London Borough of Sutton **Local Plan**

Sutton Town Centre Health Check 2022

July 2022

Contents

1 Introduction

1.1 Sutton has a network of town centres of different types that provide different levels of service for the community. As well as providing a wide range of goods and services, these town centres also provide a focus for community 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 Town Centre Health Checks (TCHC) and aims to strengthen the wider role of town centres in London.

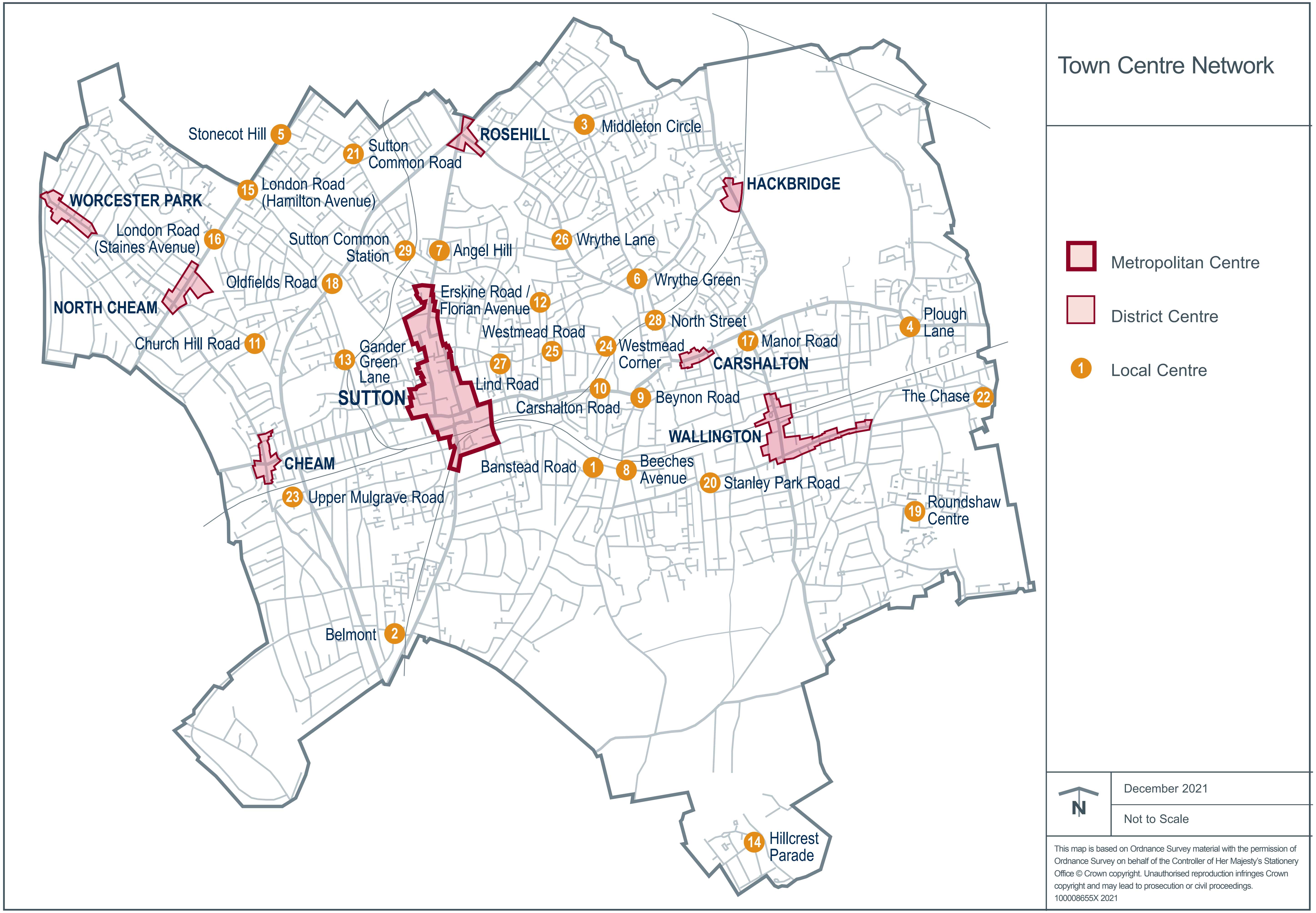
1.4 The 2022 Sutton Town Centre Health Check provides an up-to-date picture of how Sutton Town Centre is performing and the council will take these findings into account in preparing any new strategy and policy documents.

1.5 Moreover, the Sutton Town Centre Health Check will contribute to the evidence base for the Sutton Local Plan, development proposals and local strategies in accordance with the National Planning Policy Framework (NPPF).

1.6 The information used in compiling this health check report comes from a comprehensive land-use survey carried out by council officers in spring 2022 as well as desk based research.

1.7 Town centres are accessible places for people to visit for shopping, leisure and work and, where appropriate, they are places where people live. The National Planning Policy Framework (NPPF) states that Local Planning Authorities (LPAs) should ensure the vitality of town centres.

1.8 Sutton is the main retail and leisure destination in the borough and performs the function of a metropolitan centre. Figure 1.1 shows its location in the borough.


Town Centre Network
Metropolitan Centre
District Centre
Local Centre
Stonecot Hill 5
Sutton Common Road 21
ROSEHILL
Middleton Circle 3
HACKBRIDGE
WORCESTER PARK
London Road (Hamilton Avenue) 15
London Road (Staines Avenue) 16
Sutton Common Station 29
Angel Hill 7
Wrythe Lane 26
Wrythe Green 6
NORTH CHEAM
Oldfields Road 18
Erskine Road / Florian Avenue 12
North Street 28
Plough Lane 4
Westmead Road 25
Manor Road 17
Church Hill Road 11
Gander Green Lane 13
27
Westmead Corner 24
CARSHALTON
SUTTON
Lind Road
10
Carshalton Road
Beynon Road 9
The Chase 22
WALLINGTON
CHEAM
Banstead Road 1
Beeches Avenue 8
Stanley Park Road 20
Upper Mulgrave Road 23
Roundshaw Centre 19
Belmont 2
Hillcrest Parade 14
December 2021
N
Not to Scale

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 connection with the London Plan 2021 contains a number of policies in relation to Town Centres. Policy SD6 Town centre and high streets, states:

"B The adaptation and diversification of town centres should be supported in response to the challenges and opportunities presented by multi-channel shopping and changes in technology and consumer behaviour, including improved management of servicing and deliveries.

I The varied role of London's high streets should be supported and enhanced.

J The provision of social infrastructure should be enhanced, particularly where it is necessary to support identified need from town centre and local residents, and facilities should be located in places that maximise footfall to surrounding town centre uses."

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

"A The changing roles of town centres should be proactively managed in relation to the town centre network as a whole (see Figure 2.17 and Annex 1). This process should support sustainable economic growth across the Greater London boundary to enhance the vitality and viability of London's centres and complement those in the Wider South East.

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).

D International, Metropolitan and Major town centres should be the focus for the majority of higher order comparison goods retailing, whilst securing opportunities for higher density employment, leisure and residential development in a high quality environment."

2.8 In Policy SD9 Town centres: Local partnerships and implementation states:

"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

2.9 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.

2.10 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.

2.11 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 sets out the council's (a) housing target; (b) retail floorspace delivery; (c) office floorspace delivery; (d) character, design and taller buildings potential; (e) principal public realm improvements; (f) infrastructure; and (g) delivery of the new development in the Sutton Town Centre.

- Policy 16: Office Development, which states:

  "The council will support the development of office buildings providing company headquarters and small complexes of self-contained offices with a level of parking, commensurate with the parking standards, in suitable locations.

  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 18: Shopping Frontages / Town Centre Uses, which sets out the council's approach to Sutton Town Centre development and to primary and secondary shopping frontages. Policy 18 states:

  "Town Centre Development
  Within Sutton Town Centre, District Centres and Local Centres, the council will grant planning permission for new development that:

  (i) is suitable to the scale, role, function and the character of the centre and its catchment.

  (ii) makes the optimum use of the site providing a town centre use or mix of town centre uses suitable to the scale of the development and its location within the centre.

(iii) provides active frontages at ground floor level and is compatible with council's requirements on shopping frontages.

Shopping Frontages
Within the Primary Shopping Frontages of Sutton Town Centre and the shopping malls of Sutton Town Centre, the council will expect the proportion of A1 (retail) ground floor units not to fall below 75% and that there should not be more than three adjoining non-A1 uses within the Primary Shopping Frontage.

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

Intrusive Town Centre Uses
Within Shopping Frontages and Local Centres the council will grant planning permission for A5 (Hot Food Takeaway) uses, provided that:

(i) the total units in a centre in an A5 use is not already over 20% or the proposal does not take the percentage of total units in a centre on an A5 use above 20%, or:

(ii) the number of A5 (Hot Food Takeaway) uses in a frontage (defined as the frontage units between two side roads) does not exceed two.

Within Shopping Frontages and Local Centres the council will not grant planning permission for conversions or change of use which result in C2/C3/C4 (residential) ground floor uses, where permission is required, unless the unit is vacant and it has been demonstrated that it has been marketed at a reasonable market rent through a recognised agent for 12 months."

3 Sutton Town Centre Overview

History

3.1 Until the middle of the 18th Century, the London Borough of Sutton was one of a string of villages and hamlets along the ‘spring line’ where the chalk dips below a narrow belt of Thanet Sand before the start of the impervious London clay upon which London sits. Sutton village centre was to the north for the current centre at Sutton Green.

3.2 The catalysts of growth were transport generated. The first impetus was the turnpiking of the London to Brighton Road, which went through Sutton from 1755 until 1809, after which the route moved east to go through Croydon. In the 1840s, around 20 coaches a day changed horses at The Cock Hotel on the present High Street. An east-west turnpike was laid out at the same time, which ran from Epsom to Croydon. It produced a major crossroads from which the development arose.

3.3 The arrival of the railway in 1847 promoted significant growth, especially when Sutton became a junction station in 1865. The census population figures illustrate the enormous growth rising from 1,204 in 1841, 13,977 in 1891 to 21,270 in 1911.

3.4 Sutton in the 1890s was at the height of its Victorian prosperity. It was surrounded by sought-after suburbs, which were growing significantly. In 1894, it became an independent Urban District Council. In 1900, Municipal Offices were built at the junction of Throwley Road with the High Street. Subsequently, a modern post office was built on Grove Road in 1907 and a police station was built in Carshalton Road in 1909. In 1906 trams arrived at the north end of the town, later to be replaced by trolley buses.

3.5 In the 1960s and 1970s, much of the High Street was progressively pedestrianised and the roads to its east and west, Throwley Way and St Nicholas Way, were created to form a gyratory. While it created a pedestrian centre and provided significant city centre development opportunities, much of the Victorian character was lost. This included the Municipal Offices, the swimming baths, the Congregational Church, the Granada cinema, the Cock Hotel and the Greyhound Hotel. Simultaneously, in the suburbs, block of flats began to replace Victorian and Edwardian properties.

Location and Connections

3.6 The London Borough of Sutton lies on the southern edge of the capital, adjoining the boroughs of Croydon, Merton and Kingston and the county of Surrey. Sutton Town Centre is one of four Metropolitan Centres in south London. It is located about 16 kilometres (ten miles) south of central London and eight kilometres (five miles) west of Croydon.

3.7 Sutton Town Centre is well-connected to London and Surrey. It offers rail services to London Victoria (the fastest journey time is 30 minutes), London Blackfriars and London Bridge as well as to Croydon, Epsom and Wimbledon. It is also served by 13 bus routes, providing comprehensive links to all parts of the borough and beyond. Consequently, it enjoys a Public Transport Accessibility Level (PTAL) rating of 5 rising to 6a (6b being the highest or most accessible). A possible extension of the Tramlink network, which will connect the town centre to Morden and beyond via Rosehill, would further increase its overall accessibility.

3.8 Road links into the town centre provide convenient access to/from central London (with links from the A217 and the A24) and to/from Junction 8 of the M25 (via the A217). The east-west A232 strategic orbital road crosses the southern part of the town centre. Its roads also form part of the London Cycle Network and steps are being taken to encourage cycling and walking by improving the public realm. The town centre is well served by shoppers' car parks, with 1,749 spaces available in two public car parks and a further 2,513 spaces available to customers of the large town centre stores. There are also 197 spaces at the railway station car park. Table 3.1 shows the Sutton Town Centre car parks.

Table 3.1: Sutton Town Centre Car Parks

Car Park Name	Postcode	Ownership	Maximum Parking Capacity	Operating Hours*
St Nicholas Centre	SM1 1AY	Private (St Nicholas Centre)	732	Mon – Sat 06:00 – 24:00
Times Square	SM1 4BG	LB Sutton	822	Mon – Sat 07:00 – 20:30
Gibson Road multi-storey	SM1 2RF	LB Sutton	927	Mon – Sat 06:00 – 23:30
Sutton Railway Station	SM2 5AD	Private (Southern Rail)	197	24 hours
ASDA	SM1 1LD	Private (ASDA)	546	Mon – Sat 07:00 – 23:00
B&Q	SM1 4RQ	Private (B&Q)	467	Mon – Fri: 07:00 – 21:00 Sat: 07:00 – 20:00
Morrisons	SM1 1DD	Private (Morrisons)	412	Mon – Sat 06:00 – 23:00
Sainsbury's	SM1 1LD	Private (Sainsbury's)	356	Mon – Sat 07:00 – 22:00
Lidl	SM1 1PG	Private (Lidl)	71	Mon – Sat 07:00 – 22:00
Total			**4,530**	

Character

3.9 The town centre is characterised by its strong linear form and pronounced slope from south to north. The commercial core stretches for about a mile, between Sutton Green in the north and the Subsea7 offices in the south. The pedestrianised High Street is the main public space, linking a number of other paved and green spaces within the town centre and on its edges.

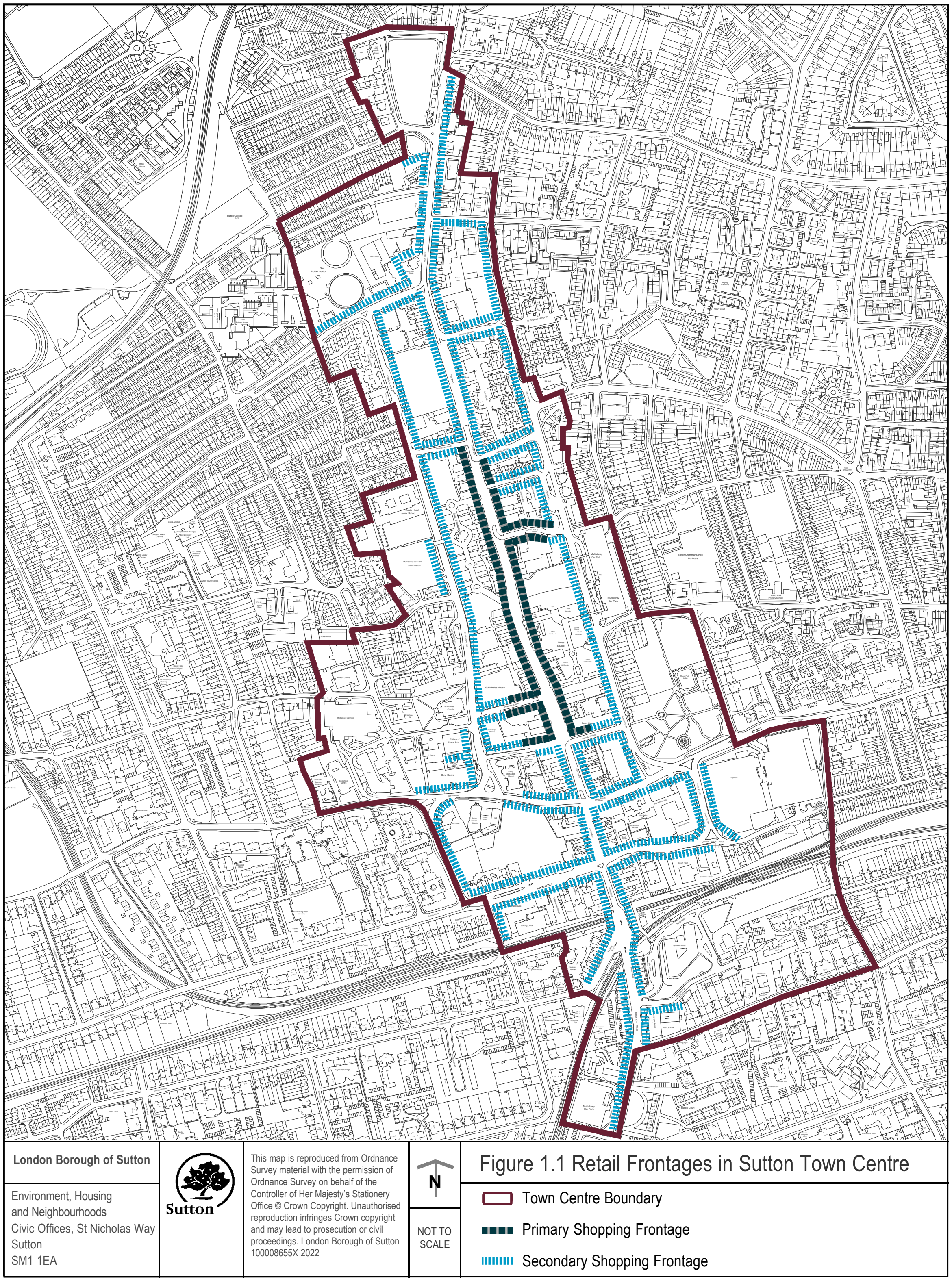
3.10 East-west connections across the town centre and into the surrounding area are not always welcoming and legible, lacking clear routes and landmarks. The traffic-dominated gyratory road system, parallel to the pedestrianised High Street on both sides, provides a barrier to east-west movements.

