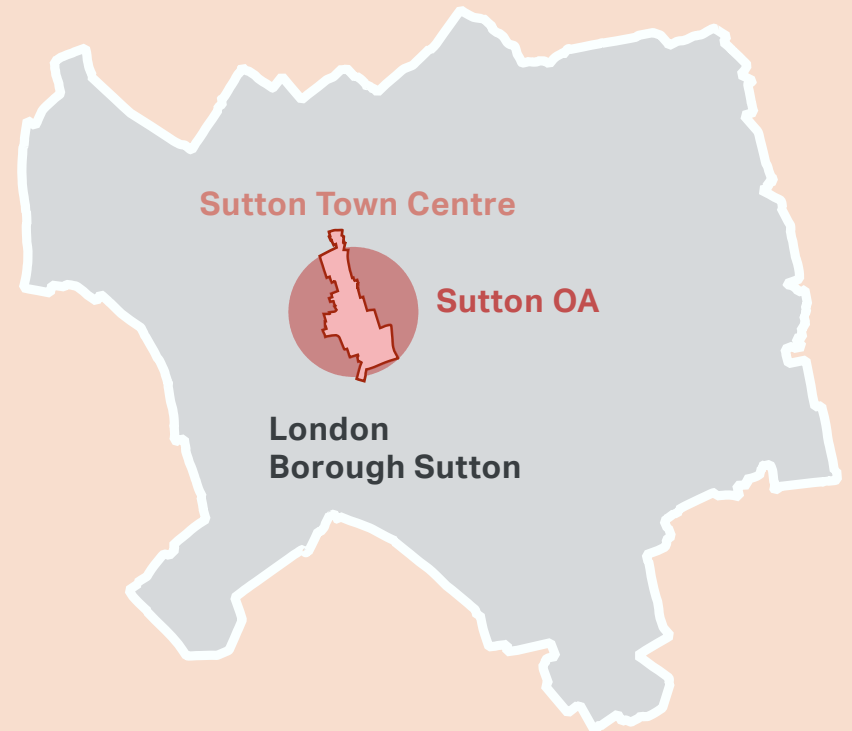


Opportunity Area Portrait

Sutton



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

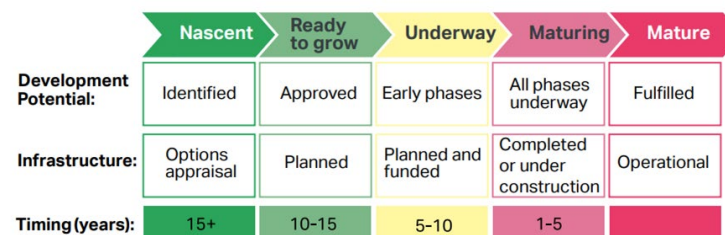
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

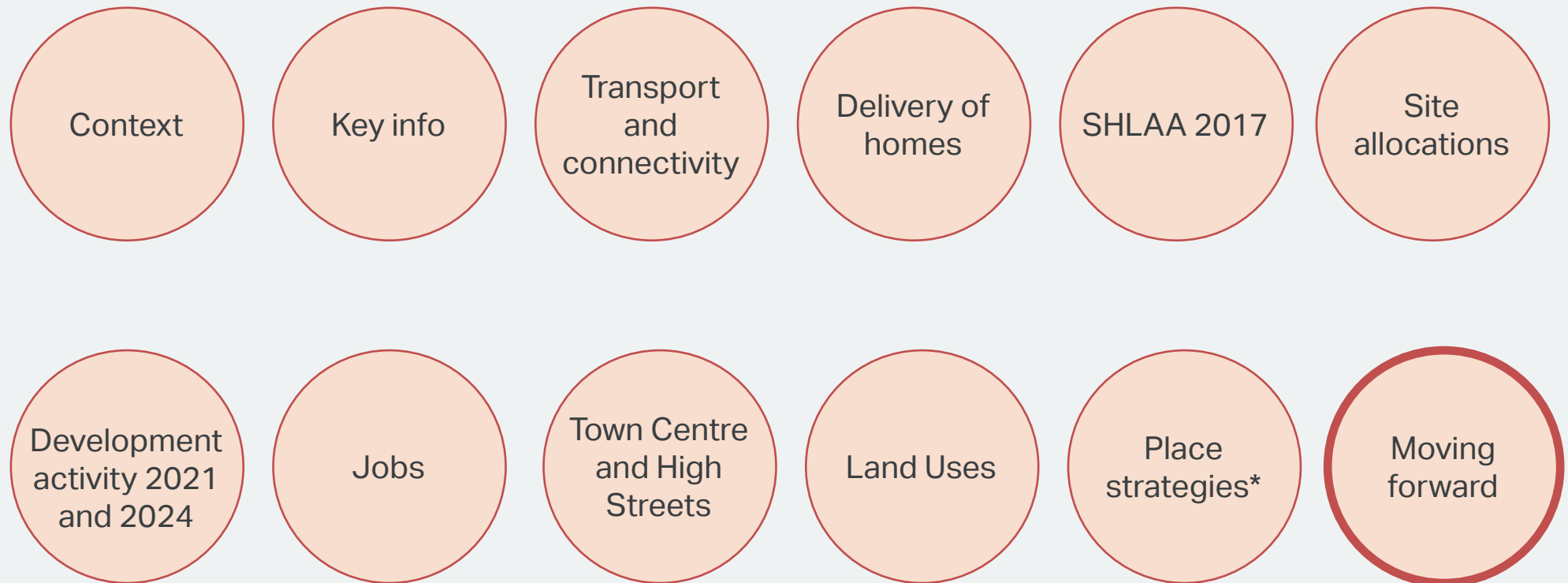


Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents



* This section refers to existing/ emerging strategies for the OA.

