

## ANNEX TWO

# LONDON'S TOWN CENTRE NETWORK

A2.1 For the avoidance of doubt, this annex forms part of the London Plan and therefore of the statutory development plan.

A2.2 Policies 2.15 and 4.7 - 4.8 of the London Plan provide the strategic framework for town centre policy development and implementation. This Annex identifies the existing role and function of town centres in the network and provides a broad indication of the future growth potential of each town centre together with anticipated changes to classifications over the Plan period. The roles of town centres in the regeneration process and strategic clusters of night time economic activity are also identified.

### Town Centre Classifications

A2.3 Town centres are classified in the Plan in Table A2.1 according to their existing role and function in light of health checks taking into account criteria which include scale, mix of uses, financial performance and accessibility. In London, there are five broad types of town centre which perform different but complementary roles:

- International centres – London's globally renowned retail destinations with a wide range of high-order comparison and specialist shopping with excellent levels of public transport accessibility.
- Metropolitan centres – serve wide catchments which can extend over several boroughs and into parts of the wider South East region. Typically they contain at least 100,000 sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.
- Major centres – typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sq.m of retail floorspace with a relatively high

proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

- District centres – distributed more widely than the Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000–50,000 sq.m of retail floorspace. Some District centres have developed specialist shopping functions.
- Neighbourhood and more local centres – typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (typically up to around 500 sq.m), sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can play a key role in addressing areas deficient in local retail and other services.

A2.4 In the Central Activities Zone (CAZ), a further classification – CAZ Frontages – refers to mixed use areas usually with a predominant retail function (see Policy 2.11). The most significant CAZ Frontages are identified in Table A2.1.

A2.5 Town centres that have specialist roles supporting strategic clusters of night time economic activities of more than local significance are also identified in Table A2.1. Principles to guide the management of these activities are set out in Policy 4.6.

### Strategic guidance and future growth potential

A2.6 Table A2.1 provides strategic guidance on the broad future direction envisaged for the International, Metropolitan, Major and District centres including their possible

potential for growth and regeneration (see Policy 2.15). Three broad categories of future growth potential have been identified – High, Medium and Low:

- a High growth – includes town centres likely to experience strategically significant levels of growth with strong demand and/or large scale retail, leisure or office development in the pipeline and with existing or potential public transport capacity to accommodate it (typically PTAL 5-6).
- b Medium growth – includes town centres with moderate levels of demand for retail, leisure or office floorspace and with physical and public transport capacity to accommodate it.
- c Low growth – town centres that are encouraged to pursue a policy of consolidation by making the best use of existing capacity, either due to (a) physical, environmental or public transport accessibility constraints, or (b) low demand.
- d Regeneration – this is a supplementary classification and refers to those town centres where existing capacity can be utilized to achieve regeneration objectives including physical, environmental and economic renewal.

A2.7 The potential future growth categorisations are only indicative and should be refined by boroughs in collaboration with the Mayor in light of integrated strategic and local capacity assessments and health checks as part of the preparation of LDFs. The categorisations refer to the broad potential for growth for the whole centre and not for individual sites within it. Further guidance on the application of policy will be given in Supplementary Planning Guidance.

### **Managing change in the town centre network**

A2.8 Policy 2.15 sets out the process for managing changes to the classifications of centres based upon evidence in town centre health checks. It will be co-ordinated strategically taking into account relationships with adjoining sub-regions and the regions outside London.

A2.9 Drawing upon the strategic policy guidelines and growth prospects (paragraph A2.6 above), Table A2.2 and Map A2.1 indicate potential future changes to the classifications of town centres in the network over the Plan period including potential new centres. These centres or locations are not for immediate re-classification and will continue to be tested to take account of changes in accessibility and the implementation of planning decisions and policy.