Land Use

3.11 The land-use survey collected information on all the properties within the survey area. This included data on the use classes, floor areas and number of storeys. It also recorded information on vacant premises.

3.12 In line with the Sutton Local Plan, Figure 3.1 shows the survey area. This includes town centre boundary and primary and secondary shopping frontages.

Figure 3.1: Retail Frontages



4 Sutton Town Centre Health Check Methodology

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 Council officers conducted a land survey for Sutton Town Centre in spring 2022. The survey covered four areas and two multi-storey shopping malls.

4.3 The four areas are a) the northern part of Sutton Town Centre between Sutton Green and Greenford Road/Benhill Avenue, b) the primary shopping frontages between Greenford Road/ Benhill Avenue and Hill Road/Throwley Road, c) the secondary shopping frontages between Greenford Road/Benhill Avenue and Hill Road/Throwley Road and d) the southern part of the Sutton Town Centre between Hill Road/Throwley Road and Subsea7. The two shopping malls are St Nicholas Centre and Times Square Shopping Centre.

4.4 The survey itself involved using data collected from the 2018 Health Check as a baseline and identifying the changes had occurred subsequently. The survey identified a set of practical indicators of town centre vitality and viability, ensuring that they are useful and relevant for statutory planning functions and the formulation and implementation of town centre management strategies. These indicators are:

- Units in the town centre;
- Town centre floorspace;
- Occupied vs vacant units;
- Change in units; and
- E(a) sub-class analysis.

4.5 Each of these indicators are analysed for each shopping frontage only for the ground floor land uses. In the case of the two shopping centres the indicators will take into account all floors. These indicators will also be analysed for the whole of the town centre. In addition, a general commentary is given alongside the data.

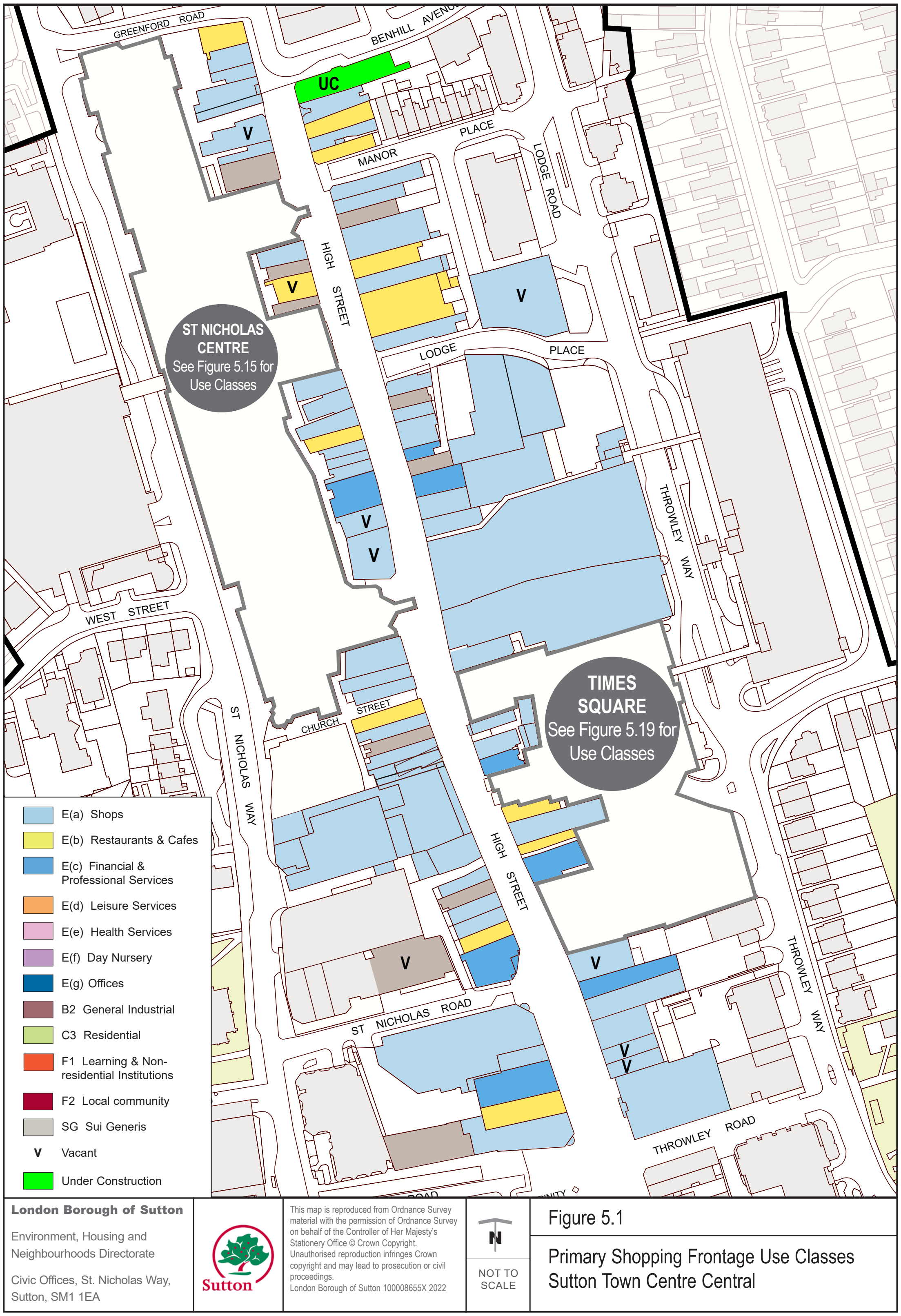
4.6 All plans show the previous use class of the vacant sites (V) and the future use of the sites that are under construction (UC). The Use Classes Order can be found in Appendix B.

5 Sutton Town Centre Health Check Results

A. Primary Shopping Frontage

5.1 The first survey area is the primary shopping frontage excluding the two shopping centres. The survey area is displayed in the Figure 5.1 below.

Figure 5.1: Primary Shopping Frontage



5.2 Table 5.1 shows the total number of units and the total amount of floorspace by use class in the primary shopping frontage.

Table 5.1: Total Units and Floorspace in Primary Shopping Frontage

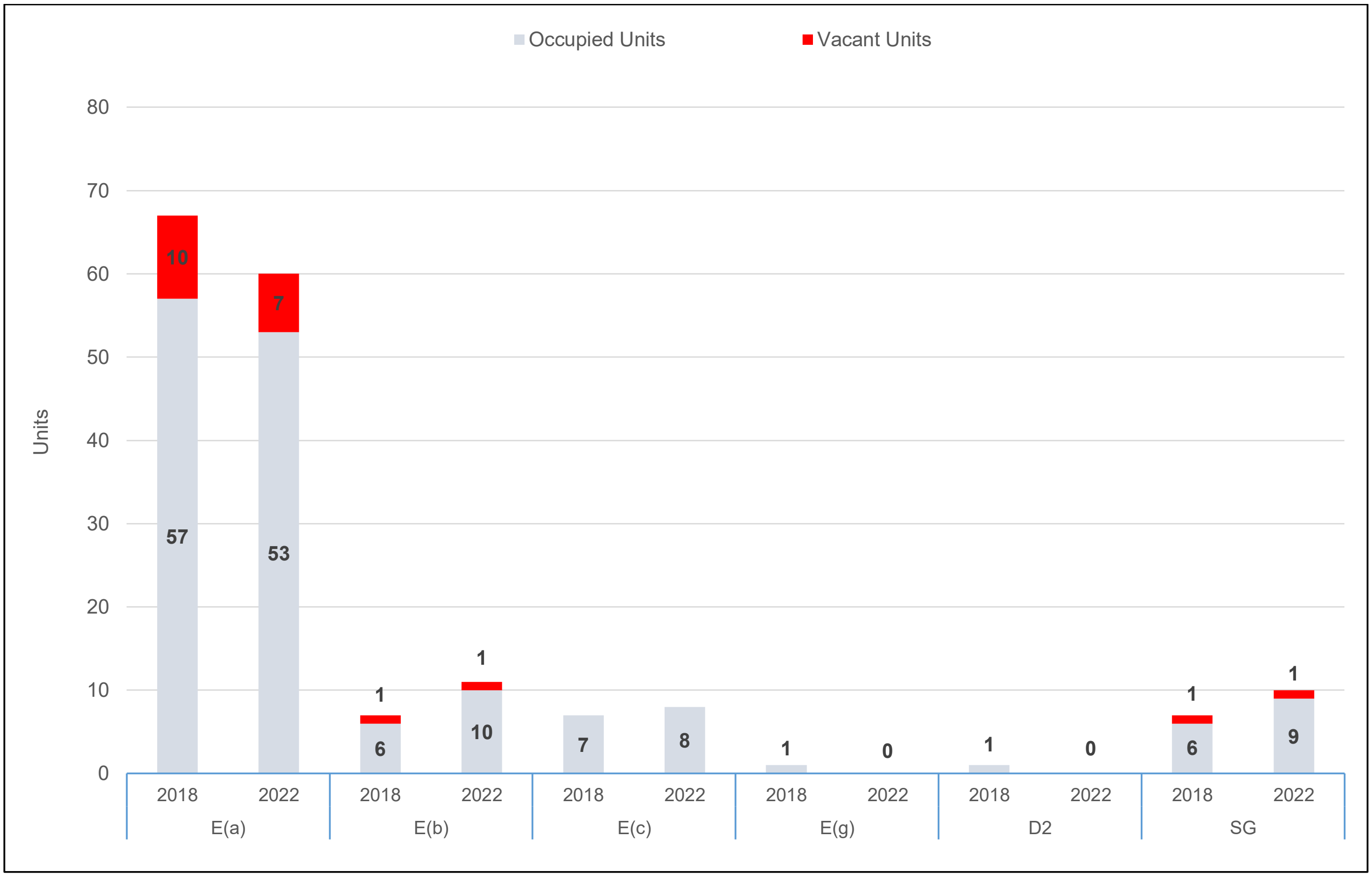
<table>
<tr><th>Previous Use Class</th><th>Current Use Class</th><th>Occupied Units</th><th>% Units</th><th>Floorspace (m²)</th><th>% Floorspace</th><th>Vacant Units</th><th>%</th><th>Vacant Floorspace (m²)</th><th>%</th><th>Total Units</th><th>%</th><th>Total Floorspace (m²)</th><th>%</th></tr>
<tr><td>A1</td><td>E(a)</td><td>53</td><td>60%</td><td>38,301</td><td>73%</td><td>7</td><td>8%</td><td>3,695</td><td>7%</td><td>60</td><td>67%</td><td>41,996</td><td>80%</td></tr>
<tr><td>A3</td><td>E(b)</td><td>10</td><td>11%</td><td>3,787</td><td>7%</td><td>1</td><td>1%</td><td>479</td><td>1%</td><td>11</td><td>12%</td><td>4,266</td><td>8%</td></tr>
<tr><td rowspan="2">A2</td><td>E(c)(i)</td><td>6</td><td>7%</td><td>2,365</td><td>4%</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>6</td><td>7%</td><td>2,365</td><td>4%</td></tr>
<tr><td>E(c)(ii)</td><td>2</td><td>2%</td><td>608</td><td>1%</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>2</td><td>2%</td><td>608</td><td>1%</td></tr>
<tr><td>A4</td><td rowspan="3">SG</td><td rowspan="3">9</td><td rowspan="3">10%</td><td rowspan="3">1,998</td><td rowspan="3">4%</td><td rowspan="3">1</td><td rowspan="3">1%</td><td rowspan="3">1,371</td><td rowspan="3">3%</td><td rowspan="3">10</td><td rowspan="3">11%</td><td rowspan="3">3,369</td><td rowspan="3">6%</td></tr>
<tr><td>A5</td></tr>
<tr><td>SG</td></tr>
<tr><td colspan="2">Total</td><td>80</td><td>90%</td><td>47,059</td><td>89%</td><td>9</td><td>10%</td><td>5,545</td><td>11%</td><td>89</td><td>100%</td><td>52,604</td><td>100%</td></tr>
</table>

5.3 The total units in the primary shopping frontage are 90 and the total amount of floorspace is 52,604 m^2. E(a) use class dominates the area with 53 units and 38,301 m^2 of floorspace.

5.4 There are nine vacant units, which is 10% of the total units. Seven of them are vacant E(a) units (8%). The vacant floorspace is 5,545 m^2, which accounts for 11% of the total floorspace. There are 3,685m^2 of vacant E(a) floorspace giving a vacancy rate of 7%. The remaining use classes have lower or no vacant floorspace vacant floorspace.

5.5 Figure 5.2 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.2: Units by Use Class in 2018 vs 2022



5.6 Table 5.2 shows the change to the number of units since the last health check in 2018.

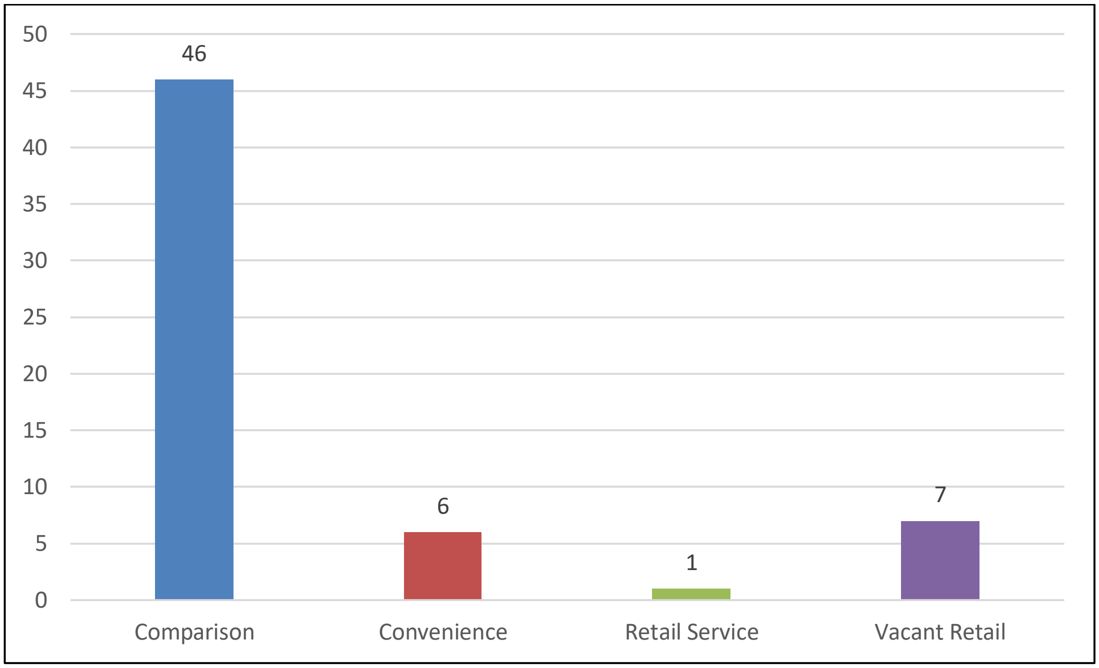
Table 5.2: Unit Change

Previous Use Class	Current Use Class	2018	2022	Change
A1	E(a)	57	53	**-4**
A3	E(b)	6	10	**4**
A2	E(c)	7	8	**1**
A4, A5, some D2*, SG	SG	6	9	**3**
B1	E(g)	1	0	**-1**
D2	F2(c), F2(d), E(d)	1	0	**-1**
Vacant		12	9	**-3**
Total		**90**	**89**	**-1**

5.7 The occupied E(a) units have decreased from 57 to 53. However, there has been an increase in occupied E(b) units from six to ten. Also, E(c) and SG occupied units have increased. The latter is due to the new Use Class Order where A4, A5 and some D2 (cinemas, concert halls, bingo halls and dance halls) are now classed as SG.