Sutton

Context

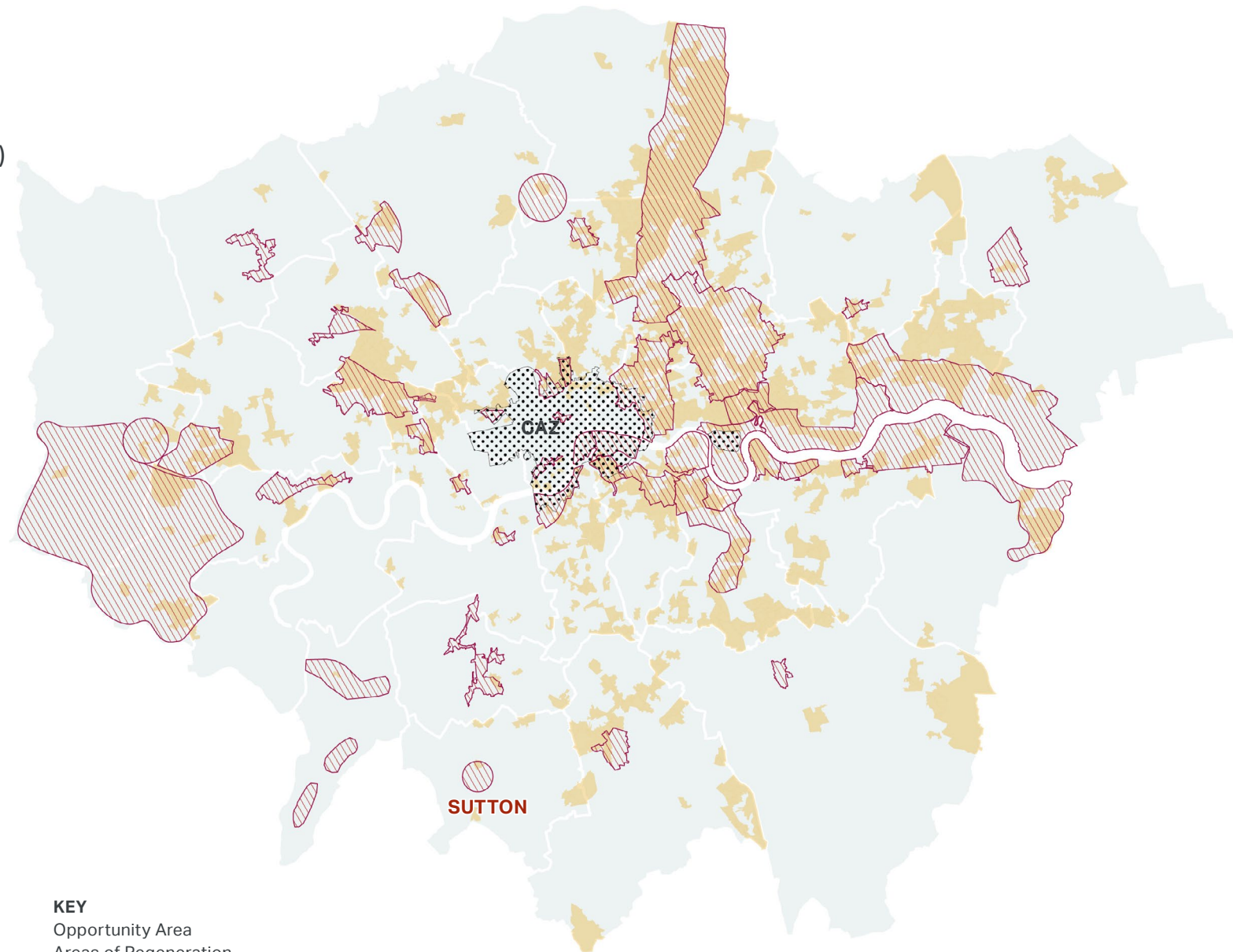
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

Not relevant for this OA, as it sits in Outer London, but sets the wider context.

Areas of Regeneration

The OA overlaps with some areas of regeneration (north part of indicative boundary).

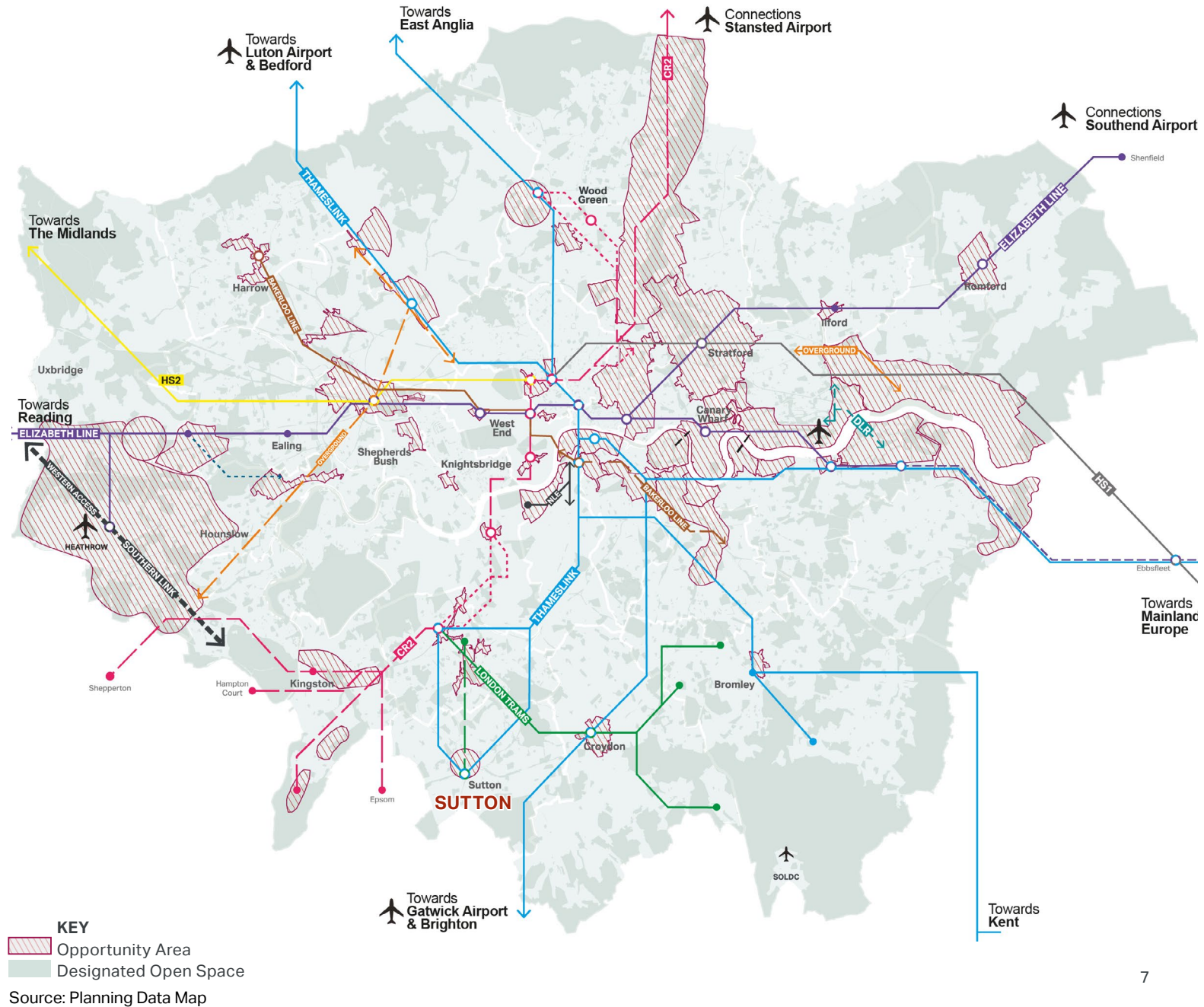


Source: Areas of Regeneration as per London Plan 2021

Sutton Context

Transport and Growth Corridors

- The planned Tramlink extension to Sutton is not being progressed by Transport for London (TfL) due to a weak business case and lack of funding.



