

# Retail and Town Centres Technical Paper

## 1. Introduction

- 1.1. The Council is preparing a new Local Plan for the Borough of Bexley. To ensure that future development, identified in this Plan, is sustainable, this expected growth will need to be supported by an appropriate network of town centres and retail and leisure services provision.
- 1.2. This paper seeks to ensure that Bexley has robust retail, leisure and town centre policies that respond to the expanding role of town centres, allowing a greater diversity of town centre uses providing a large range of services, facilities, employment and experiences for local residents in an accessible location.
- 1.3. This paper has drawn from evidence set out in the Bexley Retail and Leisure Study that was commissioned in 2018 and completed in 2021, having taken on board the potential implications from the COVID-19 pandemic.

## 2. National and regional policy requirements for retail and town centres

### National Planning Policy Framework (NPPF)

- 2.1. The NPPF requires local planning authorities to define a network and hierarchy of town centres, define the extent of Primary Shopping Areas (PSAs), retain and enhance existing markets, and allocate a range of suitable sites in town centres to meet the sales and type of development likely to be needed, looking at least ten years ahead.
- 2.2. Chapter 8: Promoting healthy and safe communities, sets out the need to achieve healthy, inclusive and safe places; including the need to plan positively for the provision and use of shared spaces, community facilities (such as local shops) and other local services to enhance the sustainability of communities and residential environments.
- 2.3. The supporting Planning Practice Guidance (PPG) recognises that when planning for town centres, predicting long-term retail trends and consumer behaviour can be uncertain and therefore forecasts may need to focus on a limited period (such as the next five years) but will also need to take the lifetime of the plan into account and be regularly reviewed.

### Reform of Use Class Order and Permitted Development Rights

- 2.4. The Government issued a series of reforms to the planning system, during the preparation of the Bexley Local Plan. The reforms principally relate to Permitted Development Rights (PDR) and the Use Classes Order (UCO) alongside the Government's White Paper "Planning for the Future" (published in August 2020) and the 2021 Planning Reform Bill.
- 2.5. The new UCO came into effect from 1 September 2020. The main reforms include the introduction of a new Class E (commercial, business and service uses) which now includes the former Use Classes:
  - A1 (shops)

- A2 (financial and professional services)
  - A3 (restaurants and cafés)
  - B1 (commercial, business and service uses), comprising office, research and development and light industry
  - D1(non-residential institutions) in part, comprising medical or health services, clinics, creches, day nurseries and day centres
  - D2 (assembly and leisure) in part, comprising gyms or areas for indoor recreation
- 2.6. A new Class F1 (learning and non-residential institutions) which includes some of the former uses under Class D1 (non-residential institutions), including museums, public libraries, art galleries, schools, and places of worship.
- 2.7. A new Class F2 (local community uses) which includes former Class A1 shops defined that are not more than 280 sqm mostly selling essential goods, including food, and at least 1km from another similar shop. This Use Class also includes former Class D2 (assembly and leisure), such as meeting places/halls, indoor/outdoor swimming baths, skating rinks, and outdoor sport and recreation.
- 2.8. An extension to the **Sui Generis** uses (which fall outside the specified use classes) to include the former Use Classes A4 (pubs and drinking establishments) and A5 (hot food takeaways). It also incorporates some uses previously classified under D2 (assembly and leisure), including cinemas, concert halls, live music venues, bingo and dance halls.
- 2.9. The Government will also introduce a new Class E to C3 Permitted Development Right on 1 August 2021 subject to prior approval applications. It does not apply to buildings with a cumulative floorspace of more than 1,500 sqm or to listed buildings but will apply in Conservation Areas.

## The London Plan 2021

- 2.10. The new London Plan was adopted in March 2021 and is the spatial development strategy for London and forms part of the Council's Development Plan.
- 2.11. The London Plan Opportunity Areas (OAs) are identified as having the greatest potential to accommodate substantial new housing, commercial development, and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity. For Bexley the London Plan identifies the potential OA of Bexley Riverside. This includes the areas of Belvedere, Erith, Slade Green and Crayford and their associated town centres. Although not currently a designated town centre, the area around Belvedere Station is recognised as having potential as a future District centre.
- 2.12. Policy SD6 specifically supports the vitality and viability of London's varied town centres. The need for adaption and diversification is recognised. The Plan states that town centres will need to diversify the range of commercial uses, particularly smaller centres, and those with projected decline in demand for retail floorspace.
- 2.13. For plan-making, Policy SD7 states that each London Borough should proactively plan to meet forecast need for main town centre uses by allocating sites within or (where justified) on the edge of town centres, and through town centre boundary reviews. Where town and edge of centre sites are not available, local plans should identify future potential town centres that could accommodate the forecast additional need, and set appropriate policies, boundaries, and site allocations for these areas.