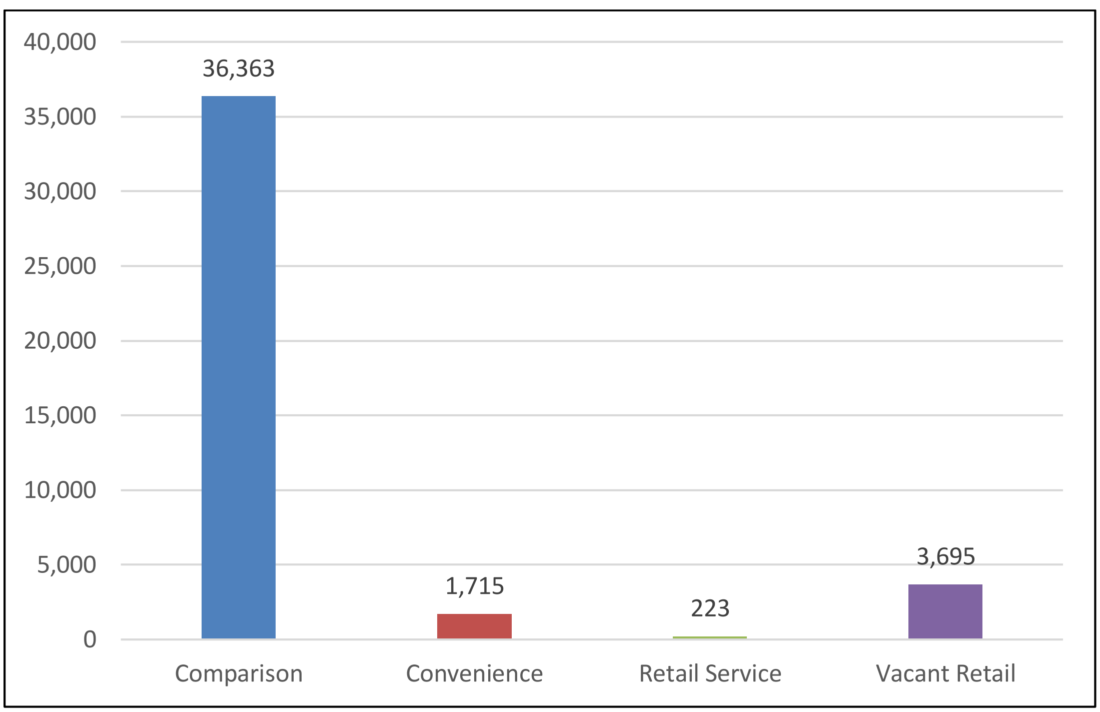
5.8 The primary shopping frontage is dominated by E(a) comparison units with 46 out of 60. Figure 5.3 shows the Goad Sub Class breakdown for the E(a) units.

Figure 5.3: Goad Sub Class for E(a) Units



5.9 The comparison floorspace is 87% of the total whereas the vacant retail floorspace is 9%. Figure 5.4 shows the Goad Sub Class breakdown for the E(a) floorspace.

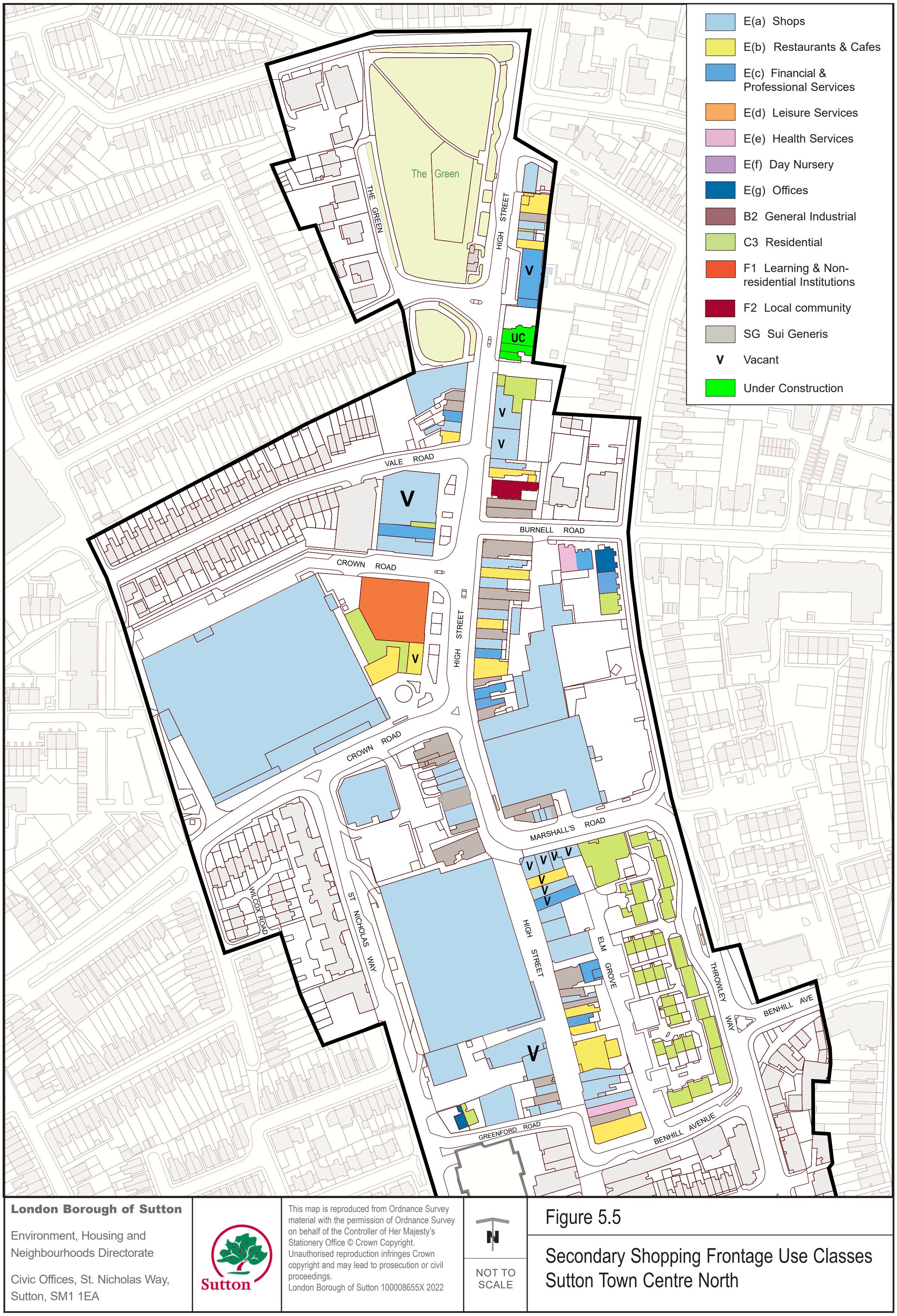
Figure 5.4: Goad Sub Class for E(a) Floorspace



B. Northern Secondary Shopping Frontage

5.10 The northern secondary shopping frontage is displayed in the Figure 5.5 below.

Figure 5.5: Northern Secondary Shopping Frontage



5.11 Table 5.3 shows the total number of units and the total amount of floorspace by use class in the northern secondary shopping frontage.

Table 5.3: Total Units and Floorspace in Northern Secondary Shopping Frontage

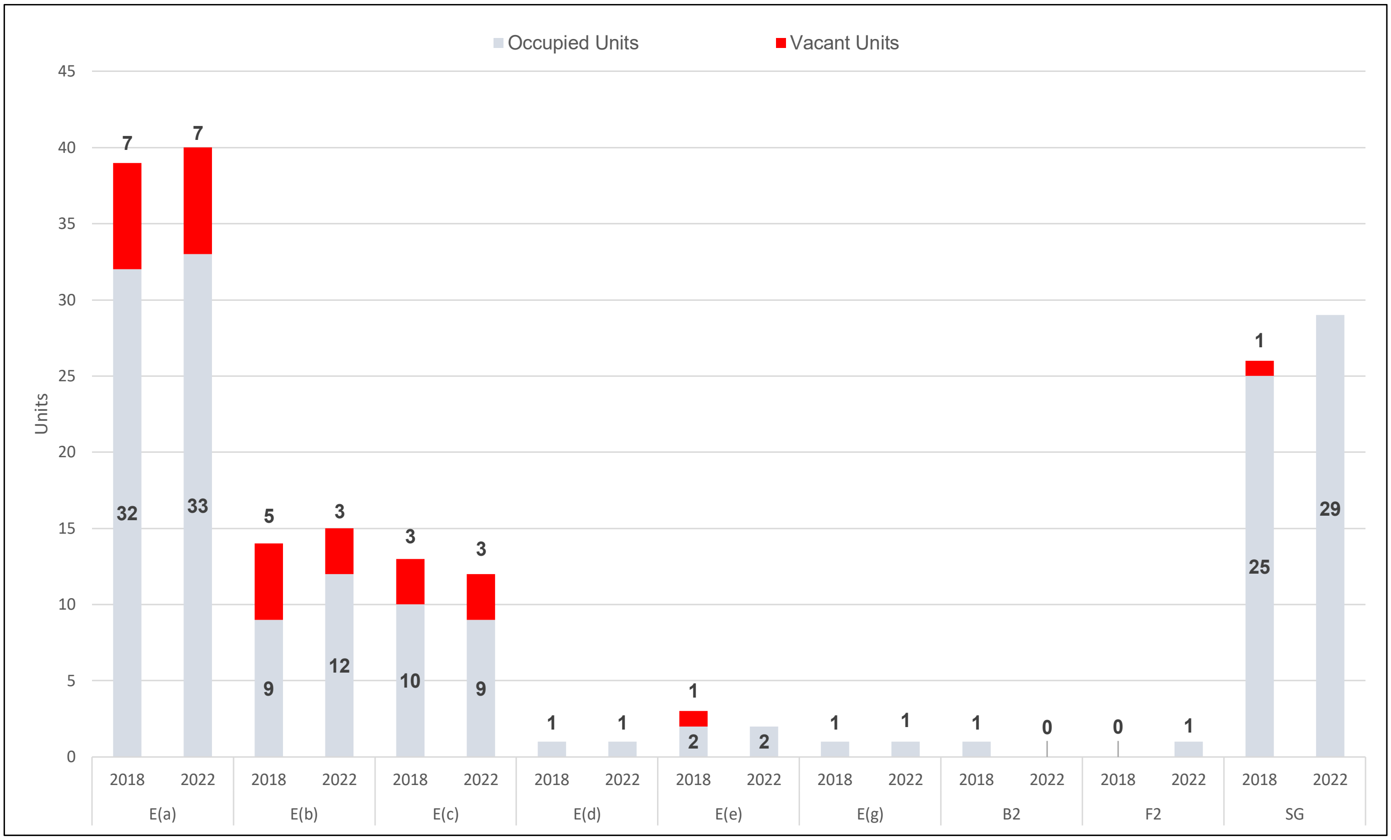
Previous Use Class	Current Use Class	Occupied Units	% Units	Floorspace (m^2)	% Floorspace	Vacant Units	%	Vacant Floorspace (m^2)	%	Total Units	%	Total Floorspace (m^2)	%
A1	E(a)	33	33%	29,197	64%	7	7%	3,478	8%	40	40%	32,675	72%
A3	E(b)	12	12%	2,117	5%	3	3%	321	1%	15	15%	2,438	5%
A2	E(c)(ii)	7	7%	1,450	4%	3	3%	888	2%	10	10%	2,338	5%
	E(c)(iii)	2	2%	339	1%	0	0%	0	0%	2	2%	608	1%
D2	E(d)	1	1%	1,100	2%	0	0%	0	0%	1	1%	1,100	2%
D1	E(e)	2	2%	342	1%	0	0%	0	0%	2	2%	342	1%
B1	E(g)(i)	1	1%	444	1%	0	0%	0	0%	1	1%	444	1%
D1	F2(b)	1	1%	129	0%	0	0%	0	0%	1	1%	129	0%
A4 A5 SG	SG	29	29%	5,715	13%	0	0%	0	0%	29	29%	5,715	13%
Total		**88**	**87%**	**40,833**	**90%**	**13**	**13%**	**4,687**	**10%**	**101**	**100%**	**45,520**	**100%**

5.12 The total units in the northern secondary shopping frontage are 101 and the total amount of floorspace is 45,520m^2. E(a) use class dominates the area with 88 units and 40,833m^2 of floorspace.

5.13 There are 13 vacant units, which is 13% of the total units. Seven of them are vacant E(a) units (7%). The vacant floorspace is 4,687m², which accounts for 10% of the total floorspace. There are 3,470m² of vacant E(a) floorspace giving a vacancy rate of 8%. The remaining use classes have lower or no vacant floorspace vacant floorspace.

5.14 Figure 5.6 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.6: Units by Use Class in 2018 vs 2022



5.15 Table 5.4 shows the change to the number of units since the last health check in 2018.

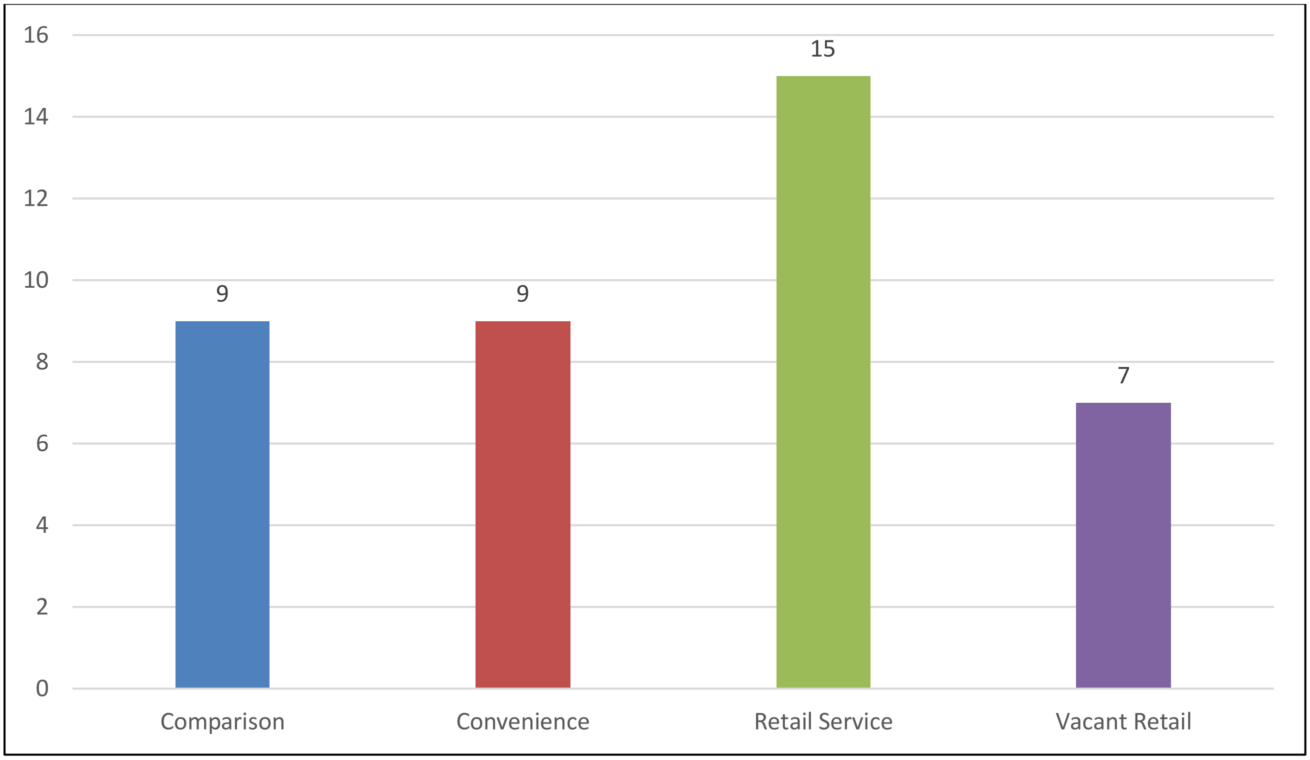
Table 5.4: Unit Change

Previous Use Class	Current Use Class	2018	2022	Change
A1	E(a)	32	33	**1**
A3	E(b)	9	12	**3**
A2	E(c)	10	9	**-1**
D2	E(d)	1	1	**0**
D1	E(e)	2	2	**0**
B1	E(g)	1	1	**0**
D1	F2	0	1	**1**
A4, A5, some D2*, SG	SG	26	29	**3**
Vacant		17	13	**-4**
Total		**98**	**101**	**3**

5.16 The occupied E(a) units have increased from 32 to 33. Also, there has been an increase in occupied E(b) units from nine to 12. SG occupied units have increased due to the new Use Class Order where A4, A5 and some D2 (cinemas, concert halls, bingo halls and dance halls) are now classed as SG.