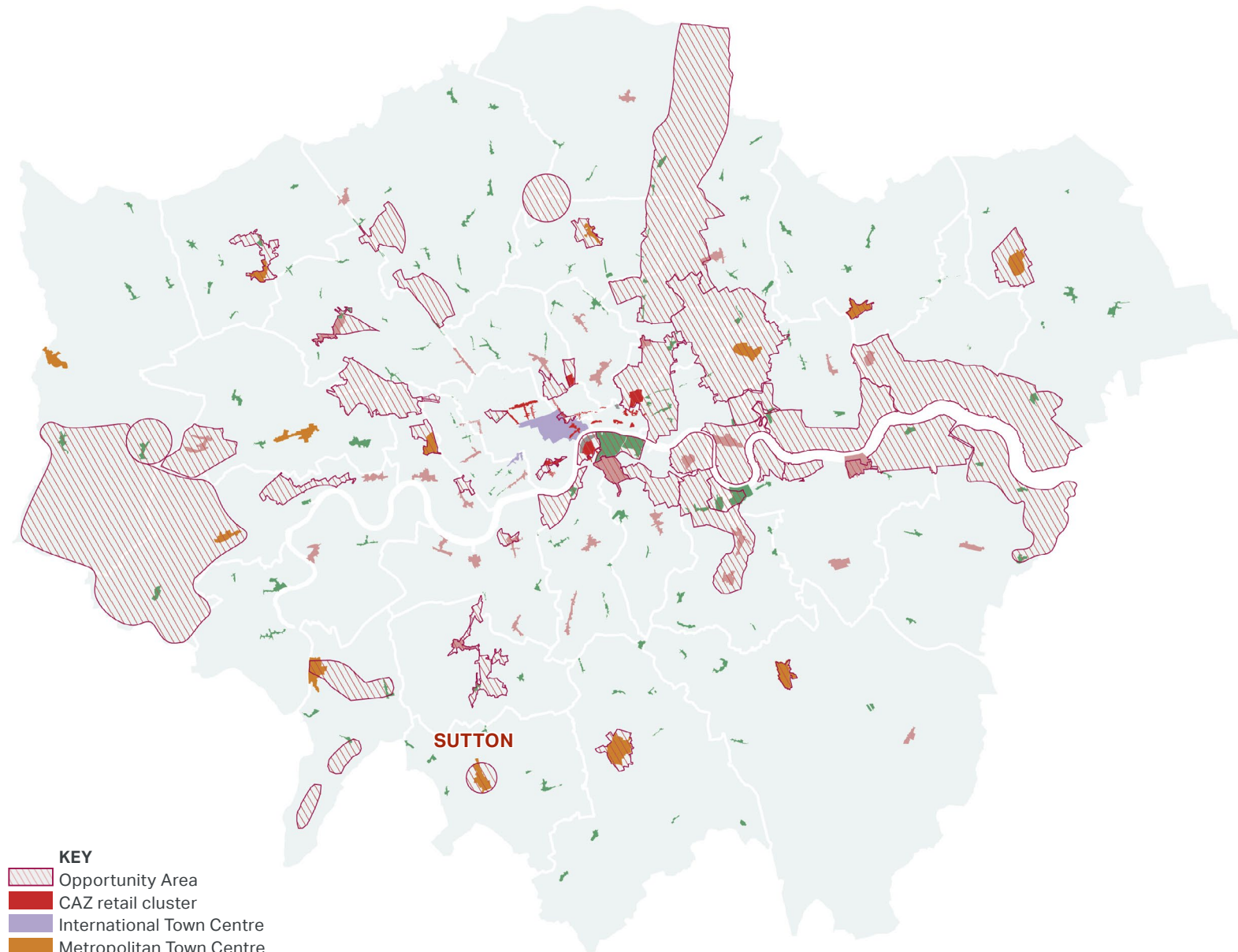
Sutton

Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- **Sutton (Nascent)**

The OA overlaps with Sutton Metropolitan Town Centre.



Source: Planning Data Map

Sutton

Key info

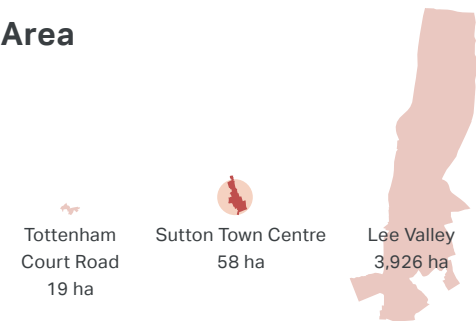
London Plan Designation Year

2004	2008	2011	2016	2021
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Borough

London Borough Sutton

Area



OA specific plans

N/A

Local Plan status

Issues and Preferred Options consulted on July to September 2024

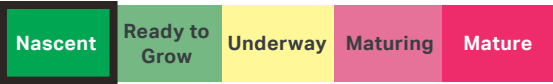
Growth Corridor

Trams Triangle/London-Gatwick-Brighton mainline

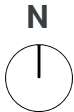
Housing Delivery Test 2023

None

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY
[Red circle] Opportunity Area (indicative circle, as boundary is not defined)

*Note that the LESD (2021) does not provide an updated number for Sutton.

** Local Plan (2018) capacity was 3,500. Masterplan sets out the potential to deliver an additional 1,500 units through estates regeneration but this was subject to Tramlink extension.

Sutton

Transport and connectivity

- Part of Trams Triangle/London-Gatwick-Brighton mainline growth corridor.
- Tram extension is unfunded/paused due to 'weak' transport case.
- TfL identifying it as an OA where transport is holding back development.
- Superloop was introduced in the southern part of the OA, linking Sutton to Heathrow and Croydon (SL7). It is noted that the route is not a new one, it replaced the existing X26, but it is acknowledged that the SL7 has improved frequency.
- Emerging Sutton Local Plan mentions that without the Tram, the OA is not achievable.