- 2.14. Policy SD8 sets out London's Town Centre Network. In summary, the network comprises of International, Metropolitan, and Major Town Centres. This is followed by District Centres and at the lower tier are Local and Neighbourhood Centres.
- 2.15. The London Plan recognises that the town centre network is dynamic, and the role and function of centres will change over time. Within OAs, for example, it may be appropriate to designate new town centres to meet the needs of the local community and to serve areas of deficiency for certain uses. It may also be appropriate to re-classify some existing centres, in order to respond to shifts in demand for commercial uses or to reflect significant spatial, environmental and public transport connectivity improvements to existing out-of-centre retail parks.

### **3. Primary Shopping Areas**

- 3.1. The NPPF states that planning policies should define the extent of town centre boundaries and primary shopping areas. Primary Shopping Areas (PSAs) are defined in Annex 2 to the NPPF as 'an area where retail development is concentrated'. Town centres are defined as an area that includes the PSA and areas predominantly occupied by main town centre uses within or adjacent to the PSA.
- 3.2. There is no longer a requirement in the NPPF to define primary and secondary shopping frontages. The PPG does state that local planning authorities may, where appropriate, wish to define frontages where their use can be justified in supporting the vitality and viability of particular centres. However, the Bexley Retail and Leisure Study (BRLS) recommends that the continued definition and application of primary and secondary frontages in policy is now out date and too restrictive. It states that frontage policies can prevent the growth of a mix of non-retail uses and activities that can add significantly to the diversity, vitality and viability of towns and high streets. On this basis, primary and secondary frontages will not be defined on Bexley's Policies Map.
- 3.3. The BRLS also reviewed the definition and extent of town centre boundaries for each of Bexley's main centres, taking into account the impact of recent planning reforms including the new Use Classes Order, comprising the new Class E (commercial, business and service uses); and the new PDR allowing the conversion of Class E uses to Class C3 (residential). When the new PDR takes effect from August 2021 it will effectively mean that a wide range of shops, restaurants and cafés, banks, estate agents, nail bars, doctors' surgeries, crèches and gyms will all be able to be change into residential units without the need for planning permission; albeit subject to prior approval and the need to satisfy certain criteria (including the requirement for the unit to be vacant for a continuous period of at least three months prior to the date of the application for prior approval).
- 3.4. In this context, and given the scrapping of the previous Class A uses (including shops) and the introduction of a much wider Class E use, the study recommends that the definition of a PSA (i.e. an area where retail development is concentrated) is no longer necessarily material or applicable to plan-making. This is further underlined by the findings of the study, which show no capacity for new retail floorspace over the plan period, a significant contraction in the demand for retail space, increasing retail business failures and closures, and a likely increase in the proportion of vacant retail (non-food) space.
- 3.5. The policies pertaining to plan-making and decision taking for retail, leisure and town centre uses in the NPPF do still refer to the need to define a PSA. The definition of a PSA is key, for example, to the application of both the sequential and impact tests so to cover the fact that the NPPF appears to be "lagging" behind the Government's series of planning reforms over the last 12 months, the BRLS recommended that the Council should review, redefine and redraw the centre boundaries only and

that these revised boundaries should also be defined as PSAs, so that they are aligned with the current NPPF.

- 3.6. The town centre boundaries, which are also the defined PSAs for Bexley, will be shown on the Policies Map. The supporting evidence for these boundaries can be found in the Policies Map Technical Paper.

## 4. Local floorspace impact threshold

- 4.1. Section 2 of the NPPF requires an impact assessment to be undertaken for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan. Local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold, but if there is no local threshold, then the NPPF default threshold (2,500 sqm gross) should be applied. The BRLS undertook an assessment to inform a local threshold for Bexley. This assessment considered the following:

- scale of proposals relative to town centres
- the existing viability and vitality of town centres
- cumulative effects of recent developments
- whether local town centres are vulnerable
- likely effects of development on any town centre strategy
- impact on any other planned investment

- 4.2. Based on this assessment the Study recommended that an impact threshold of **280 square metres gross** would be more appropriate and robust for assessing the impacts of any proposed retail and/or leisure developments outside of defined centres.