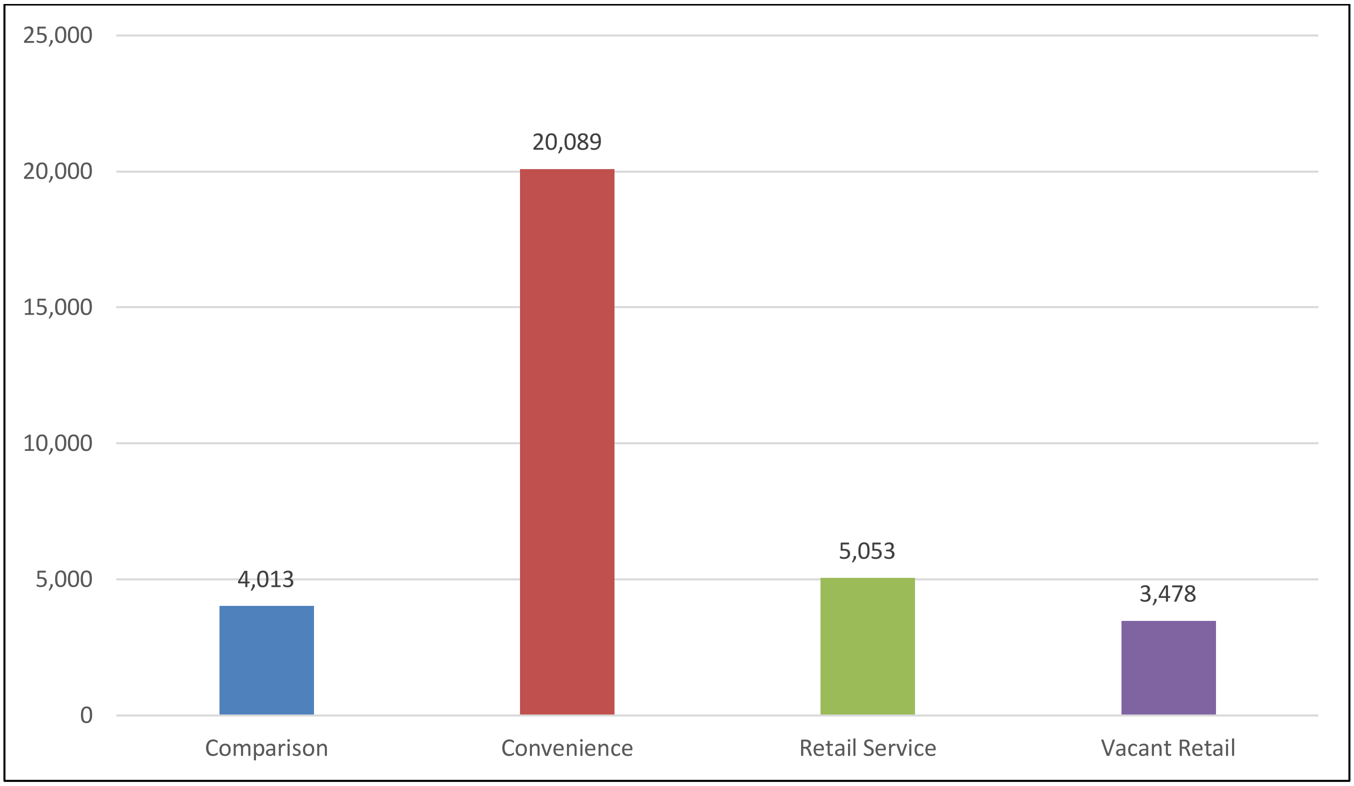
5.17 Retail and leisure services constitute the higher number of E(a) with 15 out of 40 in northern secondary shopping frontage. Figure 5.7 shows the Goad Sub Class breakdown for the E(a) units.

Figure 5.7: Goad Sub Class for E(a) Units



5.18 The convenience floorspace (20,089 m^2) is dominant due to the new Sainsbury's development which accounts for 38% of the total. The vacant retail floorspace (3,478 m^2) is 6%. Figure 5.8 shows the Goad Sub Class breakdown for the E(a) floorspace.

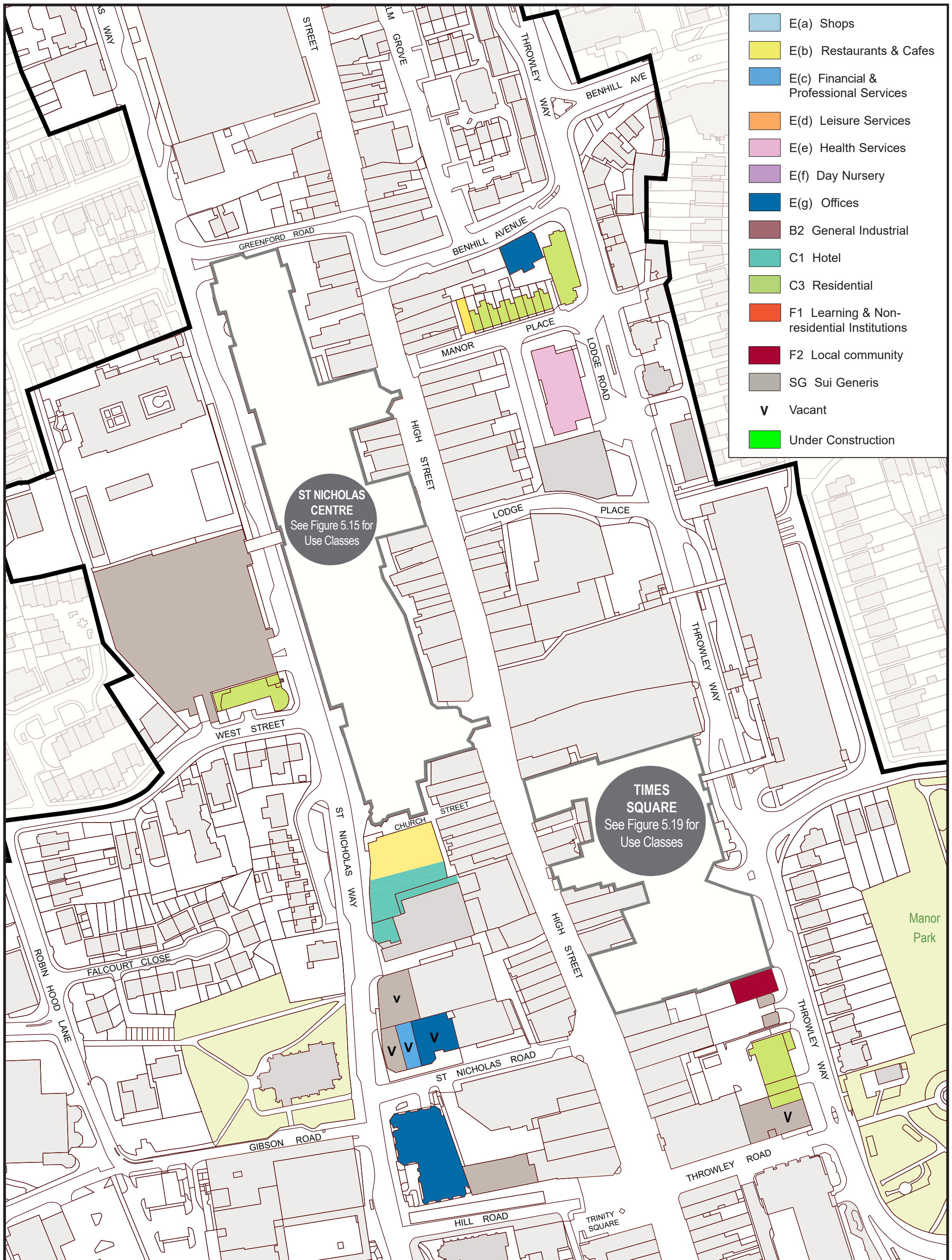
Figure 5.8: Goad Sub Class for E(a) Floorspace



C. Central Secondary Shopping Frontage

5.19 The central secondary shopping frontage is overshadowed by the primary shopping frontage. Hence, the number of units is lower than the other survey areas. This survey area is displayed in the Figure 5.9 below.

Figure 5.9: Central Secondary Shopping Frontage



London Borough of Sutton		This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. London Borough of Sutton 100008655X 2022	N NOT TO SCALE	Figure 5.9
Environment, Housing and Neighbourhoods Directorate	Sutton			Secondary Shopping Frontage Use Classes
Civic Offices, St. Nicholas Way, Sutton, SM1 1EA				Sutton Town Centre Central

5.20 Table 5.5 shows the total number of units (excluding C1 and C3 units) and the total amount of floorspace by use class in the central secondary shopping frontage.

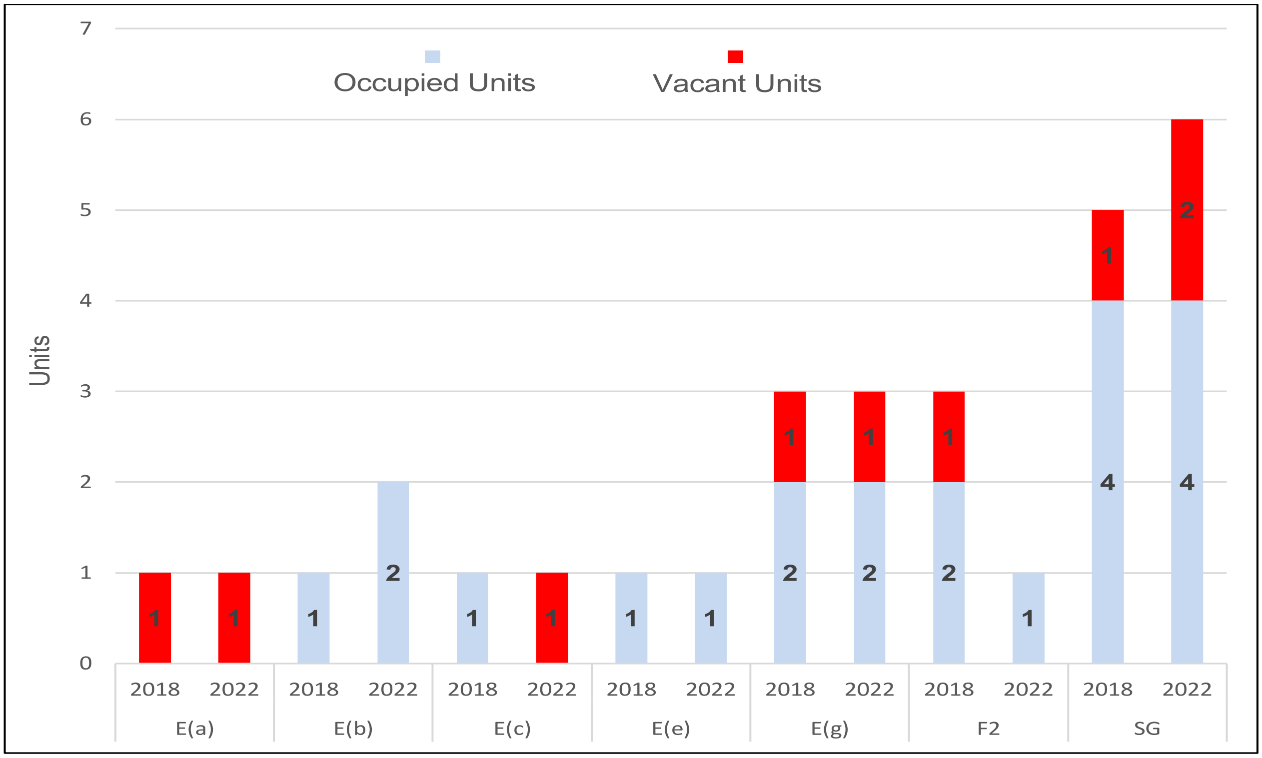
Table: 5.5: Total Units and Floorspace in Central Secondary Shopping Frontage

<table>
<thead>
<tr><th>Previous Use Class</th><th>Current Use Class</th><th>Occupied Units</th><th>% Units</th><th>Floorspace (m²)</th><th>% Floorspace</th><th>Vacant Units</th><th>%</th><th>Vacant Floorspace (m²)</th><th>%</th><th>Total Units</th><th>%</th><th>Total Floorspace (m²)</th><th>%</th></tr>
</thead>
<tbody>
<tr><td>A1</td><td>E(a)</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>1</td><td>7%</td><td>2,200</td><td>7%</td><td>1</td><td>7%</td><td>2,200</td><td>7%</td></tr>
<tr><td>A3</td><td>E(b)</td><td>2</td><td>13%</td><td>555</td><td>3%</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>2</td><td>13%</td><td>555</td><td>2%</td></tr>
<tr><td>A2</td><td>E(c)(ii)</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>1</td><td>7%</td><td>152</td><td>0%</td><td>1</td><td>7%</td><td>152</td><td>0%</td></tr>
<tr><td>D1</td><td>E(e)</td><td>1</td><td>7%</td><td>1,481</td><td>8%</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>1</td><td>7%</td><td>1,481</td><td>5%</td></tr>
<tr><td>B1</td><td>E(g)</td><td>2</td><td>13%</td><td>10,119</td><td>58%</td><td>1</td><td>7%</td><td>11,335</td><td>34%</td><td>1</td><td>20%</td><td>21,454</td><td>65%</td></tr>
<tr><td>D1</td><td>F2(c)</td><td>1</td><td>7%</td><td>658</td><td>4%</td><td>0</td><td>0%</td><td>0</td><td>0%</td><td>1</td><td>7%</td><td>658</td><td>2%</td></tr>
<tr><td>A4</td><td rowspan="3">SG</td><td rowspan="3">4</td><td rowspan="3">27%</td><td rowspan="3">4,668</td><td rowspan="3">27%</td><td rowspan="3">2</td><td rowspan="3">13%</td><td rowspan="3">1,717</td><td rowspan="3">5%</td><td rowspan="3">6</td><td rowspan="3">40%</td><td rowspan="3">6,405</td><td rowspan="3">19%</td></tr>
<tr><td>D2</td></tr>
<tr><td>SG</td></tr>
<tr><td colspan="2">Total</td><td>10</td><td>67%</td><td>17,501</td><td>53%</td><td>5</td><td>33%</td><td>15,404</td><td>47%</td><td>15</td><td>100%</td><td>32,905</td><td>100%</td></tr>
</tbody>
</table>

5.21 The total units in the central secondary shopping frontage are 15 and the total amount of floorspace is 32,905m². The two key observations are (a) there are no occupied E(a) units and (b) the E(g) floorspace takes up 65% of the total floorspace mainly because of the presence of Chancery House and St Nicholas House. There is also the Premier Inn hotel (C1) in the area located at St Nicholas Way.

5.22 Figure 5.10 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.10: Units by Use Class in 2018 vs 2022



5.23 There are five vacant units in the total of 14 units. E(g) vacant units accounts for 37% of the total floorspace. The remaining use classes have significantly lower or no vacant floorspace.