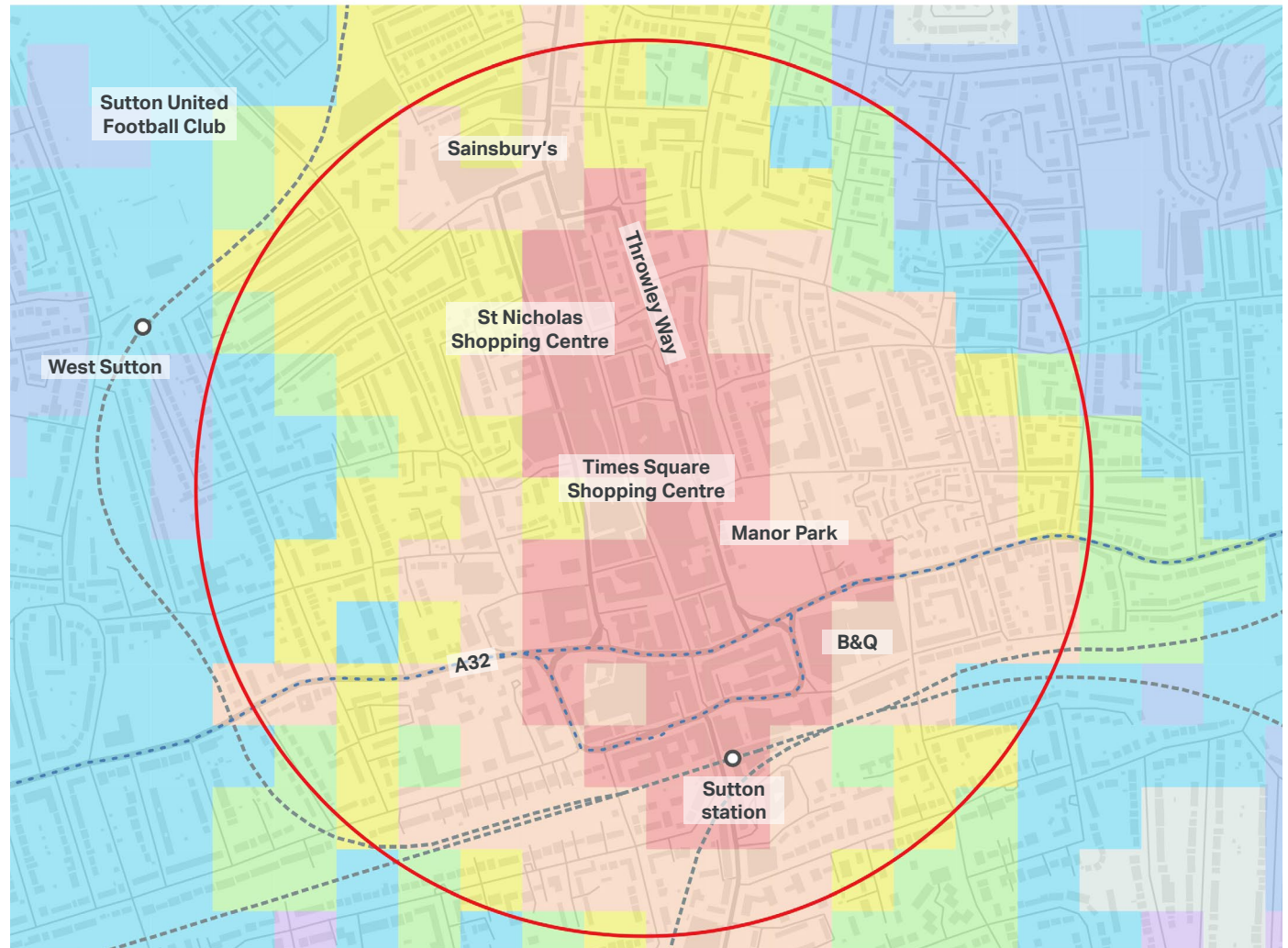


- KEY**
- Red outline: Opportunity Area
 - Light green: Metropolitan Open Land
 - Dark green: Other Open Space
 - Circle with dot: Station
 - Blue dashed line: Superloop
 - Black dashed line: National rail

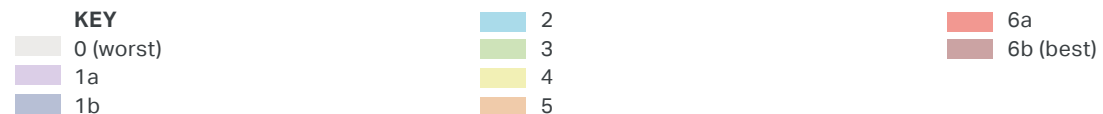


Sutton

Transport and connectivity: PTAL (2031)



Source: Transport For London



Sutton

Delivery of homes

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

22 yr	5,000
10 yr	727
Completed	554
Pipeline	1,678

Since 1st April, over 500 units have been completed in Sutton Town Centre as part of major schemes alone, including Sutton Point (286 units), 24-34 Sutton Court Road (165 units), North of Lodge Place (27 units), 81-83 St Marys Lodge (19 units) 7-9 Cavendish Road (16 units). The rate of delivery since 2019 (homes/5 yr) for the OA is 110, which is below the average OA rate, and below the anticipated delivery rate (indicative homes/ 22 yr).