Table A2.1 Town centre classifications and broad future directions

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
1	West End	Westminster/Camden	International	NT1	Medium	CAZ
2	Knightsbridge	Kensington & Chelsea/ Westminster	International	NT2	Low	CAZ
3	Bromley	Bromley	Metropolitan	NT2	High	A/B
4	Croydon	Croydon	Metropolitan	NT2	High	A/B
5	Ealing	Ealing	Metropolitan	NT2	Medium	A
6	Shepherds Bush	Hammersmith and Fulham	Metropolitan	NT2	Medium R	A/B – potential
7	Wood Green	Haringey	Metropolitan	NT3	Medium R	B
8	Harrow	Harrow	Metropolitan	NT3	Medium	B
9	Romford	Havering	Metropolitan	NT2	Medium	B
10	Uxbridge	Hillingdon	Metropolitan	NT2	Medium	A
11	Hounslow	Hounslow	Metropolitan	NT3	Medium R	A/B
12	Kingston	Kingston upon Thames	Metropolitan	NT2	High	A/B
13	Ilford	Redbridge	Metropolitan	NT2	Medium	B
14	Sutton	Sutton	Metropolitan	NT2	Medium	B
15	Barking	Barking and Dagenham	Major	NT3	Medium R	B
16	Edgware	Barnet	Major		Medium	B
17	Bexleyheath	Bexley	Major	NT2	Medium	B
18	Wembley	Brent	Major		High R	B
19	Kilburn	Brent/Camden	Major	NT3	Medium R	B
20	Orpington	Bromley	Major		Medium R	B
21	Camden Town	Camden	Major	NT2	Medium	B
22	Southall	Ealing	Major	NT3	Medium R	B
23	Enfield Town	Enfield	Major		Medium	B
24	Eltham	Greenwich	Major		Medium	
25	Woolwich	Greenwich	Major	NT3	High R	B
26	Dalston	Hackney	Major	NT3	Medium R	B
27	Fulham	Hammersmith and Fulham	Major	NT2	Medium R	B
28	Hammersmith	Hammersmith and Fulham	Major	NT2	Medium R	A/B
29	Chiswick	Hounslow	Major	NT2	Medium	A
30	Angel	Islington	Major	NT2	Medium	B
31	Nags Head	Islington	Major	NT3	Medium R	B
32	Kensington High Street	Kensington and Chelsea	Major	NT2	Medium	B
33	King's Road East	Kensington and Chelsea	Major	NT2	Low	B
34	Brixton	Lambeth	Major	NT2	Medium R	
35	Streatham	Lambeth	Major	NT3	Medium R	
36	Catford	Lewisham	Major		Medium R	
37	Lewisham	Lewisham	Major	NT3	High	B
38	Wimbledon	Merton	Major	NT2	Medium	A
39	East Ham	Newham	Major		Medium R	
40	Stratford	Newham	Major	NT3	High R	A

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
41	Richmond	Richmond upon Thames	Major	NT2	Low	A
42	Peckham	Southwark	Major	NT3	Medium R	
43	Canary Wharf	Tower Hamlets	Major	NT2	High	A
44	Walthamstow	Waltham Forest	Major	NT3	Medium	B
45	Clapham Junction	Wandsworth	Major	NT2	Medium	B
46	Putney	Wandsworth	Major	NT2	Medium	B
47	Tooting	Wandsworth	Major	NT3	Medium	
48	Wandsworth	Wandsworth	Major		Medium R	B
49	Queensway/ Westbourne Grove	Westminster/ Kensington and Chelsea	Major	NT2	Low	B
50	Chadwell Heath	Barking and Dagenham/ Redbridge	District		Medium	
51	Dagenham & Heathway	Barking and Dagenham	District		Medium R	
52	Green Lane	Barking and Dagenham/ Redbridge	District		Medium	
53	Brent Street	Barnet	District		Medium	
54	Chipping Barnet	Barnet	District		Medium	B
55	Church End, Finchley	Barnet	District		Medium	B
56	East Finchley	Barnet	District		Medium	
57	Golders Green	Barnet	District		Medium	
58	Hendon central	Barnet	District		Medium	
59	Mill Hill	Barnet	District		Medium	
60	New Barnet	Barnet	District		Medium	
61	North Finchley	Barnet	District		Medium	B
62	Temple Fortune	Barnet	District		Medium	
63	Whetstone	Barnet	District	NT3	Medium	B
64	Colindale/The Hyde	Barnet/Brent	District		Medium	
65	Cricklewood (see also Brent Cross, Table A2.2)	Barnet/Brent/Camden	District	NT3	High R	A/B - monitor
66	Burnt Oak	Barnet/Brent/Harrow	District		Medium	
67	Crayford	Bexley	District		Medium R	
68	Erith	Bexley	District		Medium R	
69	Sidcup	Bexley	District		Medium	B
70	Welling	Bexley	District		Medium	
71	Ealing Road	Brent	District*		Medium R	
72	Harlesden	Brent	District		Medium R	
73	Neasden	Brent	District		Medium R	
74	Preston Road	Brent	District		Medium R	
75	Wembley Park	Brent	District*		Medium	
76	Willesden Green	Brent	District		Medium	
77	Kingsbury	Brent/Harrow	District		Medium	
78	Beckenham	Bromley	District	NT3	Medium	
79	Penge	Bromley	District		Medium	