5.24 Table 5.6 shows the change to the number of units, excluding C1 and C3 units, since the last health check in 2018.

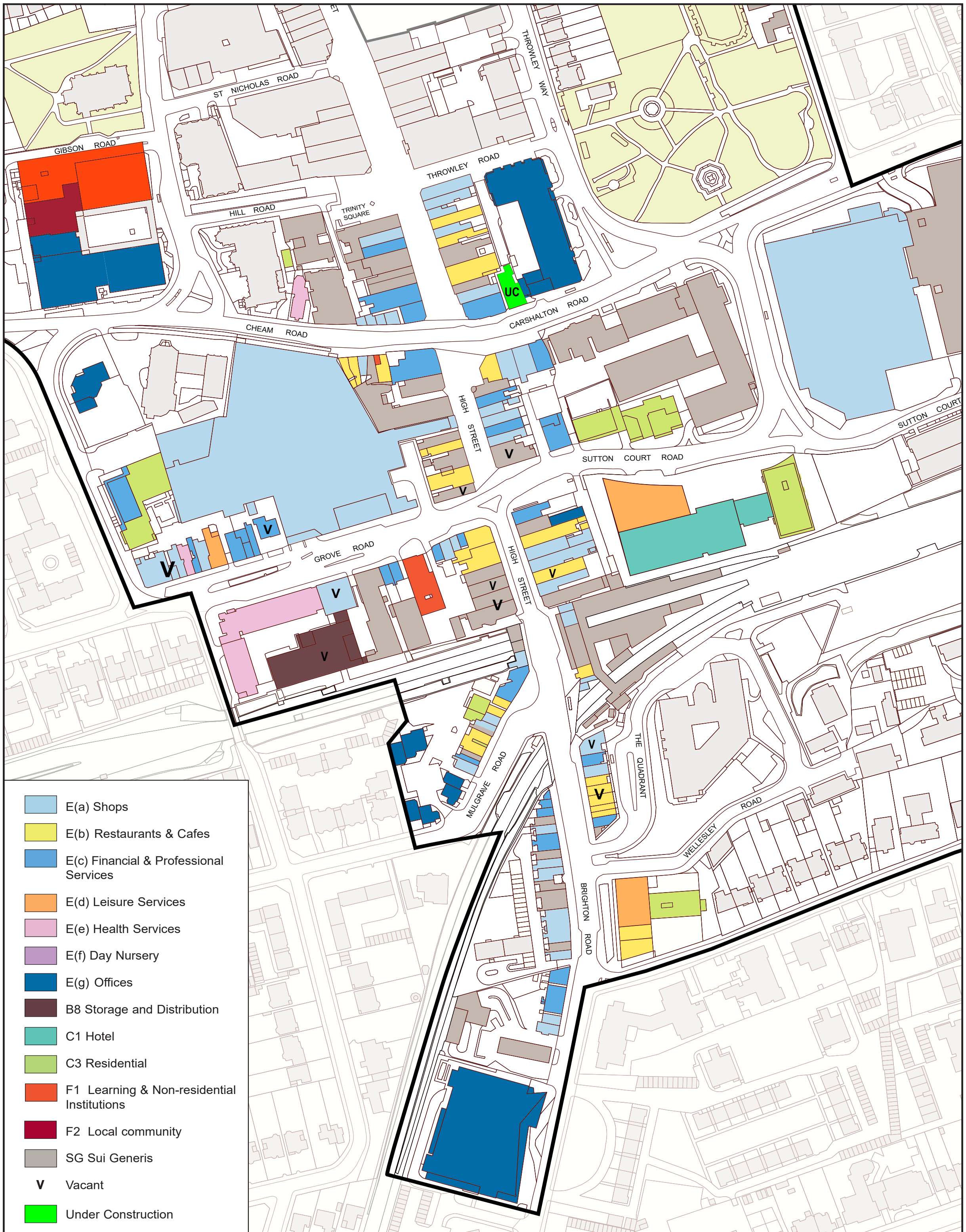
Table 5.6: Unit Change

Previous Use Class	Current Use Class	2018	2022	Change
A1	E(a)	0	0	**0**
A3	E(b)	1	2	**1**
A2	E(c)	1	0	**-1**
B1	E(g)	2	2	**0**
D1	E(e)	1	1	**0**
D2	F2	2	1	**-1**
A4, A5, some D2*, SG	SG	4	4	**0**
Vacant		3	5	**2**
Total		**14**	**15**	**1**

D. Southern Secondary Shopping Frontage

5.25 The Southern Secondary Shopping Frontage is displayed in the Figure 5.11 below.

Figure 5.11: Southern Secondary Shopping Frontage



London Borough of Sutton

Environment, Housing and Neighbourhoods Directorate

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

Sutton

N

NOT TO SCALE

Figure 5.11

Secondary Shopping Frontage Use Classes Sutton Town Centre South

5.26 Table 5.7 shows the total number of units (excluding C1 and C3 units) and the total amount of floorspace by use class in the southern secondary shopping frontage.

Table: 5.7: Total Units and Floorspace in Southern Secondary Shopping Frontage

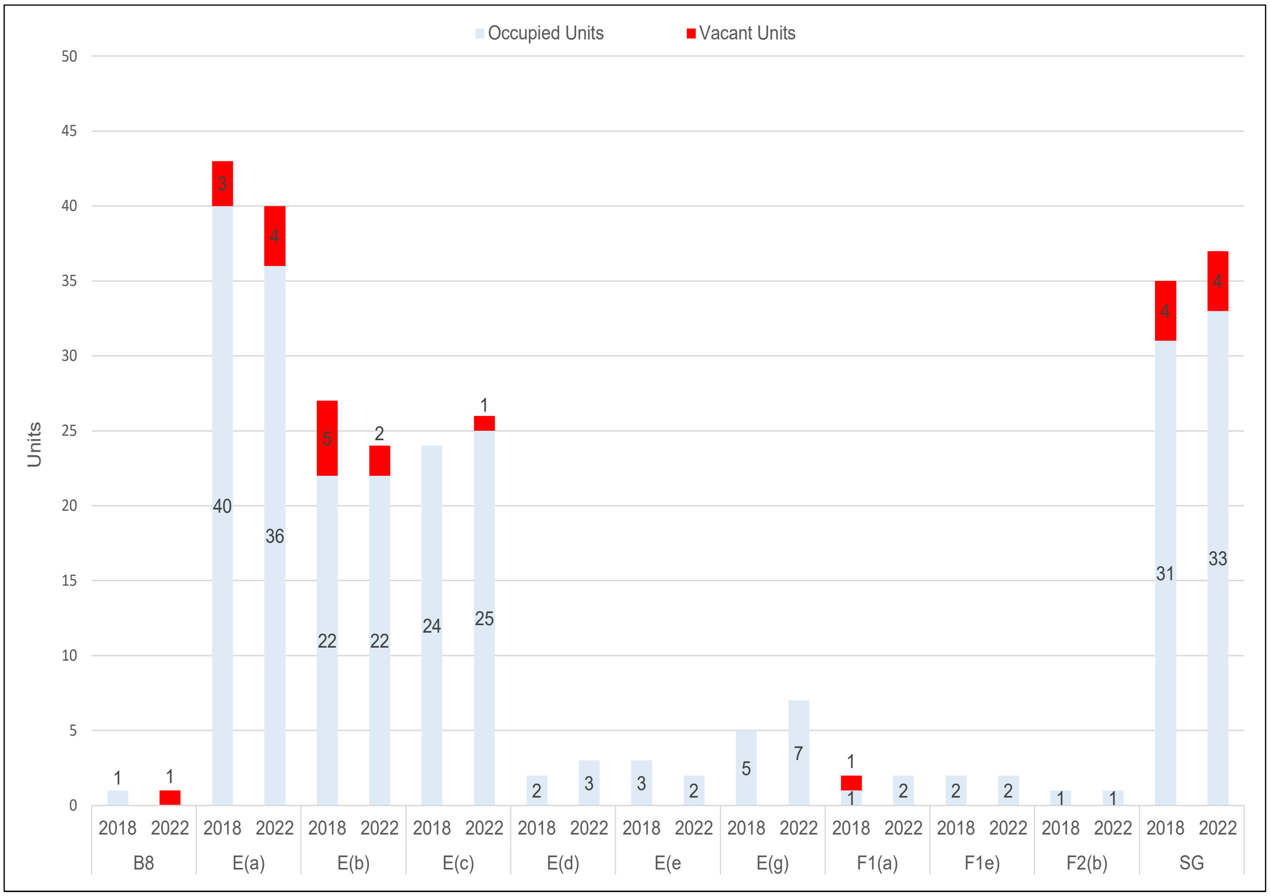
Previous Use Class	Current Use Class	Occupied Units	% Units	Floorspace (m²)	% Floorspace	Vacant Units	%	Vacant Floorspace (m²)	%	Total Units	%	Total Floorspace (m²)	%
B8	B8	0	0%	0	0%	1	1%	3,707	4%	1	1%	3,707	4%
A1	E(a)	36	25%	14,000	16%	4	3%	1,535	2%	40	28%	15,535	17%
A3	E(b)	22	15%	4,045	5%	2	1%	216	0%	24	17%	4,261	5%
A2	E(c)(i)	3	2%	921	1%	0	0%	0	0%	3	2%	921	1%
	E(c)(ii)	22	15%	5,164	6%	1	1%	475	1%	23	16%	5,639	6%
D2	E(d)	3	2%	1,596	2%	0	0%	0	0%	3	2%	1,596	2%
D1	E(e)	2	1%	2,063	2%	0	0%	0	0%	2	1%	2,063	2%
B1	E(g)	7	5%	29,804	33%	0	0%	0	0%	7	5%	29,804	33%
D1	F1(a)	2	1%	2,172	2%	0	0%	0	0%	2	1%	2,172	2%
	F1(e)	2	1%	999	1%	0	0%	0	0%	2	1%	999	1%
	F2(b)	1	1%	359	0%	0	0%	0	0%	1	1%	359	0%
A4 A5 SG	SG	33	23%	18,785	21%	4	3%	3,531	4%	37	26%	22,316	25%
Total		**133**	**92%**	**79,908**	**89%**	**12**	**8%**	**9,464**	**11%**	**145**	**100%**	**89,372**	**100%**

5.27 The total number of units in the southern secondary shopping frontage is 145 and the total amount of floorspace is 89,372m². There are 36 E(a), 22 E(b), 25 E(c) and 33 SG units in the area. In terms of SG units, there are 11 takeaways, six pubs, three betting offices, three beauty salons, two nail bars and other types of SG units such as the Sutton Police Station.

5.28 There are 12 vacant units, which is 8% of all units. Four of them are vacant E(a) units (3%). The vacant floorspace is 9.464m², which accounts for 11% of the total floorspace. There are 3,470m² of vacant E(a) floorspace giving a vacancy rate of 8%. The remaining use classes have lower or no vacant floorspace vacant floorspace.

5.29 Figure 5.12 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.12: Units by Use Class in 2018 vs 2022



5.30 Table 5.8 shows the change to the number of units since the last health check in 2018.

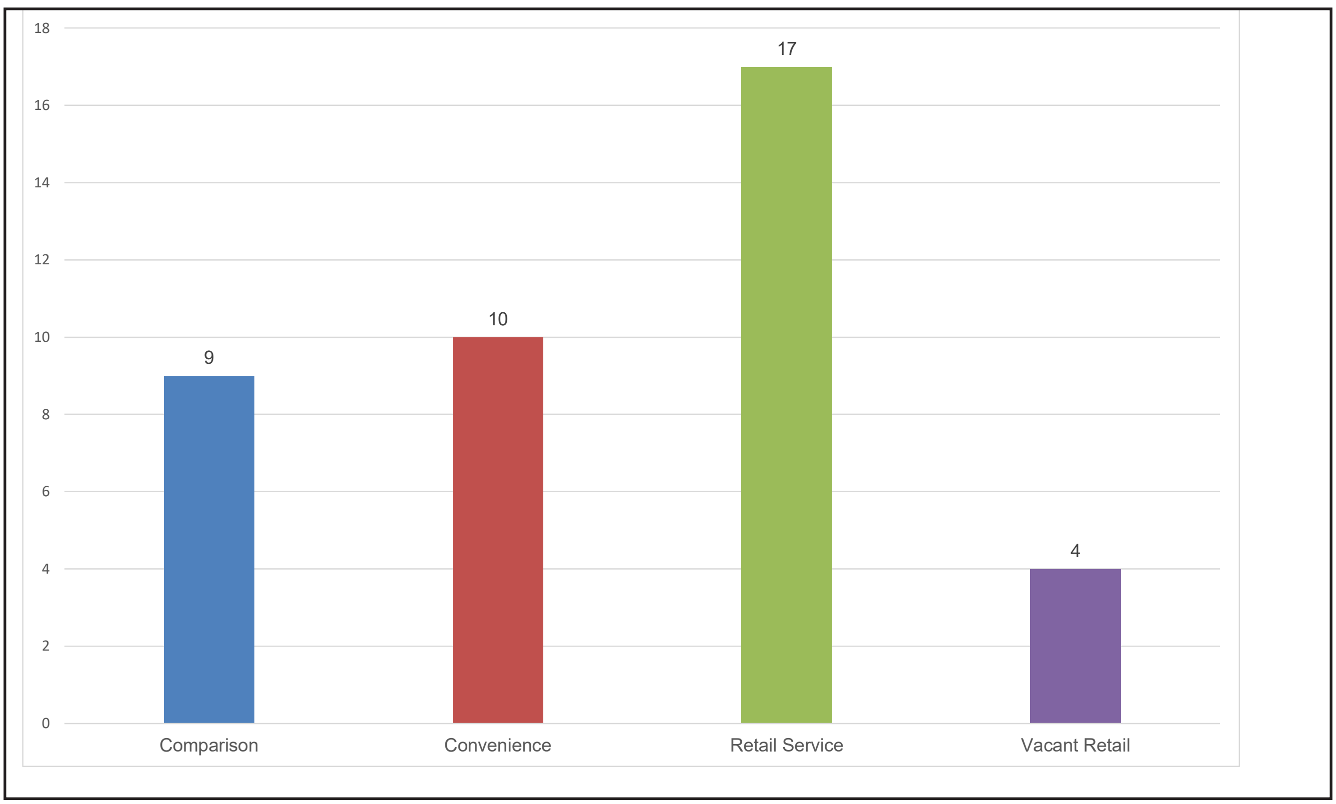
Table 5.8: Unit Change

Previous Use Class	Current Use Class	2018	2022	Change
A1	E(a)	40	36	**-4**
A3	E(b)	22	22	**0**
A2	E(c)	24	25	**1**
D2	E(d)	2	3	**1**
D1	E(e)	3	2	**-1**
B1	E(g)	5	7	**2**
D1	F1	3	4	**1**
D1	F2	1	1	**0**
A4, A5, SG	SG	31	33	**2**
Vacant		13	12	**-1**
Total		**145**	**145**	**0**

5.31 The occupied E(a) units have decreased from 40 to 36. However, there has been an increase in occupied E(c) units from 24 to 25. SG occupied units have increased mainly due to the new Use Class Order where A4, A5 and some D2 (cinemas, concert halls, bingo halls and dance halls) are now classed as SG.

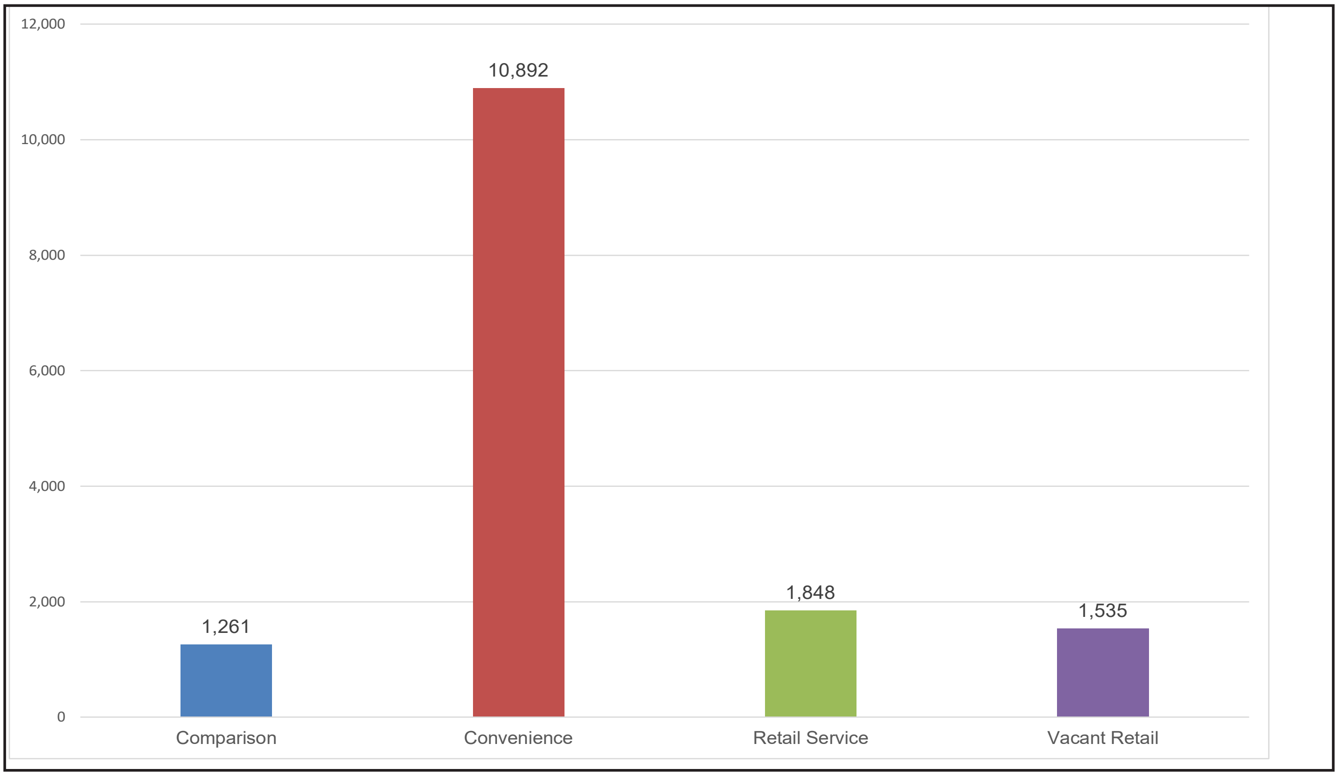
5.32 Retail and leisure services (e.g. opticians, hairdressers, etc.) constitute the higher number of E(a) with 17 out of 40 in southern secondary shopping frontage. Figure 5.13 shows the Goad Sub Class breakdown for the E(a) units.