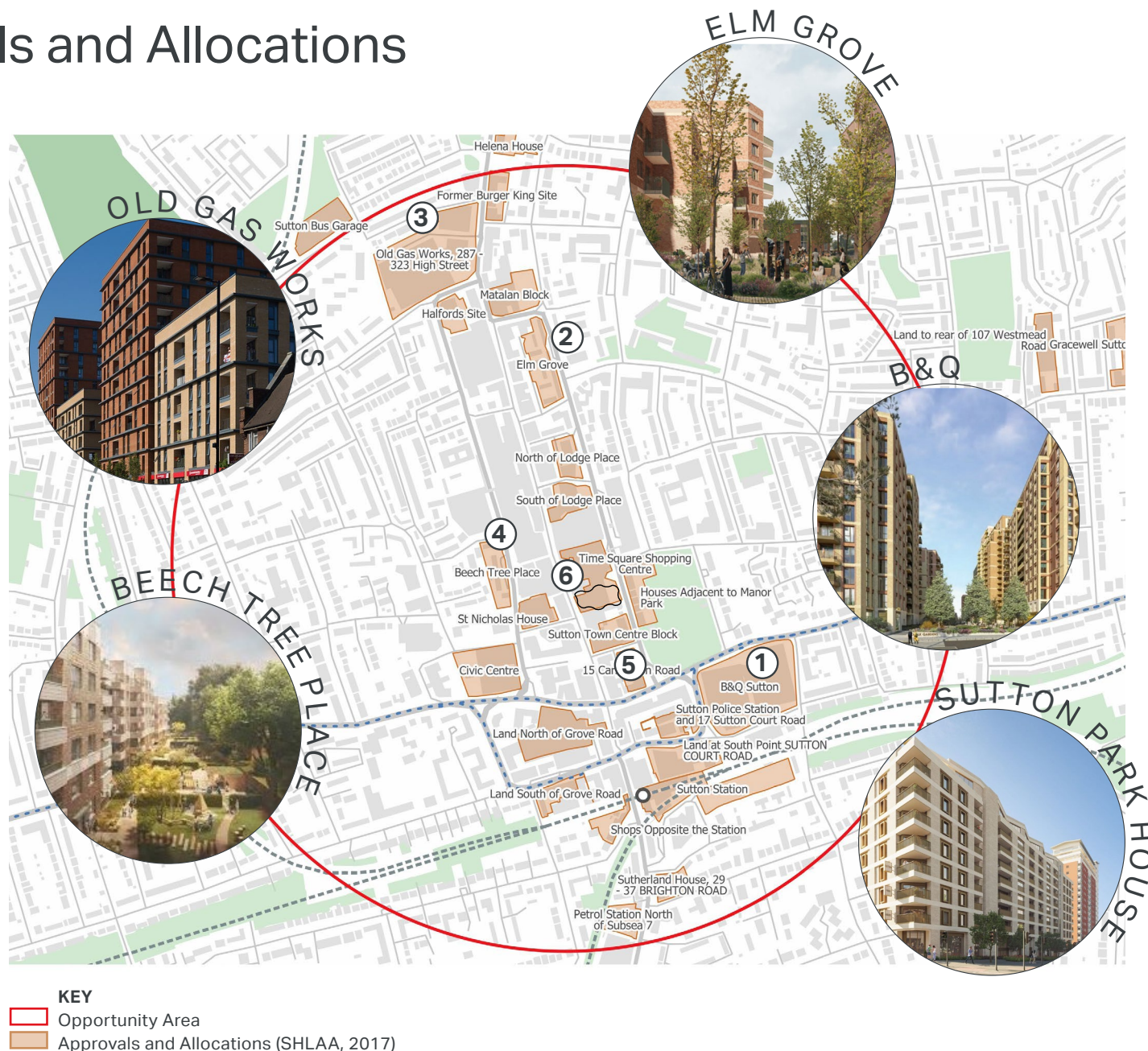
KEY

- Opportunity Area
- Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

Sutton

SHLAA 2017: Approvals and Allocations

- Sites identified in 2017 include:
- **B&Q Sutton:** approved in 2023 - not commenced (970 units, 35% affordable). An application was submitted for additional 44 units.
- **Elm Grove** (estate regeneration). Committee approval in September subject to s106.
- **Old Gas Works** (completed in 2018).
- **Beech Tree Place:** under construction for 92 units (DM2021/02331).
- **Sutton Park House:** under construction for 149 units.
- **Land at the rear of Times Square:** planning permission for 113 units. The Shopping Centre itself is not a residential allocation and has undergone significant redevelopment/refurbishment in 2016.

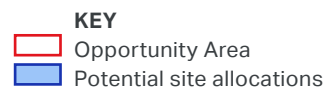
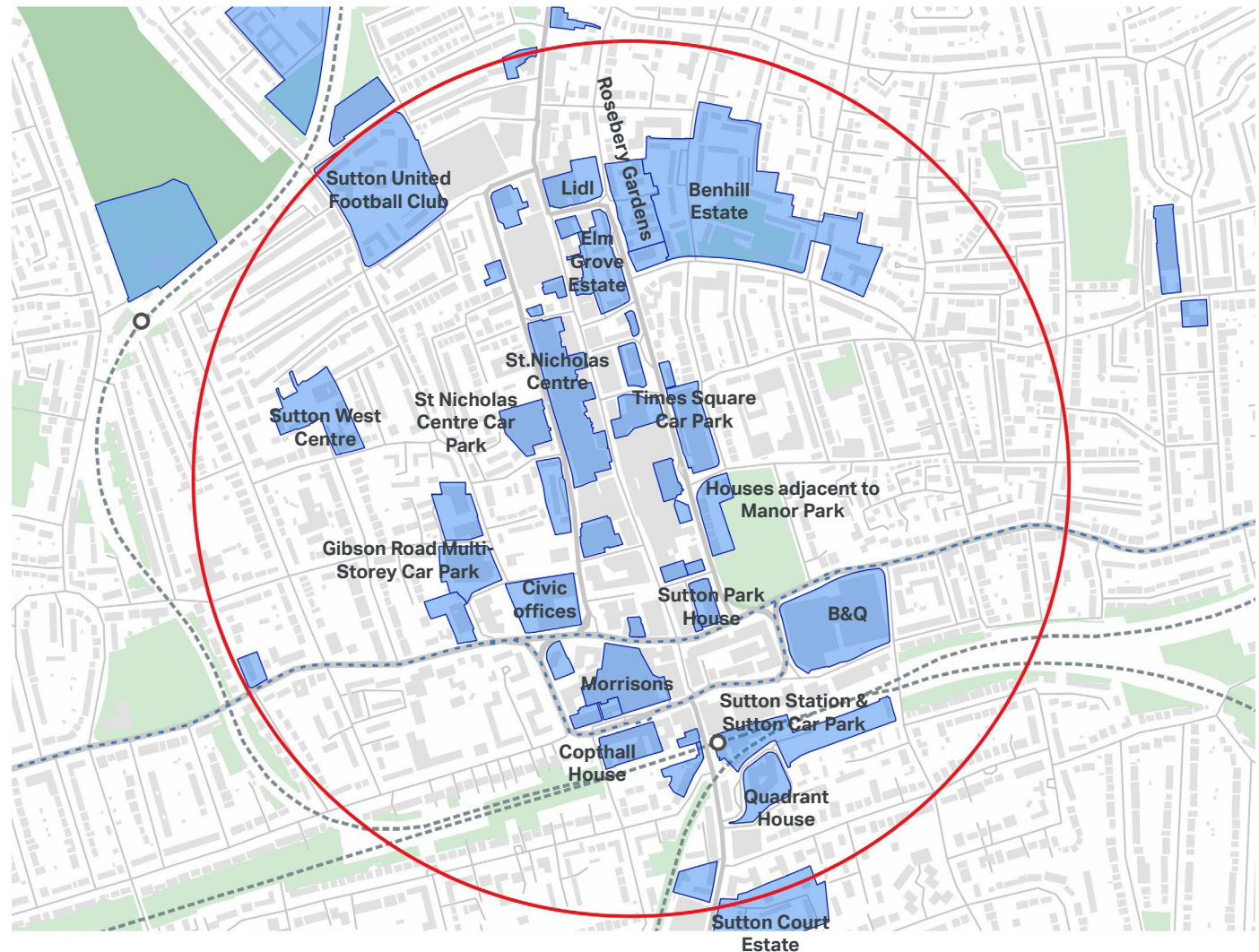


Sutton

Potential Site Allocations (Regulation 18)