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
80	Petts Wood	Bromley	District		Medium	
81	West Wickham	Bromley	District		Medium	
82	Hampstead	Camden	District	NT3	Medium	
83	Kentish Town	Camden	District	NT3	Medium R	B
84	Swiss Cottage/Finchley Road	Camden	District	NT2	Medium	
85	West Hampstead	Camden	District		Medium	
86	Addiscombe	Croydon	District		Low	
87	Coulsdon	Croydon	District		Medium	
88	New Addington	Croydon	District		Medium R	
89	Norbury	Croydon	District		Medium	
90	Purley	Croydon	District		Medium	
91	Selsdon	Croydon	District		Medium	
92	South Norwood	Croydon	District		Medium	
93	Thornton Heath	Croydon	District		Medium	
94	Upper Norwood/ Crystal Palace	Croydon/Lambeth/Bromley	District		Medium	
95	Acton	Ealing	District	NT3	Medium R	B
96	Greenford	Ealing	District		Medium	
97	Hanwell	Ealing	District		Medium	
98	Angel Edmonton	Enfield	District		Medium R	
99	Edmonton Green	Enfield	District		Medium R	
100	Palmers Green	Enfield	District		Medium	
101	Southgate	Enfield	District		Medium	B
102	Greenwich West	Greenwich	District	NT3	Medium	
103	Plumstead	Greenwich	District*		Medium R	
104	Thamesmead	Greenwich	District		Medium R	
105	East Greenwich	Greenwich	District		Medium	
106	Mare Street	Hackney	District	NT3	Medium R	B
107	Stoke Newington	Hackney	District	NT3	Medium R	B
108	Bruce Grove/Tottenham High Rd	Haringey	District		Medium R	
109	Crouch End	Haringey	District	NT3	Medium	
110	Green Lanes	Haringey	District	NT3	Medium R	
111	Muswell Hill	Haringey	District	NT3	Medium	
112	West Green Road/ Seven Sisters	Haringey	District*		Medium R	
113	North Harrow	Harrow	District		Medium	
114	Pinner	Harrow	District		Medium	
115	Rayners Lane	Harrow	District		Medium	
116	South Harrow	Harrow	District		Medium	
117	Stanmore	Harrow	District		Medium	B