## 5. Allocation of retail capacity

- 5.1. The Bexley Retail and Leisure Study provided the Council with robust recommendations to help inform plan-making and decision-making over the next 5-10 years, and over the lifetime of the plan up to 2038.
- 5.2. The Study is based on assessments of the quantitative and qualitative need for new retail (comparison and convenience goods) floorspace and commercial leisure uses over the forecast period. These assessments have been informed by a comprehensive review and update of the dynamic economic and market trends that are impacting on the retail and leisure sectors. This includes the impact of the COVID-19 pandemic since March 2020, which has effectively accelerated many of the long-term trends and structural changes that are placing significant pressures on the current and future performance and health of our towns and high streets.
- 5.3. The assessment draws on a robust evidence base and is informed by primary research conducted specifically for the Study. The new research included: a telephone interview survey of some 1,000 households across the Borough and a wider catchment; and (ii) in-centre (face-to-face) interviews in Bexleyheath, Erith and Crayford. It also draws on the findings of health check assessments carried out for the main centres in 2018. These health checks are based on a series of Key Performance Indicators (KPIs) that help identify the vitality and viability of centres, their SWOTs, and their relative role and function in the Borough's network and hierarchy of centres.
- 5.4. The Study then provided advice on whether there is a need ('capacity') for new retail (convenience and comparison goods) floorspace and other main leisure uses, principally over the next five to ten

years to 2031 and whether there is a requirement to allocate a range of suitable sites to meet the scale and type of any forecast need identified, looking at least ten years ahead.

- 5.5. The headline figures from the assessment show no capacity for new convenience or comparison retail floorspace over the ten-year forecast period to 2031 and for comparison goods there is no forecast capacity for new floorspace over the lifetime of the plan to 2038.
- 5.6. There was limited capacity forecast for 1,075 square metres of new convenience goods floorspace up to 2038. This could theoretically support 2-3 smaller format convenience stores, or a supermarket/ discount store (such as, for example, Aldi, Lidl, Co-op, etc.).
- 5.7. With regards to leisure facilities the Study concluded that there is no capacity for new cinema screens up to 2031. High level forecasts show potential expenditure growth could potentially support 30 food and beverage outlets by 2031. The population growth up to 2031 (based on the GLA projections) could sustain circa 4 additional gyms.
- 5.8. The Study states that in the absence of identified retail need it follows that there is **no** requirement to identify and allocate sites for new retail floorspace in the Borough's main centres.
- 5.9. Furthermore, the capacity forecasts do not take account of current (or future) vacant retail floorspace in the main centres and shopping locations. Some of this vacant space (particularly in prime shopping streets) will be available and suitable for re-occupation, re-purposing and/or redevelopment both now and in the future. The Study advised that the limited forecast capacity for 1,075 sqm net of new convenience goods floorspace over the lifetime of the plan (by 2038) could either be taken up by vacant floorspace, or by the mixed-use development of vacant sites/buildings (i.e. ground floor commercial uses, with residential above).
- 5.10. The Study also advised that any potential need for new cafés, restaurants, bars, gyms, cinemas and hotels over the plan period should be directed to the Borough's main town centres and should also be accommodated in vacant/repurposed/redeveloped space and buildings.
- 5.11. In summary the Study identified that there is no requirement for the local planning authority to identify and allocate sites to specifically accommodate new leisure uses or retail floorspace. The potential to redevelop and repurpose vacant premises and sites will meet any potential need or market demand.

## 6. Lower Belvedere

### Bexley Growth Strategy

- 6.1. In 2017 the Council published the Bexley Growth Strategy. This document set a vision for a new neighbourhood to be created around Belvedere Station providing a range of improved residential accommodation and served by a new town centre offering a variety of local services and facilities. The town centre will effectively link the growth area across the railway line and become a vibrant residential, retail and transport interchange.

### London Plan 2021

- 6.2. The newly adopted London Plan recognises that the town centre network is dynamic, and the role and function of centres will change over time. Within the identified Opportunity Areas, for example, the London Plan states that it may be appropriate to designate new town centres to meet the needs of the local community and to serve areas of deficiency for certain uses. It may also be appropriate

to re-classify some existing centres, in order to respond to shifts in demand for commercial uses, or to reflect significant spatial, environmental and public transport connectivity improvements to existing out-of-centre retail parks. It confirms that changes to the classification of District, Local and Neighbourhood centres can be brought forward in Local Plans, but will need to be supported by robust evidence, particularly looking at the wider impact on the network, informed by regular town centre health checks, and undertaken alongside reviews of town centre boundaries.