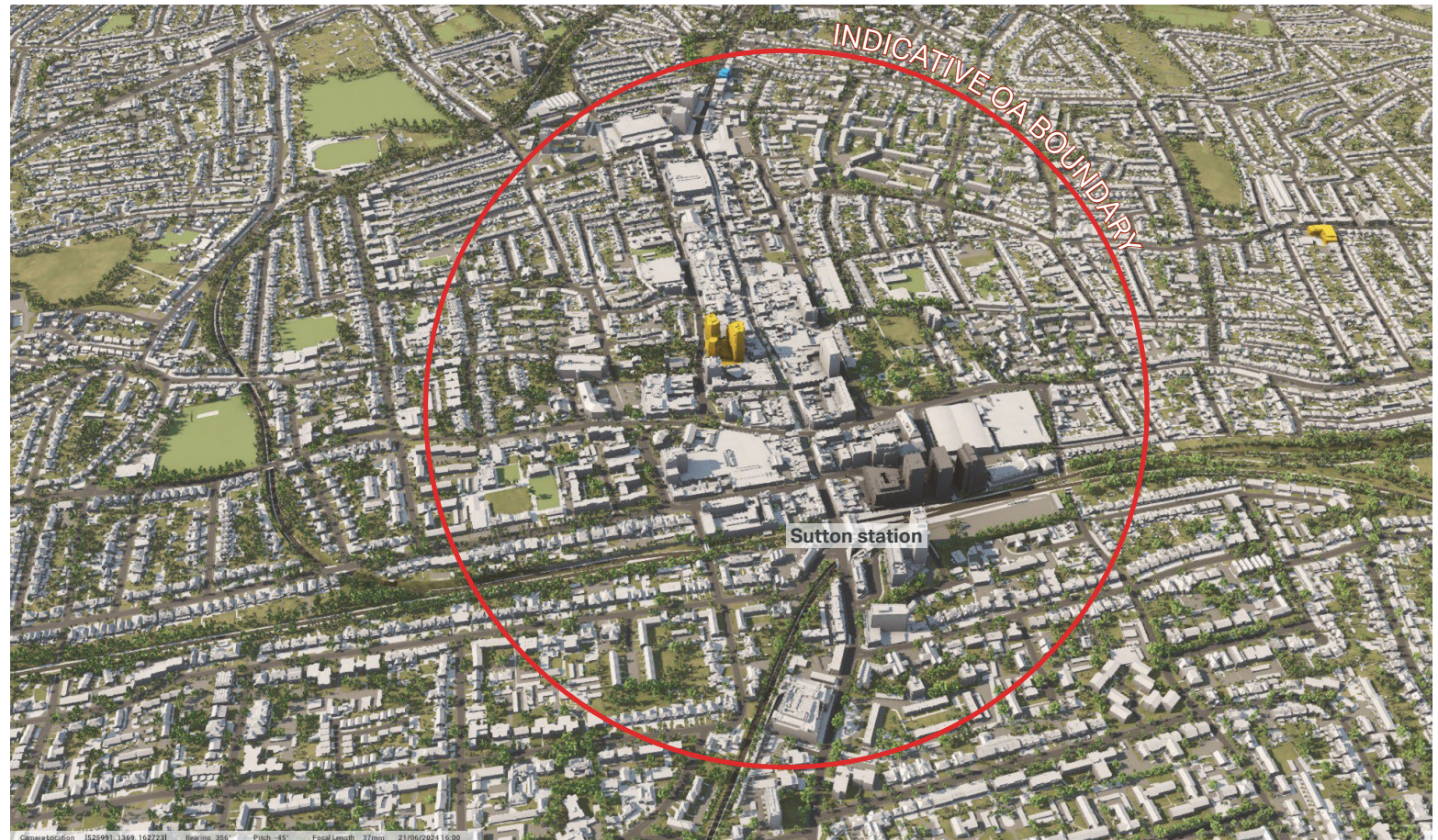


- Since SHLAA 2017, progress has been made in terms of plan making in the OA.
- The map shows the potential site allocations as identified in the Issues and Preferred Options Consultation (Regulation 18).
- As Sutton is at early stages of local plan development, these allocations should be treated as sites that could be developed, with no indicative homes capacity estimated yet.
- When the Local Plan is adopted the 'Site Allocations' will broadly prescribe the development that will be permitted on a specific site.



