locate in for residents. House prices are affordable in comparison to London - £443,000 on average compared to £566,000 in London¹⁵.

Sutton has the third-lowest crime rates in London with 63 crimes per 1,000 people in 2024¹⁶.

Thirteen Sutton parks and open spaces achieved the prestigious national Green Flag Award in 2025, ranking them as some of the best parks in the country.

Sutton offers more than 90 parks and green spaces, covering nearly 500 hectares of land.

5) ONS mid-year population estimates

6) Census 2021

7) Department for Education 2024

8) Inter Departmental Business Register - March 2025 - Businesses registered for VAT / PAYE

9) Office for National Statistics 2024

10) Office for National Statistics Business Survival Data 2024

11) June 25 ONS Claimant count - proportion of working age residents claiming

12) LG Inform 2024

13) Local Data Company, High Street Data Service - June 2025

14) High Streets Data Service 2024

15) Office for National Statistics 2024

16) Metropolitan Police Data





SUTTON
SOUTH LONDON

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