- 6.3. Chapter 2 of the London Plan recognises Belvedere has having potential as a future District centre and table A1.1 Town Centre Network provides an indication of potential future changes to the town centre network over the Plan period, including new potential centres. **Belvedere** (known locally as Lower Belvedere, focussed around the station) is identified as a potential new District Centre.
- 6.4. Annex 1: Town Centre Network classifies London's larger town centres into five categories: International, Metropolitan, Major and District centres, as well as CAZ retail clusters. District Centres are described as being distributed more widely, providing convenience goods and services, and social infrastructure for more local communities and accessible by public transport, walking and cycling. The definition states that the typical amount of retail, leisure and service floorspace contained within these centres is between 5,000 to 50,000 sqm.
- 6.5. The BRLS carried out a review of Lower Belvedere to assess the potential to classify the centre as a new District Centre in the Borough's current network and hierarchy of centres. The findings are set out below:
  - The retail, leisure, service and community uses in the area currently comprise a mix of independent and multiple outlets in a neighbourhood parade to the west of Station Road and along Picardy Street. To the east off Station Road, with access of Lower Road, are the large format Asda and B&Q stores.
  - Asda is achieving a strong market share for main "bulk" food and "top-up" convenience purchases in the Belvedere Zone (i.e. Zone 1) and in Zone 2 (Erith). The location is therefore already established as an attractive and important destination for food shopping in the existing hierarchy.
  - The existing retail, leisure and service floorspace, including Asda, cumulatively adds up to significantly more than 5,000 sqm (the local planning authority has estimated that the total scale of existing provision is over 14,000 sqm). This is aligned with, and satisfies the New London Plan definition of District Centres (i.e. centres that typically contain over 5,000 sqm of retail, leisure and service floorspace).
  - The Bexley Growth Strategy (December 2017) identifies the potential to provide up to 8,000 new homes and 3,500 new jobs in the area.
  - There is significant potential growth to support new high-quality retail, leisure and other town centres uses focussed on the station to support the proposed new resident population and workforce in the area. The high-level assessment shows capacity for circa 963 sqm net of total retail floorspace by 2031, increasing to 3,395 sqm net by 2038.
  - There is significant potential through place-making to connect the sites and commercial activity to the east and west of Station Road, and (through potential redevelopment and repurposing) to provide a new expanded and high-quality District Centre. This includes the potential redevelopment and intensification of the site currently occupied by the

neighbourhood parade, and the potential to either redevelop or repurpose the Asda (B&Q) building to anchor the new centre.

- 6.6. On this basis the Study concluded that there is potential to classify Lower Belvedere as a new **District Centre** in the Borough's current network and hierarchy of centres.

## 7. Town centre hierarchy

- 7.1. The Council's existing terminology for the network of town and neighbourhood centres in the borough needs to be reviewed to ensure the definitions are in accordance with the new London Plan 2021. A comparison of the definitions is set out in table 1 below:

Current Unitary Development Plan Definition	Corresponding London Plan 2021 Definition
Strategic Centre	Major Centre
Major District Centre	District Centre
District Centre	Local Centre
Neighbourhood Parade	Neighbourhood Centre or Small Parade

Table 1: Town centre categories

- 7.2. As well as ensuring the new London Plan definitions are applied to Bexley's town centres, a review of the hierarchy has been carried out, informed by the Retail and Leisure Study 2021 and local evidence including the most recent Shop Front Survey.
- 7.3. The Retail and Leisure Study 2021 carried out a review of the Borough's top three tiers (Strategic, Major District and District Centres) as well as considering the potential of Lower Belvedere, Abbey Wood Village and Slade Green – key areas identified for growth in the Bexley Growth Strategy 2017. The review was undertaken in accordance with the advice set out in the NPPF (paragraph 85a) and Planning Practice Guidance and takes account of the Town Centre Network defined by the new London Plan and is informed by key evidence and research set out in the Study. Table 2 below summarises the relative scale of the retail, leisure and service offer in the main centres:

	Outlets		Floorspace	
	Number	Percentage of total	Square metres	Percentage of total
Bexleyheath	311	30.3%	93,107	37.6%
Crayford	128	12.5%	38,397	15.5%
Erith	72	7%	27,676	11.2%
Sidcup	240	23.4%	43,490	17.6%
Welling	274	26.7%	44,658	18.1%
Total	1,025	100%	247,327	100%

Table 2: relative scale of the retail, leisure and service offer in the main centres

- 7.4. The Study recommended the following:
- a. **Bexleyheath:** The centre stands apart from other centres in the Borough in terms of the scale, range and quality of its town centre offer. Notwithstanding retail trends and the

impact of the pandemic, Bexleyheath has the strongest comparison-goods shopping offer in the Borough. As a result, it draws on a wider sub-regional catchment that extends beyond the Borough area. Bexleyheath will therefore continue to function as the Borough's principal shopping and leisure destination. It also has significant employment, service and civic functions that meet the needs of the wider Borough population. On this basis it is advised that Bexleyheath should be reclassified in the emerging new local plan as Major Centre, so that it is aligned with definition in the New London Plan.