Sutton

Development activity 2021



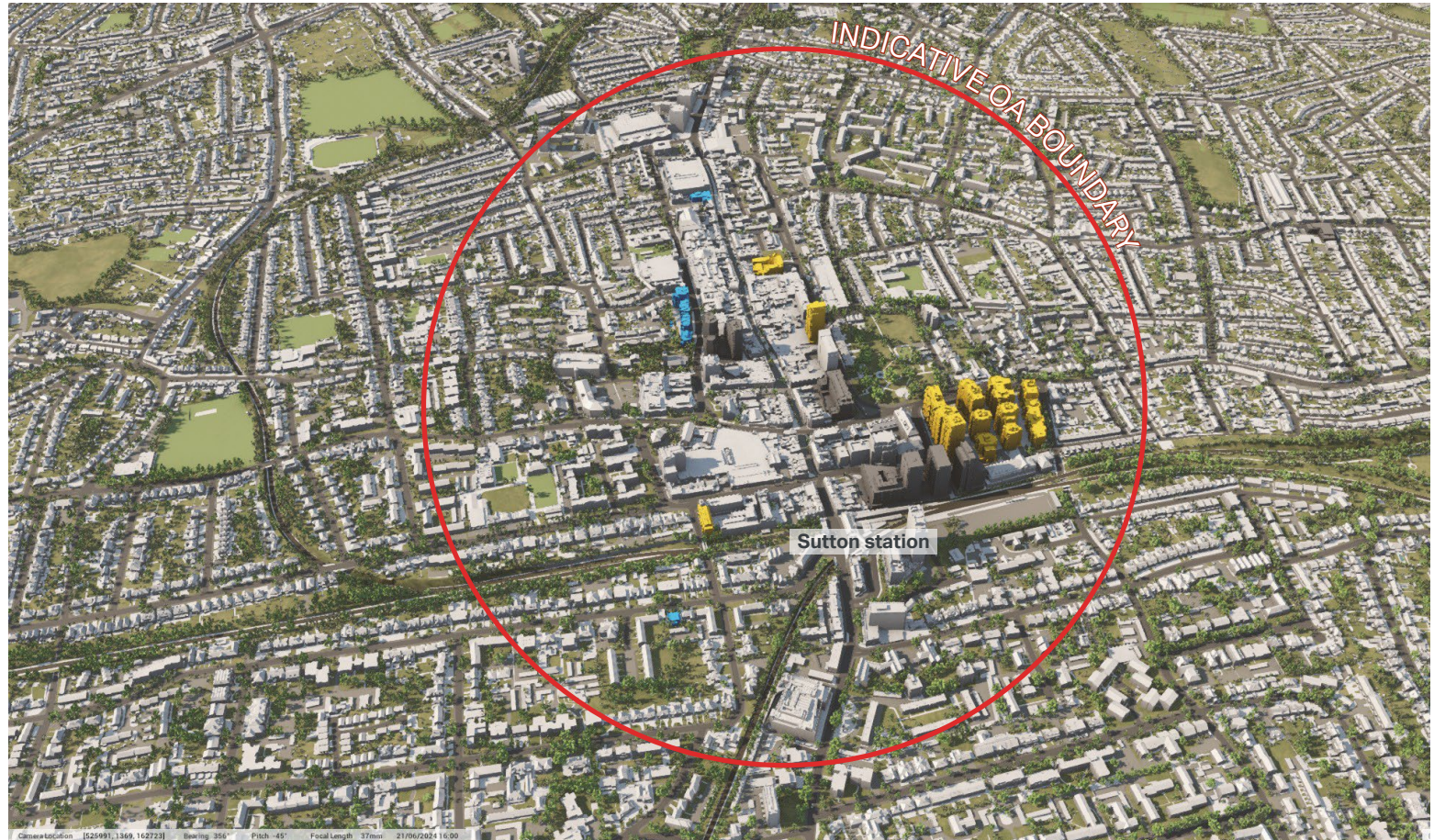
Source: vu.city

KEY	
■	Consented
■	Under construction
■	Completed

Sutton

Development activity 2024

- Development activity concentrated around the station.
- The Council has led on procuring development partners for the **St Nicholas Centre and The Civic Centre Sites** (which includes Gibson Road Car and Secombe Theatre) to bring forward mixed redevelopment proposals.
- The Council has procured a development partner for the **Elm Grove regeneration** and outline planning permission has been granted by committee (subject to legal agreement) to deliver 272 homes.
- The Council-led **Beech Tree Place** redevelopment on St Nicholas Way is under construction and will deliver 92 affordable units.



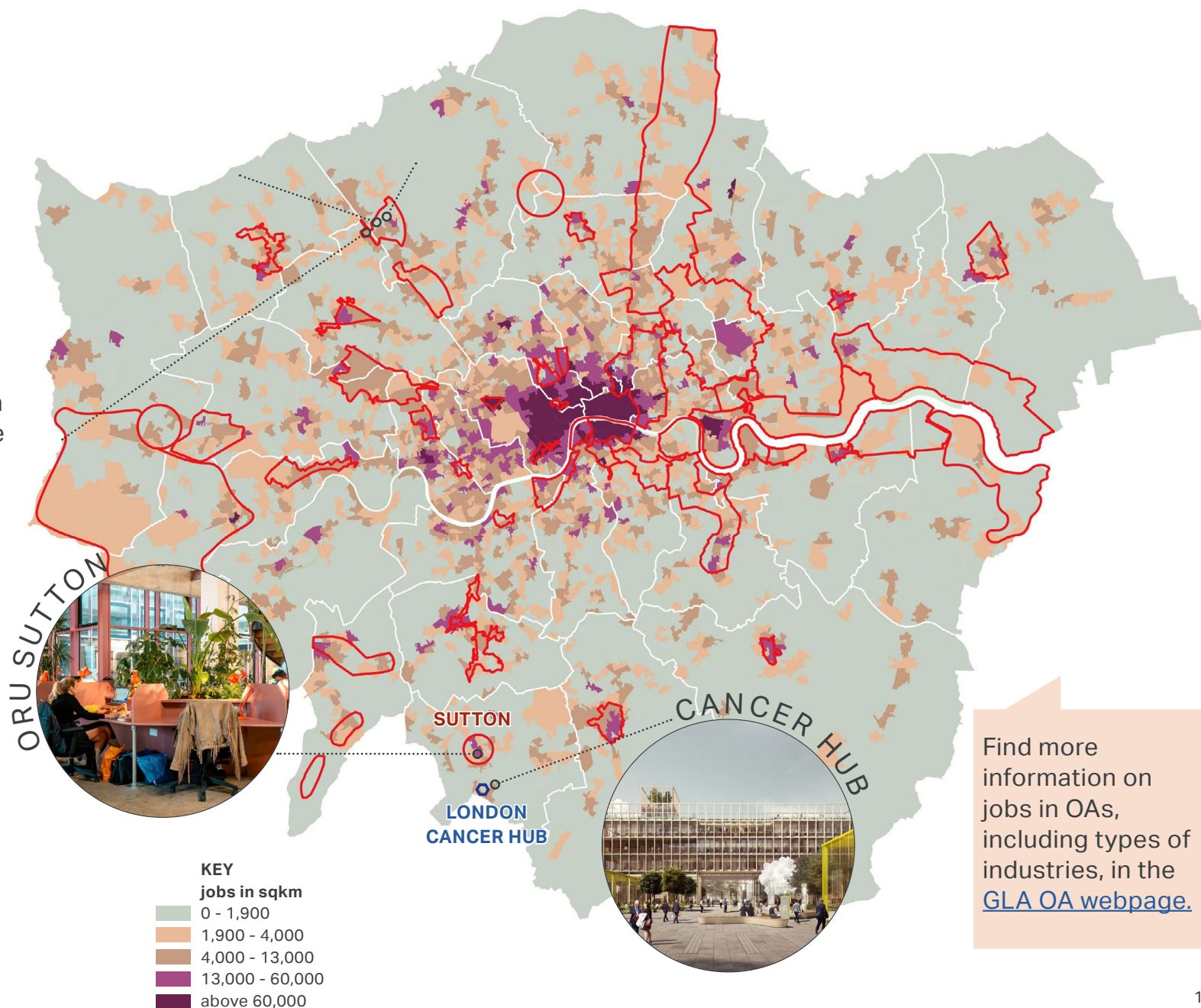
Source: vu.city

KEY	
■	Consented
■	Under construction
■	Completed

Sutton

Jobs

- In 2023, the OA had more than 11,671 jobs which accounts for 16 per cent of total jobs in the Borough.
- Outside of the town centre and to the south of the borough, there is one of **London's specialist clusters; London Cancer Hub;**
 - The Mayor's Growth Plan mentions that across the campus there are 3,200 jobs already onsite, with thousands more expected as it develops.
 - Belmont Station is the nearest station to the London Cancer Hub. A £14m award was secured in 2023 from the Levelling Up Fund to double the frequency of trains and improve journey times between the London Cancer Hub and central London by 2027.