Figure 5.13: Goad Sub Class for E(a) Units



5.33 Convenience floorspace dominates the E(a) floorspace with 69%. The vacant retail floorspace is 6%. Figure 5.14 shows the Goad Sub Class breakdown for the E(a) floorspace.

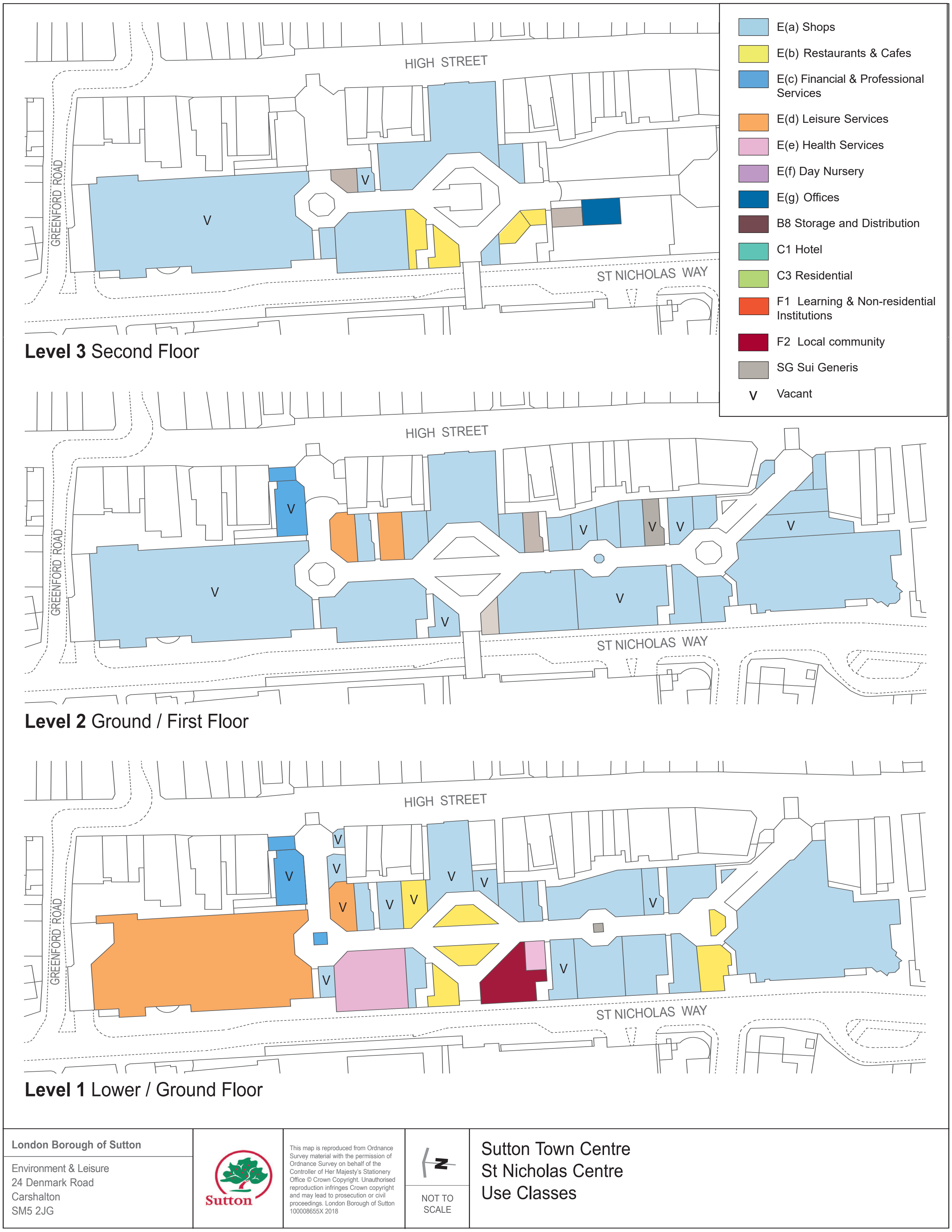
Figure 5.14: Goad Sub Class for E(a) Floorspace



E. St Nicholas Shopping Centre

5.34 St Nicholas shopping centre is part of the primary shopping frontage. This survey area is displayed in the Figure 5.15 below.

Figure 5.15: St Nicholas Shopping Centre



5.35 Table 5.9 shows the total number of units and the total amount of floorspace by use class in the St Nicholas shopping centre.

Table: 5.9: Total Units and Floorspace in St Nicholas shopping centre

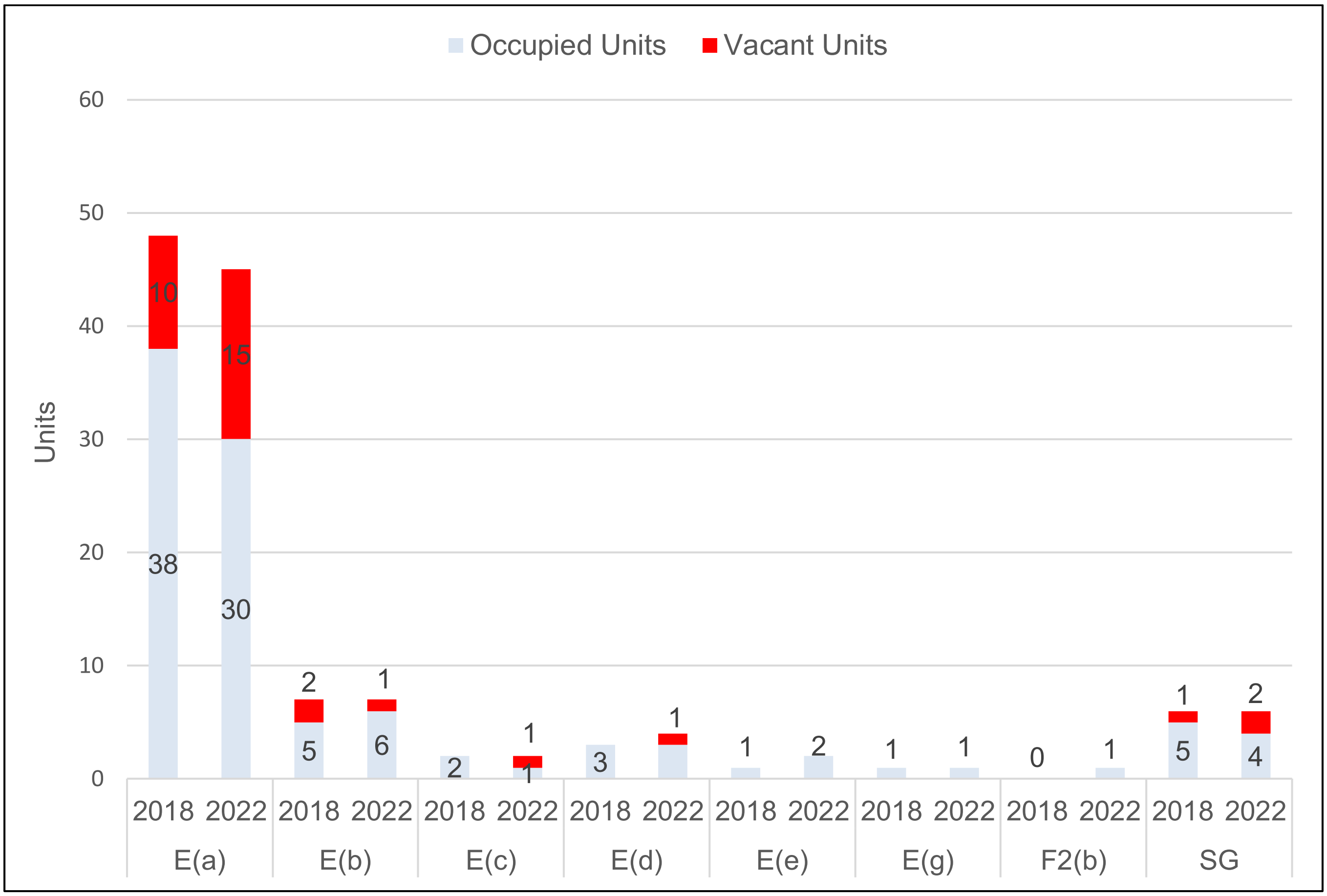
Previous Use Class	Current Use Class	Occupied Units	% Units	Floorspace (m²)	% Floorspace	Vacant Units	%	Vacant Floorspace (m²)	%	Total Units	%	Total Floorspace (m²)	%
A1	E(a)	30	63%	13,368	74%	15	22%	10,067	35%	45	66%	23,435	81%
A3	E(b)	6	13%	517	3%	1	1%	132	0.5%	7	10%	649	2%
A2	E(c)(i)	1	2%	20	0%	1	1%	347	1%	2	3%	367	1%
D2	E(d)	3	6%	2,715	15%	1	1%	143	1%	4	6%	2,858	10%
D1	E(e)	2	4%	635	4%	0	0%	0	0%	2	3%	635	2%
B1	E(g)	1	2%	150	1%	0	0%	0	0%	1	1%	150	1%
D1	F2(b)	1	2%	270	2%	0	0%	0	0%	1	1%	270	1%
A5 SG	SG	4	8%	305	2%	2	3%	120	0.5%	6	9%	425	1%
Total		**48**	**71%**	**17,980**	**62%**	**20**	**29%**	**10,809**	**38%**	**68**	**100%**	**28,789**	**100%**

5.36 The total units in St Nicholas shopping centre are 68 and the total amount of floorspace is 28,789m². There are 30 E(a), 6 E(b) and 4 SG units in the area.

5.37 There are 20 vacant units, which is 29% of all units. 15 of them are vacant E(a) units (22%). The vacant floorspace is 10.809m², which accounts for 38% of the total floorspace. There vast majority of vacant floorspace is vacant E(a) floorspace (10,067m²), mainly due to Debenhams vacancy (8,000m²), giving a vacancy rate of 35%. The remaining use classes have lower or no vacant floorspace vacant floorspace.

5.38 Figure 5.16 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.16: Units by Use Class in 2018 vs 2022



5.39 Table 5.10 shows the change to the number of units since the last health check in 2018.

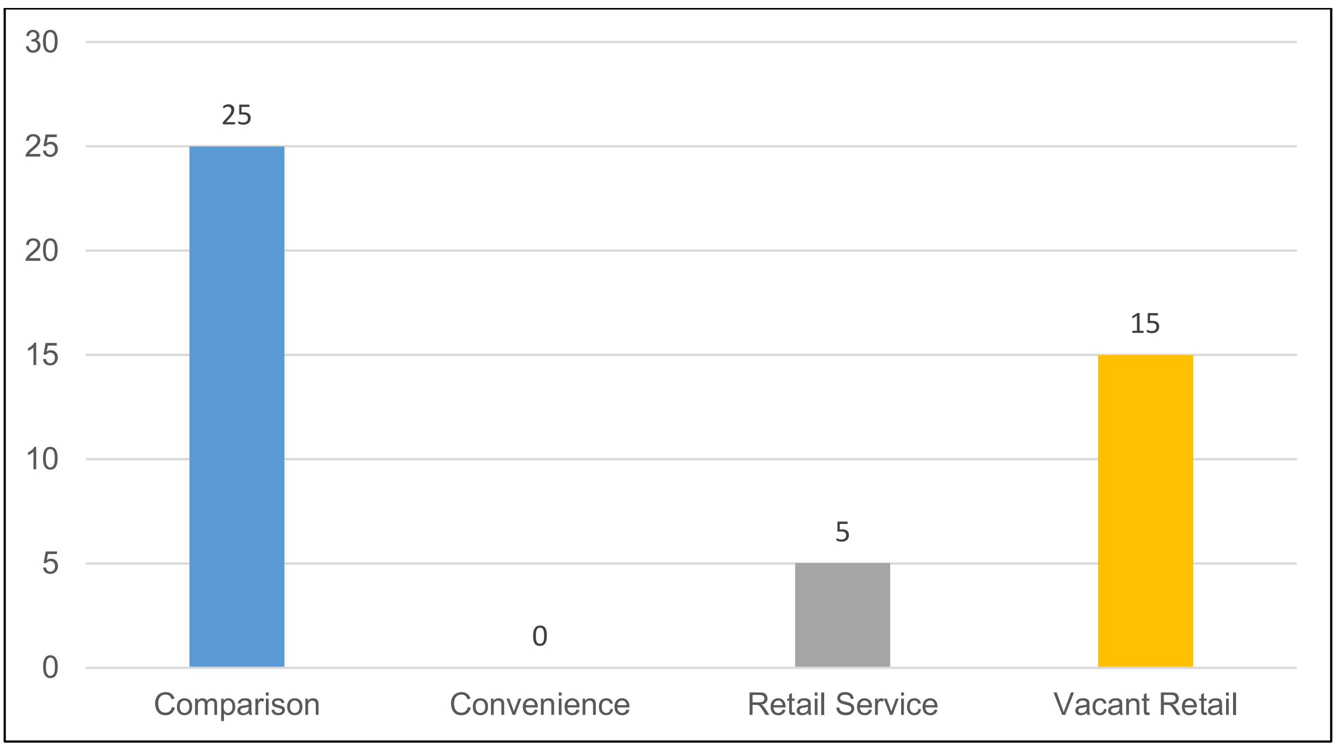
Table 5.10: Unit Change

Previous Use Class	Current Use Class	2018	2022	Change
A1	E(a)	38	30	**-8**
A3	E(b)	5	6	**1**
A2	E(c)	2	1	**-1**
D2	E(d)	3	3	**0**
D1	E(e)	1	2	**1**
B1	E(g)	1	1	**0**
D1	F2	0	1	**1**
A5, SG	SG	5	4	**-1**
Vacant		13	20	**7**
Total		**68**	**68**	**0**

5.40 The occupied E(a) units have decreased from 38 to 30. However, there has been a slight increase in occupied E(b) units from five to six. SG occupied units have decreased by one unit despite the new classification where A4, A5 and some D2 (cinemas, concert halls, bingo halls and dance halls) are now classed as SG.