- b. **Crayford, Erith, Sidcup and Welling:** These centres provide an important complementary role and offer to Bexleyheath. Although these centres have different offers and characteristics, they principally serve the more day-to-day retail, leisure and service needs of their resident catchment populations, as well as drawing shoppers and visitors from wider catchments. Table 2 shows the differences in the scale of their respective retail, leisure and service floorspace. All the centres have a least one key anchor food store that helps to generate footfall and linked trip expenditure to the benefit of other shops, businesses and facilities. On this it is advised that all four centres should be reclassified as District Centres, so that they are aligned with the New London Plan.
- c. **Upper Belvedere, Bexley Village, Blackfen and Northumberland Heath:** These centres predominantly meet the convenience and service needs of their local resident populations, within a walkable catchment. The scale, character and offer of these centres is aligned with the definition of "*Local and Neighbourhood Centres*" in the New London Plan<sup>103</sup>. On this basis we advise that all four centres should be classified as "*Local Centres*", so that they are aligned with the New London Plan.
- d. **Lower Belvedere:** The classification of this centre is discussed in more detail in section five.
- e. **Abbey Wood:** The forecasts showed increasing capacity for new retail floorspace at Wilton Road/Abbey Wood over the plan period, fuelled by the increase in demand arising from the opening of the Elizabeth Line and the new residential development in the wider growth area. Opportunity sites have also been identified that could sustain the forecast new retail floorspace and other town centre uses, along with new homes, focussed on the station and Wilton Road and the Study recognised that the scale and quality of the retail and town centres uses focussed in and around Wilton Road Neighbourhood Centre boundary can be improved and extended. The Study recommended that the centre be reclassified as a Local Centre.
- f. **Slade Green:** The Study identified that the level of convenience goods forecast could possibly support a smaller convenience store format as part of any residential development; to meet the more essential day-to-day food shopping needs of the new population in a sustainable and walkable catchment. There was no recommendation to move the position of the centre within the hierarchy.

7.5. A review, that analysed the results of the local Shop Front Surveys (2019), considered the position of other centres, that were functioning at a higher level, for possible inclusion within the Borough's town centre network. The findings are summarised below:

- a. **Bexleyheath Station:** The area around Bexleyheath Station contains a significant number of commercial units (71.5) providing for essential services and day-to-day goods and has good accessibility with a PTAL of 4.



- b. Sidcup Station:** The area around Sidcup Station contains a significant number of commercial units (105) providing for essential services and day-to-day goods and has good accessibility with a PTAL of 4.
- c. Lion Road, Bexleyheath:** Although the provision of commercial floorspace is similar to that of other local centres, its proximity to the Major Centre of Bexleyheath means that Lion Road has a very different function and provides a complimentary offer to Bexleyheath. It is important to maintain a balance in the network and hierarchy of centres and maintaining Lion Road's position as a Neighbourhood Centre will ensure that the borough's only Major District centre of Bexleyheath is protected from out-of-centre development.

Name of centre	Existing Category	Proposed category	Movement within the hierarchy
Bexleyheath	Strategic Centre	Major Centre	None
Crayford	Major District Centre	District Centre	None
Erith	Major District Centre	District Centre	None
Sidcup	Major District Centre	District Centre	None
Welling	Major District Centre	District Centre	None
Lower Belvedere	Not currently allocated	District Centre	Moved up
Upper Belvedere (Nuxley Village)	District Centre	Local Centre	None
Bexley Village	District Centre	Local Centre	None
Blackfen	District Centre	Local Centre	None
Northumberland Heath	District Centre	Local Centre	None
Abbey Wood Village (Wilton Road)	Neighbourhood Parade	Local Centre	Moved up
Bexleyheath Station	Neighbourhood Parade	Local Centre	Moved up
Sidcup Station	Neighbourhood Parade	Local Centre	Moved up
Lion Road, Bexleyheath	Neighbourhood Parade	Neighbourhood Centre	None
Slade Green Station	Neighbourhood Parade	Neighbourhood Centre	None

Table 3: Town centre hierarchy review

- 7.6. Figure 1 shows the proposed distribution of Bexley's town and neighbourhood centres across the borough (using the London Plan definitions).