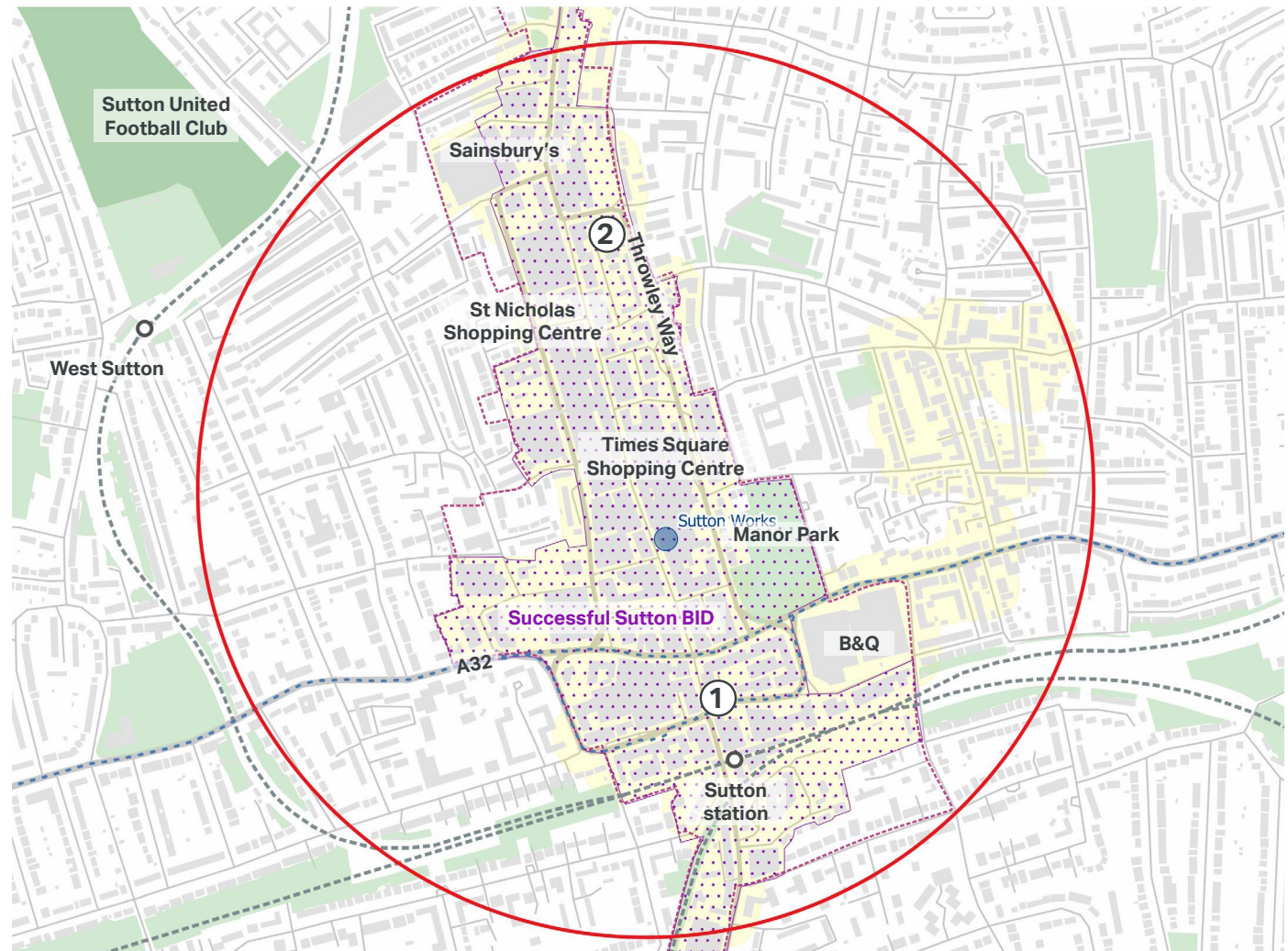
Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

Sutton

Town Centres and High Streets



- Metropolitan Town Centre, and Business Improvement District.
- Recent Good Growth fund supported funded project Oru (innovation workspace hub) testing on the ground the council's ambitions to diversify the retail environment of the pedestrianised high street.
- March 2024 the council submitted for approval the Elm Grove estate regen scheme which provides new homes, improved and new public realm, and links the High Street to Throwley Way.



KEY

- Town Centre
- High street
- Business Improvement District (BID)
- Good Growth Funded project (Round 1 to 3)

Sutton

Land uses



Source: OSNGB, City Intelligence Unit (GLA)

- KEY**
- Opportunity Area
 - Attraction or Activity
 - Commercial Activity: Distribution or Storage
 - Commercial Activity: Business site
 - Commercial Activity: Other
 - Commercial Activity: Retail
 - Community Services: Emergency
 - Community Services: Other
 - Community Services: Funerary
 - Community Services: Religious Worship
 - Construction
 - Education & Culture
 - Government Services
 - Medical or Health Care
 - Mixed Use
 - Residential Accommodation
 - Sports Attraction or Facility
 - Temporary or Holiday Accommodation
 - Transport: Rail
 - Transport: Road, Track or Path
 - Unknown Use
 - Utility or Environmental Protection

Sutton

Place strategies: Sutton Town Centre

- There is no plan/ framework for the OA.
- To manage the change in the Town Centre, the council has produced in 2016 the [Sutton Town Centre Masterplan](#) which sets out a guide for housing, office, retail and entertainment development.
- In 2020 the council adopted the [Sutton Town Centre Public Realm Design Guide](#).
- Since launching their Sutton Town Centre Masterplan, the council has been delivering a number of projects to create a thriving town centre:
 - Transforming the **Market House**, the former RBS building, into a community hub with the Sound Lounge live music venue on the ground floor and the Volunteer Centre upstairs.
 - Teamed up with Really Local Group to create **Throwley Yard**, a new cultural hub in the former Chicago's nightclub.
 - Created **Oru Sutton**, a new co-working, well-being and hospitality space on the upper floors of the former BHS store that's also launching next year.
 - Working with residents at **Beech Tree Place and Elm Grove** who have backed plans to regenerate their town centre estates and create higher quality, future-proof homes while improving the local environment for everyone.
 - The Council has announced a development partner to take forward redevelopment proposals for the **St Nicholas Centre and Civic Centre(s)** which are all interlinked.



Source: Sutton Town Centre Public Realm Design Guide



Throwley Yard Cinema

Sutton

Moving forward

- Sutton is a metropolitan town centre, and as such could support growth moving forward.
- Existing trends show development and intensification hotspots around the train station (as expected).
- The sum of completions since 2019 and live pipeline units account for 44 per cent of the OA's indicative homes capacity as per London Plan 2021. The pipeline is 1/3 of the OA's capacity, and the rate of delivery is lower than anticipated and lower than the average OA rate.

Challenges

- Lack of significant infrastructure (trams extension is on pause) to drive further growth. Emerging Sutton Local Plan mentions that without the Tram, the OA is not achievable. It is still recognised as a location where growth could be supported.

Opportunities

- **Development at the shopping centre.** Potential for uses beyond retail/ shopping, including new homes.
- The Council is looking at **opportunities to improve the gyratory** to ensure that when development comes forward it makes a positive contribution in a holistic way.

Proposition

- OA to be de-designated. Growth can be supported through the Town Centre designation and policy.
- Shopping Centre site could offer opportunities for growth.