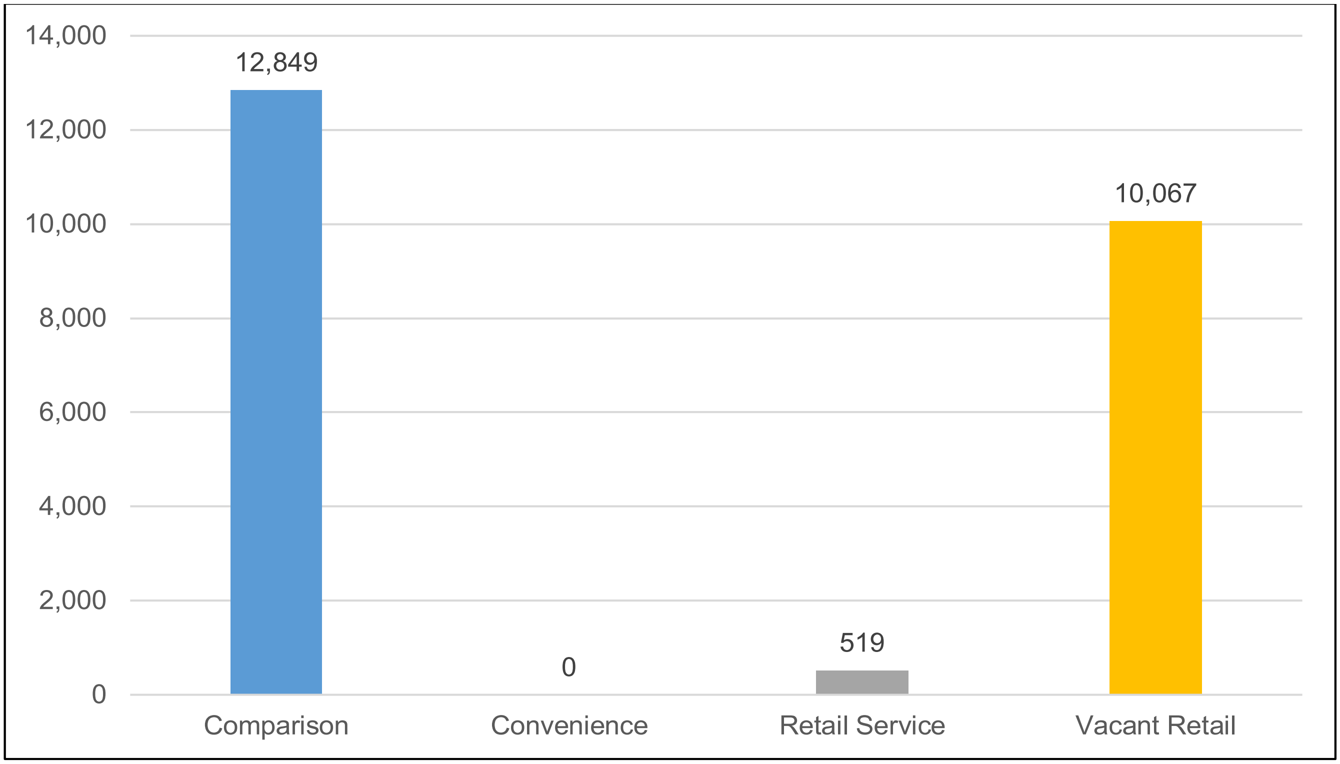
5.41 The majority of E(a) units is comparison retail units with 25 out of 45. Figure 5.17 shows the Goad Sub Class breakdown for the E(a) units.

Figure 5.17: Goad Sub Class for E(a) Units



5.42 Convenience floorspace dominates the E(a) floorspace with 55%. However, vacant retail floorspace is quite significant at 43%. Figure 5.18 shows the Goad Sub Class breakdown for the E(a) floorspace.

Figure 5.18: Goad Sub Class for E(a) Floorspace



F. Times Square Shopping Centre

5.43 Times Square shopping centre is part of the primary shopping frontage. This survey area is displayed in the Figure 5.19 below.

Figure 5.19: Times Square Shopping Centre

5.44 Table 5.11 shows the total number of units and the total amount of floorspace by use class in the Times Square shopping centre.

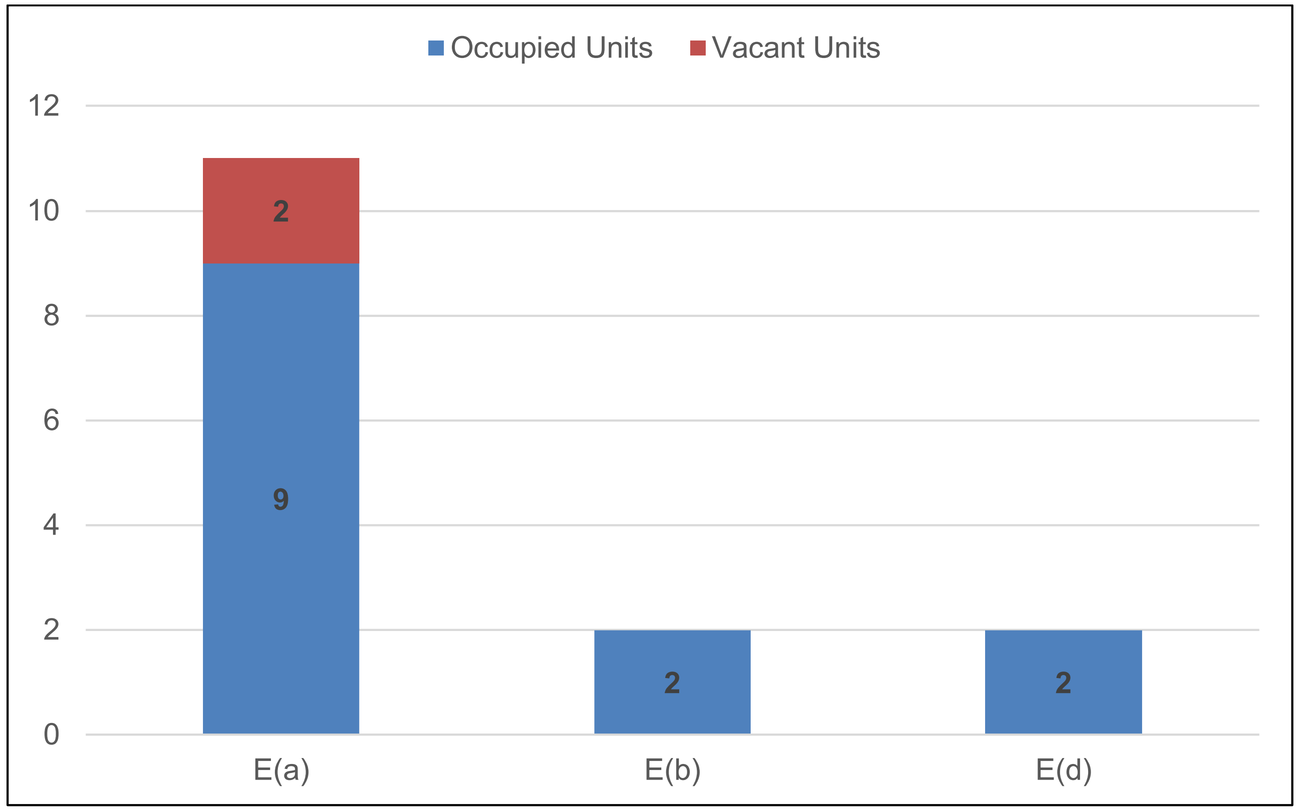
Table: 5.11: Total Units and Floorspace in Times Square Shopping Centre

Previous Use Class	Current Use Class	Occupied Units	% Units	Floorspace (m^2)	% Floorspace	Vacant Units	%	Vacant Floorspace (m^2)	%	Total Units	%	Total Floorspace (m^2)	%
A1	E(a)	9	60%	9,006	81%	2	13%	166	1%	11	73%	9,172	82%
A3	E(b)	2	13%	181	2%	0	0%	0	0%	2	13%	181	2%
D2	E(d)	2	13%	1,820	16%	0	0%	0	0%	2	13%	1,820	16%
Total		**13**	**87%**	**11,007**	**99%**	**2**	**13%**	**166**	**1%**	**15**	**100%**	**11,173**	**100%**

5.45 The total units in Times Square are 14 and the total amount of floorspace is 11,173m^2. E(a) use class dominates the area with nine units and 9,172m^2 of floorspace. 87% of the total units as well as 99% of floorspace is occupied.

5.46 Figure 5.20 shows the occupied and vacant units by use class in 2022 in comparison with the occupied and vacant units in 2018.

Figure 5.20: Units by Use Class in 2018 vs 2022

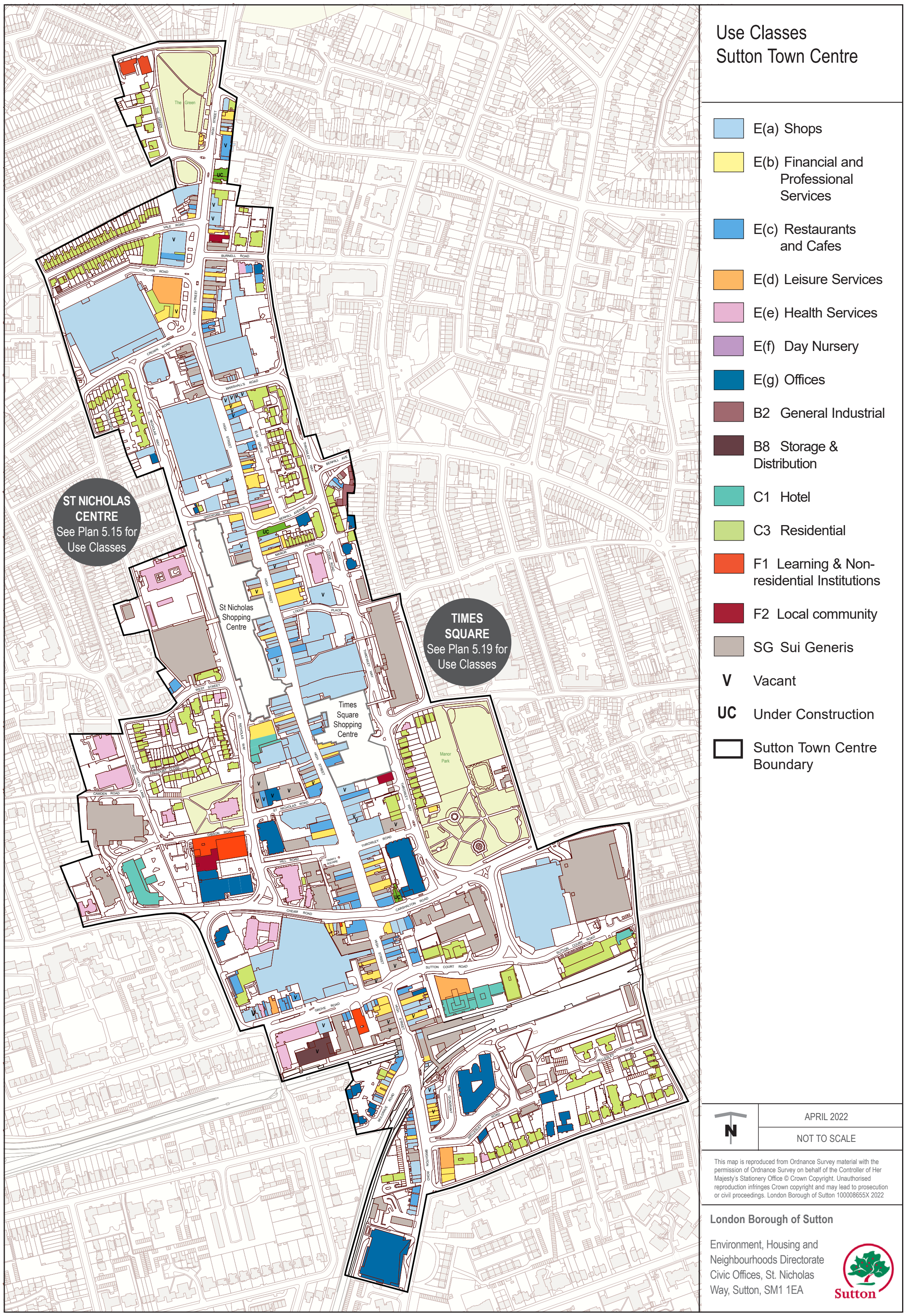


5.47 Recently, there has been a redevelopment of the layout of Times Square which resulted in fewer units with larger floorspace. All nine E(a) units are comparison retail units. The rest two E(a) units are vacant retail units.

G. Sutton Town Centre

5.48 The Sutton Town Centre use class analysis gives the full picture and compares the nature of each of the aforementioned areas. Sutton Town Centre is displayed in the Figure 5.21 below.

Figure 5.21: Sutton Town Centre



5.49 Table 5.12 shows the total number of units and the total amount of floorspace in Sutton Town Centre excluding C1and C3 use classes.

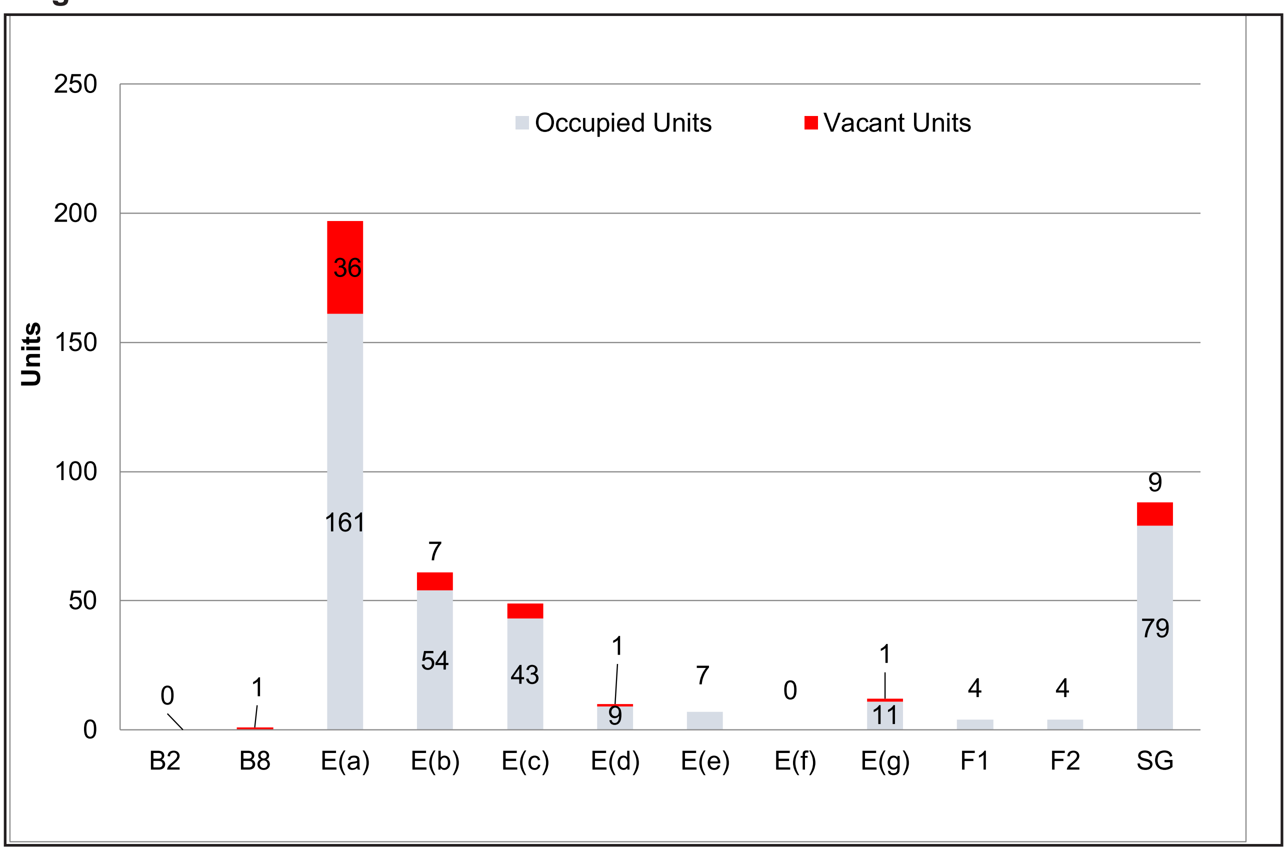
Table 5.12: Total Units and Floorspace

Use Class	Total Units	%	Total Floorspace	%
E(a)	161	37%	103,872	40%
E(b)	54	12%	11,202	4%
E(c)	43	10%	10,867	4%
E(d)	9	2%	7,231	3%
E(e)	7	2%	4,521	2%
E(g)	11	3%	40,517	16%
F1	4	1%	3,171	1%
F2	4	1%	1,416	1%
SG	79	18%	31,491	12%
Vacant	61	14%	46,075	18%
Total	**433**	**100%**	**260,363**	**100%**

5.50 The total units in all frontages and shopping centres are 433 and the total amount of floorspace is 260,363m^2. E(a) units are the most dominant class use with 161 (37%) and also have the highest amount of floorspace with 103,872m^2 (40%).