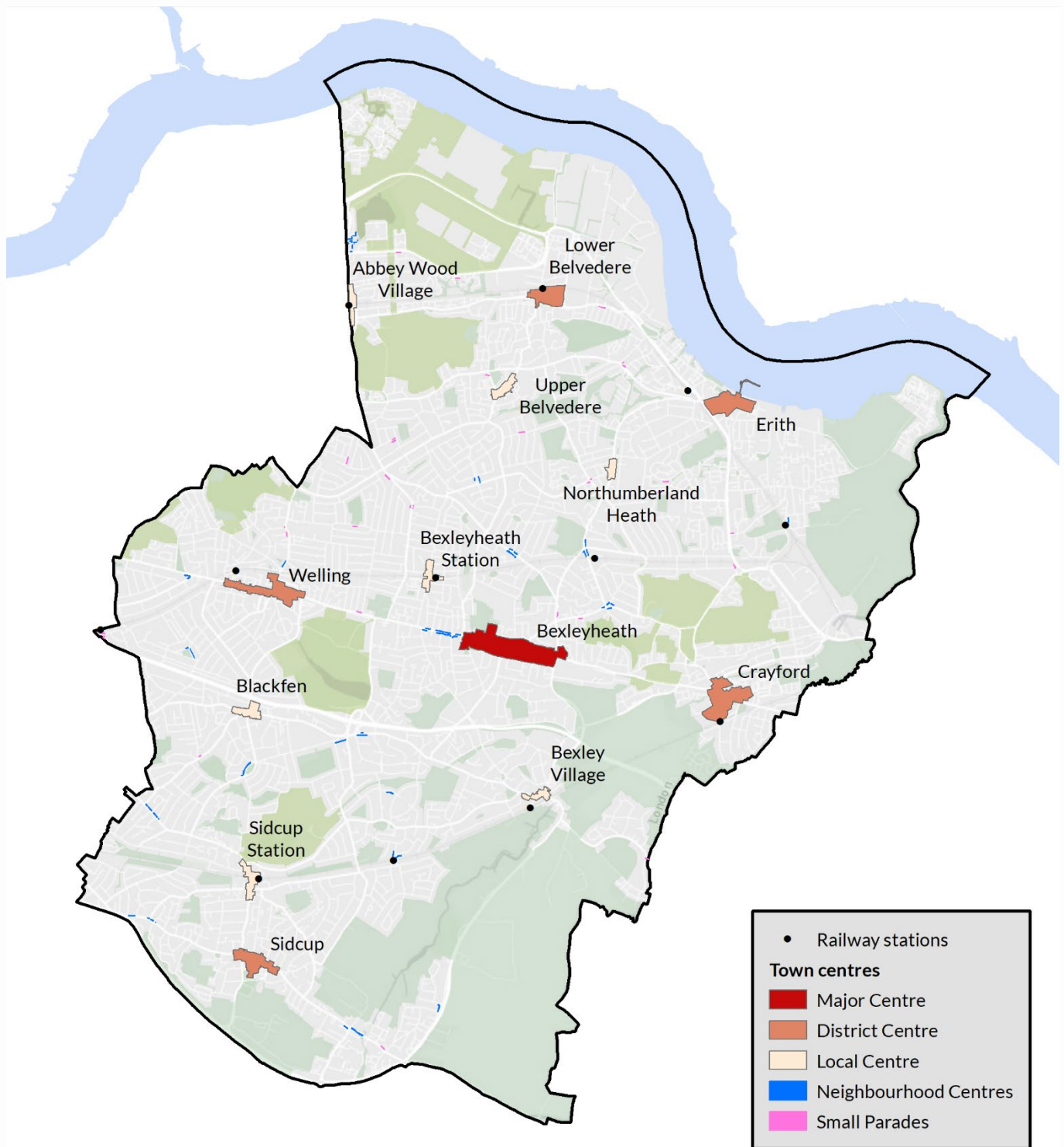


Figure 1: Bexley's proposed town centre network

## 8. Neighbourhood Centre review

8.1. A review of the borough's neighbourhood parades was undertaken, using the most recent Shop Front Surveys (from 2017 to 2019) and site visits to assess the extent to which each centre is functioning as a location that focuses on providing day-to-day convenience goods and essential services. Factors were considered such as quantity and mix of shops and services, its catchment area, proximity to other centres and environmental quality. There are many centres that sit within this category and there is a vast disparity between the function of those centres that sit at the top

and bottom of the category. It was therefore decided to split this category into two separate classifications – neighbourhood centres and small parades. The two categories are broadly defined as follows:

- **Neighbourhood centres** consist of between 11 and 30 units and provide a wide variety of functions such as a pharmacy, hairdresser, convenience store and a café
- **Small parades** generally consist of between four and 10 units and provide a more limited range of services

8.2. As a result of this assessment some centres were considered to not meet the minimum requirements to be classified as a parade and are therefore proposed to have their designation removed. For example, Norman Parade on Maylands Drive has been redeveloped for housing and only one retail unit remains. For others, removing the designation from these parades would allow long term vacant and derelict units to be redeveloped for other uses such as housing. In this case it has always been ensured that an alternative convenience unit is available within walking distance.