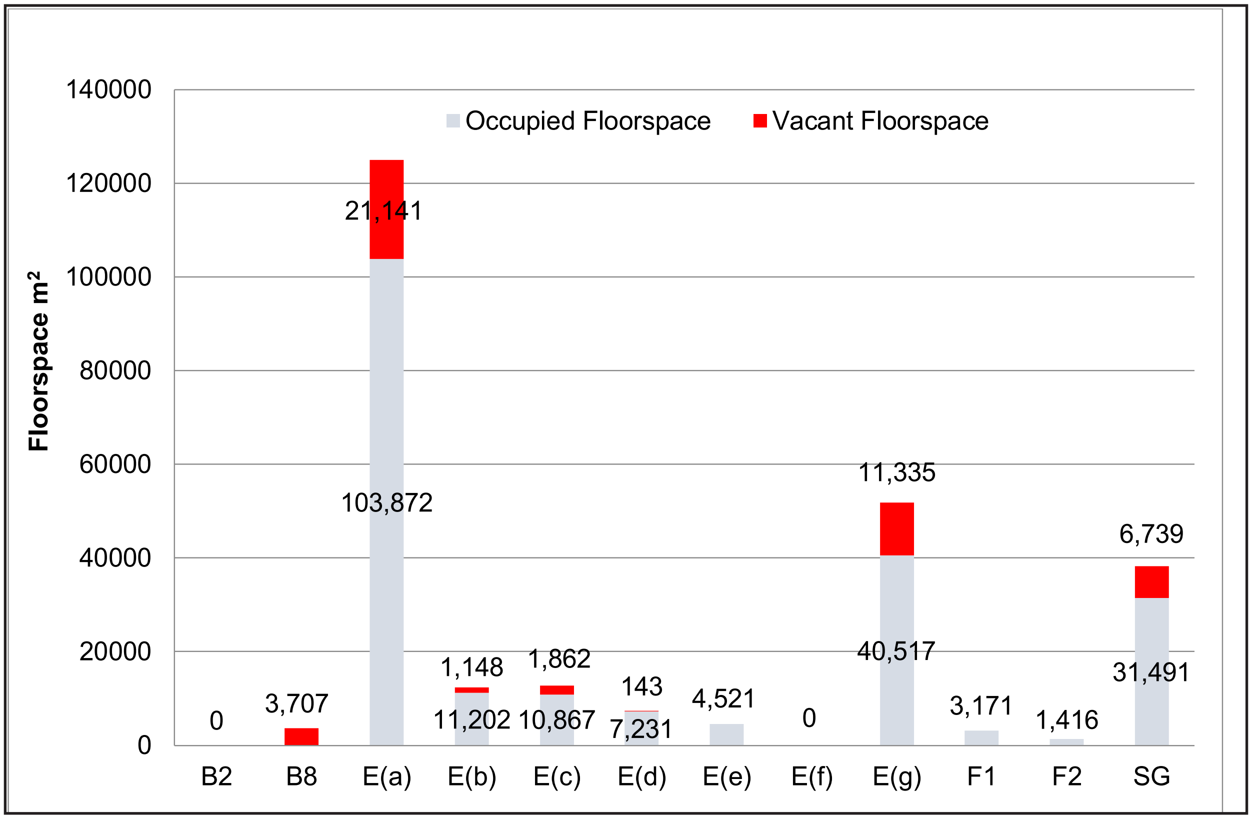
5.51 Figure 5.22 shows the occupied and vacant units in all frontages and shopping centres.

Figure 5.22: Total Units in Sutton Town Centre



5.52 Figure 5.23 the occupied and vacant floorspace in all frontages and shopping centres.

Figure 5.23: Total Floorspace in Sutton Town Centre



]

5.53 Table 5.13 shows an overview of the change to the number of units since the last health check in 2018.

Table 5.13: Unit Change from 2018 to 2022

Use Class	Survey	Total Units	Change
B8	2018	1	-1
	2022	0	
E(a)	2018	176	-15
	2022	161	
E(b)	2018	47	7
	2022	54	
E(c)	2018	41	2
	2022	43	
E(d)	2018	7	2
	2022	9	
E(e)	2018	7	0
	2022	7	
E(g)	2018	12	-1
	2022	11	
F1	2018	3	1
	2022	4	
F2	2018	2	2
	2022	4	
SG	2018	74	5
	2022	79	
Vacant	2018	67	-6
	2022	61	
Overall	2018	437	-4
	2022	433	

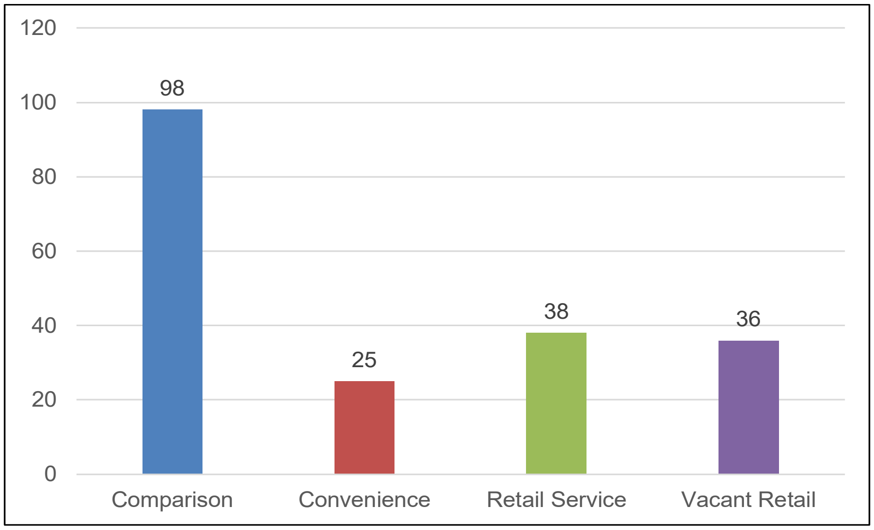
5.54 It must be noted that due to the changes to National Use Class Order in 2020, the units with superseded Use Classes were adjusted to the what it would be under the new Use Class Order (see Appendix A).

5.55 There has been a decrease in E(a), E(g) and vacant units. The biggest drop has occurred in E(a) use class with a decrease of 15 occupied units.

5.56 The highest number and percentage of E(a) units drop occurred in St Nicholas where the E(a) units dropped from 39 to 30. The E(a) units slightly increased by one unit in the northern secondary shopping frontage and Times Square.

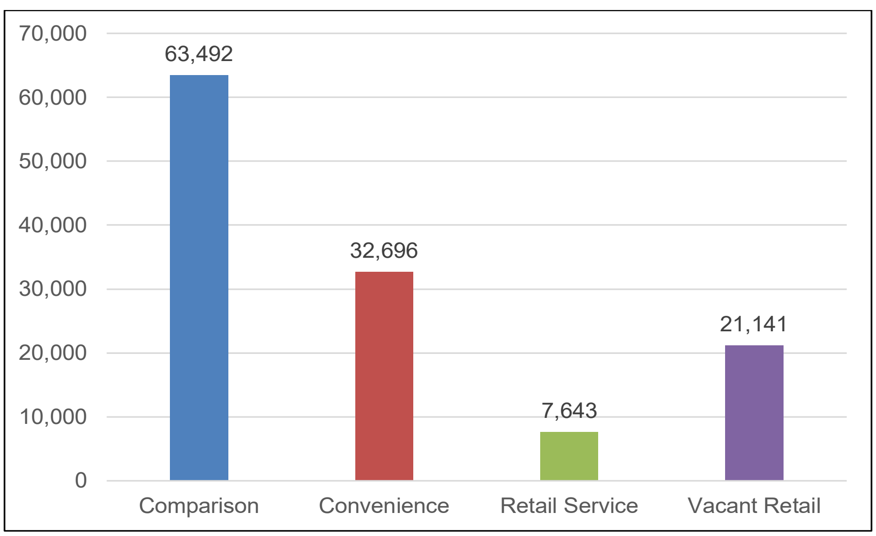
5.57 Figure 5.24 shows the Goad Sub Class breakdown for the E(a) units including former E(a) vacant units. The E(a) comparison units are 98, which accounts for 50% of the total. Convenience, retail service and vacant retail account for 13%, 19% and 18% respectively.

Figure 5.24: Goad Sub Class for E(a) Units in All Frontages



5.58 Figure 5.25 shows the Goad Sub Class breakdown for the E(a) floorspace. The majority of E(a) floorspace is taken by comparison units (51%). The convenience units occupy 26% and the vacant retail occupy 17%.

Figure 5.25: Goad Sub Class for E(a) Floorspace in All Frontages



6 Conclusion

Primary Shopping Frontage

6.1 The total units in the primary shopping frontage including the two shopping centres are 172. E(a) units dominate the primary shopping frontage, occupying 60% of the total units. E(a) units in Times Square occupy similar proportion at 60%. St Nicholas gives the lowest proportion (44%) as many of the E(a) units are vacant.

6.2 The total floorspace in the primary shopping frontage is 92,556m^2. 63% is occupied by E(a) uses, predominantly E(a) comparison.

6.3 The vacancy rate in terms of units is 18% in the primary shopping frontage. 24 of the 31 vacant units are former E(a). This is 26% of the total number of E(a) units. There is a low vacancy rate for other uses.

6.4 The vacant floorspace accounts for 18% of the total floorspace. The vacant E(a) floorspace occupies 15% of the total floorspace.

6.5 In terms of retail uses, 80 E(a) units sell comparison goods, six units sell convenience goods and six offer other retail services.

Secondary Shopping Frontage

6.6 The total units in the secondary shopping frontage are 261. In terms of the highest proportion by use class, E(a) units occupy 26% of the total units. E(b), E(c) and SG occupy 14%, 13% and 25% respectively. The high percentage of SG use class is due to the new Use Class Order where A4, A5 and some D2 (cinemas, concert halls, bingo halls and dance halls) are now classed as SG.

6.7 The total floorspace in the secondary shopping frontage is 167,797m^2. In terms of the highest proportion by use class, 26% is occupied by E(a) units. 24% is occupied by E(g) and 17% by SG units.

6.8 The vacancy rate in terms of units is 11%. There are 30 vacant units in the secondary shopping frontage of which 12 are former E(a) units and six are former SG units.

6.9 The vacant floorspace accounts for 18% of the total floorspace. Much of this is made by E(g) floorspace (7%). There is lower vacancy rate for other uses, such as the E(a) and SG floorspace which account for 4% and 3% respectively.

6.10 In terms of retail uses, 18 E(a) units sell comparison goods, 19 units sell convenience goods and 32 offer other retail services.

Sutton Town Centre

6.11 The total units in the Sutton Town Centre are 433. In terms of the highest proportion of uses, E(a) units occupy 37% of the total units. E(b), E(c) and SG occupy 12%, 10% and 18% respectively.

6.12 The second most common land use in terms of units is C3 residential uses. However, these units have been excluded from the calculations.

6.13 The total floorspace in the Sutton Town Centre shopping frontages is 260,363m^2. 40% is occupied by E(a) floorspace and 16% is occupied by E(g) floorspace.

6.14 Outside shopping frontages the most of its floorspace is classified as SG. This is mainly because of the presence of the car parks.

6.15 The vacancy rate in terms of units is 14%, where 61 units of the 433 are vacant. 46% of these vacant units are E(a) units. However, the vacant E(a) units are only 22% of the total number of E(a) units.

6.16 There has not been noticeable change in the composition of Sutton Town Centre since 2018. The total number of units, excluding the residential and hotel uses, has decreased by four units.

6.17 The demolition and development of some sites has changed the composition of a few locations in Sutton Town Centre.

6.18 The number of E(a) units has decreased from 176 units to 161 units. This is the highest decrease in units for a use class. The highest increase for a use class occurred for E(b) by seven units. The other class uses which have increased in units are E(c), E(d), F1, F2 and SG.

6.19 E(a) retail uses dominate the primary shopping frontage and to a lesser extent the remainder of Sutton Town Centre. In terms of retail uses, 98 units sell comparison goods, 25 units sell convenience goods and 38 offer other retails uses

6.20 A mix of functions is critical in terms of maintaining the vitality an 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.

<table>
<tr><th>Use</th><th>Old Class</th><th>New Class</th><th>Permitted Change</th></tr>
<tr><td>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</td><td>A1</td><td>F2(a)</td><td>None</td></tr>
<tr><td>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)</td><td>A1</td><td>E(a)</td><td rowspan="5">C3 (prior approval)

F1(a)
State funded school

(*Temp takeaway)</td></tr>
<tr><td>Financial services</td><td>A2</td><td>E(c)(i)</td></tr>
<tr><td>Professional services (other than health or medical services)
Including estate and employment agencies</td><td>A2</td><td>E(c)(ii)</td></tr>
<tr><td>Other appropriate services in a commercial, business or service locality
eg driving instruction, building design services</td><td>A2</td><td>E(c)(iii)</td></tr>
<tr><td>Sale of food and drink for consumption (mostly) on the premises *</td><td>A3</td><td>E(b)</td></tr>
<tr><td>Public houses, wine bars, or drinking establishments, and drinking establishments with expanded food provision</td><td>A4</td><td>SG</td><td>None
(Temp takeaway)</td></tr>
<tr><td>Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises)</td><td>A5</td><td>SG</td><td>C3 (prior approval)
E</td></tr>
</table>

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
• 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)	
• 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)	
• 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) F1(a) State funded school
Creche, day nursery or day centre (not including a residential use)	D1	E(f)	
Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:	D1	F1	Temp changes only
• Provision of education	D1	F1(a)	
• Display of works of art (otherwise than for sale or hire)	D1	F1(b)	
• Museums	D1	F1(c)	
• Public libraries or public reading rooms	D1	F1(d)	
• Public halls or exhibition halls	D1	F1(e)	
• Public worship or religious instruction (or in connection with such use)	D1	F1(f)	
• Law courts	D1	F1(g)	
• Local community:	D1/D2	F2	None
• Halls or meeting places for the principal use of the local community	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

Details of Sutton Town Centre Units

Table B.1: E(a)% Units in Primary Shopping Frontage

	High Street & Surroundings (only ground floor units)		St Nicholas Centre		Times Square		Total	
	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied
E(a) Units	60	53	45	30	11	9	116	92
Total Units	89		68		15		172	
E(a)%	67.4%	59.6%	66.2%	44.1%	73.3%	60.0%	67.4%	53.5%

Table B.2: E(a)% Floorspace in Primary Shopping Frontage

	High Street & Surroundings (only ground floor units)		St Nicholas Centre		Times Square		Total	
	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied Units	Incl. Vacant Units	Occupied
E(a) Units	41,996	38,301	23,435	13,368	9,172	9,006	74,603	60,675
Total Units	52,604		28,789		11,173		92,566	
E(a)%	79.8%	72.8%	81.4%	46.4%	82.1%	80.6%	80.6%	65.5%

Table B.3 - Retail Classification of E(a) in Sutton Town Centre (All frontages, including former E(a) vacant units)

Retail Classification	Units		Floorspace	
	Number	Percent	Sq m	Percent
Comparison	98	50%	63,492	51%
Convenience	25	13%	32,696	26%
Service	38	19%	7,643	6%
Previously E(a) - Vacant	36	18%	21,141	17%
Total Retail (E(a))	**197**	**100%**	**124,972**	**100%**

Table B.4: Retail Units E(a) in Sutton Town Centre

District Centre	Restaurants & Cafes E(b)			
	Units	Percent	Sq m	Percent
Primary Shopping Frontage	53	33%	38,301	37%
Northern Secondary Shopping Frontage	33	20%	29,197	28%
Central Secondary Shopping Frontage	0	0%	0	0%
Southern Secondary Shopping Frontage	36	22%	14,000	13%
St Nicholas Shopping Centre	30	19%	13,368	13%
Times Square Shopping Centre	9	6%	9,006	9%
Sutton Town Centre	**161**	**100%**	**103,872**	**100%**

Table B.5: Restaurants & Cafes E(b) in Sutton Town Centre

District Centre	Restaurants & Cafes E(b)			
	Units	Percent	Sq m	Percent
Primary Shopping Frontage	10	19%	3,787	34%
Northern Secondary Shopping Frontage	12	22%	2,117	19%
Central Secondary Shopping Frontage	2	4%	555	5%
Southern Secondary Shopping Frontage	22	41%	4,045	36%
St Nicholas Shopping Centre	6	11%	517	5%
Times Square Shopping Centre	2	4%	181	2%
Sutton Town Centre	**54**	**100%**	**11,202**	**100%**

Table B.6: Vacancy Rates in Sutton Town Centre

District Centre	Vacant Units	Vacancy Rate (%)	Vacant Floorspace	Vacancy Fl. Rate (%)
Primary Shopping Frontage	9	15%	5,545	12%
Northern Secondary Shopping Frontage	13	21%	4,687	10%
Central Secondary Shopping Frontage	5	8%	15,404	33%
Southern Secondary Shopping Frontage	12	20%	9,464	21%
St Nicholas Shopping Centre	20	33%	10,809	23%
Times Square Shopping Centre	2	3%	166	1%
Sutton Town Centre	**61**	**100%**	**46,075**	**100%**

Appendix C

Examples of E(a) retail unit classification within Town Centre

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 fewer 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 centralised management.

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

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

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

Spencer Palmer Strategic Director
Housing, Planning and Neighbourhoods

Environment, Housing and Neighbourhoods
London Borough of Sutton
Civic Offices, St. Nicholas Way
Sutton, SM1 1EA

July 2022

Printed on recycled paper - this paper can be recycled