8.3. Although the recent changes to Permitted Development Rights mean that Class E commercial, business and service units can convert to Class C3 residential houses from 1 August 2020, this excludes local community shops. These are now defined within their own use class F2(a) as 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.

Name of centre	Movement within the hierarchy	Reason for change
<b>Neighbourhood centres</b>		
Albany Park	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Barnehurst	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Bellegrove Parade	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Blendon Road	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Falconwood Parade	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Foster's Parade	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Halfway Street	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Hollytree Parade	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Lion Road/Broadway (west of Lion Road)	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Long Lane	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.

<b>Name of centre</b>	<b>Movement within the hierarchy</b>	<b>Reason for change</b>
Marechal Neil Parade, Main Road	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Midfield Parade, Mayplace Road East	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Montpelier Avenue	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Sherwood Park Avenue	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Slade Green Station	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
Southmere Village	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
St. James Way	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
The Oval	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
The Pantiles	None	This centre meets the definition of the Neighbourhood Centre classification as set out above.
<b>Small Parades</b>		
Belmont Road and Mill Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Brampton Road/Long Lane	Down	This parade meets the definition of the Small Parade classification as set out above.
Brampton Road/Shakespeare Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Bridge Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Chieveley Parade	Down	This parade meets the definition of the Small Parade classification as set out above.
Colyers Lane	Down	This parade meets the definition of the Small Parade classification as set out above.
Dartford Road/Old Bexley Lane	Down	This parade meets the definition of the Small Parade classification as set out above.
Days Lane	Down	This parade meets the definition of the Small Parade classification as set out above.
Erith Road/Bus Garage	Down	This parade meets the definition of the Small Parade classification as set out above.
Falconwood Station	Down	This parade meets the definition of the Small Parade classification as set out above.
Hadlow Road	Down	This parade meets the definition of the Small Parade classification as set out above.

<b>Name of centre</b>	<b>Movement within the hierarchy</b>	<b>Reason for change</b>
Lessness Avenue	Down	This parade meets the definition of the Small Parade classification as set out above.
Lime Row	Down	This parade meets the definition of the Small Parade classification as set out above.
Lower Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Maidstone Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Park View Hub, Yarnton Way	Down	This parade meets the definition of the Small Parade classification as set out above.
Park View Road/Danson Mead	Down	This parade meets the definition of the Small Parade classification as set out above.
Parkside Parade/Northend Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Parsonage Manorway	Down	This parade meets the definition of the Small Parade classification as set out above.
Pembroke Road/Alford Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Stelling Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Upper Wickham Lane/Queen's Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Woolwich Road	Down	This parade meets the definition of the Small Parade classification as set out above.
Wrotham Road	Down	This parade meets the definition of the Small Parade classification as set out above.
<b>Removal from designation</b>		
Birling Road	Removed	The parade consists of only four units, one of which has been vacant and unoccupied since 2011. Two of the units are takeaways. One unit is a convenience unit. Alternative provision is available 500m away in Stelling Road.
Central Avenue (Welling north end)	Removed	This is a parade of six units, however four of these have been vacant since at least 2007. Permission has recently been granted for residential conversion of these units. Therefore, the parade no longer meets the size requirement to be designated.
Maylands Drive/Norman Parade	Removed	The parade has been redeveloped and only a single corner shop remains. Therefore, the parade no longer meets the size requirement to be designated.
Northend Road/The Nursery	Removed	This parade has received planning permission for redevelopment to residential uses with one commercial unit at the ground floor. Therefore, the

Name of centre	Movement within the hierarchy	Reason for change
		parade no longer meets the size requirement to be designated.
Gilbert Road	Removed	This centre consists mainly of takeaways, which are frequently shuttered. Three of the units are vacant. The remaining units are in very poor condition. The proposed new District Centre of Lower Belvedere is within close proximity and would provide alternative provision. The parade no longer meets the size requirement to be designated.
Crayford Road	Removed	This parade consists of only three units, a newsagent, takeaway and car parts shop. It is within 200m of Crayford town centre which offers a much wider provision of shops and services.
Lewis Road	Removed	Three units in this parade have been converted to residential uses. Of the remaining units only two offer a community function (a convenience store and barbers). Therefore, the parade no longer meets the size requirement to be designated.

Table 4: Neighbourhood centre hierarchy review

## Appendix 1 Neighbourhood parades summary

Neighbourhood Parade	Total no. of units	% retail	% services	% food and beverage	% other	% vacancy rate
Abbey Wood – Harrow Manorway	15	50%	20%	13%	17%	20%
Avenue Road - Pickford Lane Bexleyheath	71.5	63%	7%	16%	14%	5%
Barnehurst Station - Erith Road & Barnehurst Road	37	55%	14%	27%	4%	11%
Belmont Road Erith	10	60%	10%	20%	10%	50%
Birling Road Erith	4	50%	0%	50%	0%	25%
Blendon Road - The Drive Blackfen	17	56%	9%	24%	12%	0%
Brampton Road - Long Lane Bexleyheath	6	83%	0%	17%	0%	17%
Brampton Road - Shakespeare Road Bexleyheath	7	71%	0%	29%	0%	0%
Bridge Road Slade Green	5	60%	0%	40%	0%	0%
Central Avenue Welling	6	100%	0%	0%	0%	67%
Chieveley Parade - Mayplace Road East Bexleyheath	8	50%	0%	0%	50%	13%
Colyers Lane Erith	5.5	82%	0%	18%	0%	0%
Crayford Road Crayford	3	67%	0%	33%	0%	0%
Dartford Road - Bexley Lane Bexley	7	57%	0%	14%	29%	0%

<b>Neighbourhood Parade</b>	<b>Total no. of units</b>	<b>% retail</b>	<b>% services</b>	<b>% food and beverage</b>	<b>% other</b>	<b>% vacancy rate</b>
Days Lane Sidcup	5	90%	0%	10%	0%	0%
Erith Road - bus garage Bexleyheath	7	57%	0%	43%	0%	0%
Falconwood Parade Welling	26	54%	0%	27%	19%	4%
Foots Cray High Street	27.5	73%	11%	11%	5%	7%
Forest Road Slade Green	8	75%	0%	25%	0%	0%
Gilbert Road Lower Belvedere	17	47%	0%	24%	29%	18%
Hadlow Road Welling	11	27%	0%	9%	64%	0%
Halfway Street Sidcup	28	52%	14%	20%	14%	4%
Lessness Avenue Belvedere	14	61%	0%	14%	25%	14%
Lewis Road Sidcup	9	67%	0%	0%	33%	0%
Lime Row Thamesmead	7	86%	0%	14%	0%	0%
Lingfield Crescent Welling	13.5	30%	0%	67%	4%	7%
Lion Road Bexleyheath	71	47%	6%	30%	16%	9%
Long Lane - Heversham Road Bexleyheath	33	56%	6%	20%	18%	9%
Lower Road Belvedere	12	67%	8%	17%	8%	17%
Maidstone Road Foots Cray	13	31%	0%	38%	31%	8%
Main Road - Marechal Neil Parade	27	59%	0%	22%	19%	4%
Midfield Parade - Mayplace Road East Bexleyheath	25	64%	12%	20%	4%	4%
Montpelier Avenue Bexley	12	46%	33%	17%	4%	21%
Northend Road - The Nursery Slade Green	6	67%	0%	17%	17%	33%
Parkside Parade Northend Road	9	67%	0%	33%	0%	0%
Parkview Road - Danson Mead Welling	10	80%	0%	10%	10%	0%
Parsonage Manorway Belvedere	10	60%	0%	40%	0%	0%
Pembroke Parade - Alford Road Erith	14	57%	0%	29%	14%	36%
Picardy Street - Station Road Lower Belvedere	27	57%	4%	22%	17%	26%
Sherwood Park Avenue - Penhill Road Blackfen	20	60%	10%	25%	5%	0%
St James Way North Cray	14	68%	0%	14%	18%	21%
Station Road Sidcup	105	47%	15%	22%	15%	9%
Stelling Road Erith	6	67%	0%	0%	33%	50%
Steynton Avenue Albany Park	28	54%	4%	23%	20%	0%
The Oval Sidcup	32	63%	9%	25%	3%	0%

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<b>Neighbourhood Parade</b>	<b>Total no. of units</b>	<b>% retail</b>	<b>% services</b>	<b>% food and beverage</b>	<b>% other</b>	<b>% vacancy rate</b>
The Pantiles Belvedere	17	65%	6%	12%	18%	0%
Upper Wickham Lane Welling	58.5	35%	7%	15%	43%	2%
Welling Way - Bellegrave Parade Welling	34	50%	0%	9%	41%	0%
Woolwich Road Belvedere	6	33%	0%	50%	17%	0%
Wrotham Road Welling	10	70%	0%	20%	10%	0%