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
118	Wealdstone	Harrow	District	NT3	Medium	B
119	Kenton	Harrow/Brent	District		Medium	
120	Collier Row	Havering	District		Medium	
121	Elm Park	Havering	District*		Medium	
122	Harold Hill	Havering	District		Medium	
123	Hornchurch	Havering	District		Medium	
124	Rainham	Havering	District*		Medium	
125	Upminster	Havering	District		Medium	
126	Eastcote	Hillingdon	District		Medium	
127	Hayes	Hillingdon	District		Medium	
128	Northwood	Hillingdon	District		Medium	
129	Ruislip	Hillingdon	District		Medium	
130	Yiewsley/West Drayton	Hillingdon	District		Medium	
131	Brentford	Hounslow	District		Medium	A/B
132	Feltham High St	Hounslow	District		Medium	B
133	Archway	Islington	District		Medium R	
134	Finsbury Park	Islington/Hackney/Haringey	District		Medium R	B
135	Earls Court Road	Kensington & Chelsea	District	NT3	Medium	
136	Fulham Road (east)	Kensington & Chelsea	District		Medium	
137	Fulham Road (west)	Kensington & Chelsea	District	NT2	Medium	
138	King's Road (west)	Kensington & Chelsea	District	NT2	Low	
139	Notting Hill Gate	Kensington & Chelsea	District	NT3	Medium	B
140	Portobello Road	Kensington & Chelsea	District	NT3	Medium	
141	South Kensington	Kensington & Chelsea	District	NT3	Medium	
142	New Malden	Kingston upon Thames	District		Medium	
143	Surbiton	Kingston upon Thames	District		Medium	B
144	Tolworth	Kingston upon Thames	District		Medium	
145	Clapham High St	Lambeth	District	NT2	Medium R	
146	Stockwell	Lambeth	District*		Medium R	
147	West Norwood/Tulse Hill	Lambeth	District		Medium R	
148	Blackheath	Lewisham	District	NT3	Low	
149	Deptford	Lewisham	District	NT3	Medium R	
150	Downham	Lewisham	District		Medium R	
151	Forest Hill	Lewisham	District		Medium	
152	Lee Green	Lewisham	District*		Medium	
153	New Cross	Lewisham	District	NT3	Medium R	
154	Sydenham	Lewisham	District		Medium	
155	Mitcham	Merton	District		Medium	
156	Morden	Merton	District		Medium	
157	Canning Town	Newham	District		Medium R	
158	East Beckton	Newham	District		Medium R	

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
159	Forest Gate	Newham	District		Medium R	
160	Upton Park	Newham	District		Medium R	
161	Barkingside	Redbridge	District		Medium	
162	Gants Hill	Redbridge	District		Medium	
163	South Woodford	Redbridge	District		Medium	
164	Wanstead	Redbridge	District		Medium	
165	East Sheen	Richmond upon Thames	District		Medium	
166	Teddington	Richmond upon Thames	District		Medium	
167	Twickenham	Richmond upon Thames	District	NT3	Medium	A
168	Whitton	Richmond upon Thames	District		Medium	
169	Dulwich - Lordship Lane	Southwark	District	NT3	Medium	
170	Elephant and Castle	Southwark	District	NT3	High R	B
171	Canada Water	Southwark	District		High R	B
172	Walworth Road	Southwark	District		Medium R	
173	Camberwell	Southwark/Lambeth	District	NT3	Medium R	
174	Carshalton Village	Sutton	District*		Medium	
175	Cheam Village	Sutton	District		Medium	
176	North Cheam	Sutton	District		Medium	
177	Rosehill	Sutton	District		Medium	
178	Wallington	Sutton	District		Medium	
179	Worcester Park	Sutton	District		Medium	
180	Bethnal Green	Tower Hamlets	District	NT3	Medium R	
181	Brick Lane	Tower Hamlets	District	NT3	Medium R	
182	Chrip Street	Tower Hamlets	District		Medium R	
183	Roman Road (east)	Tower Hamlets	District		Medium R	
184	Roman Road (west)	Tower Hamlets	District*		Medium R	
185	Watney Market	Tower Hamlets	District		Medium R	
186	Whitechapel	Tower Hamlets	District		Medium R	
187	Bakers Arms	Waltham Forest	District		Medium	
188	Leyton	Waltham Forest	District		Medium R	
189	Leytonstone	Waltham Forest	District		Medium R	
190	North Chingford	Waltham Forest	District		Medium	
191	South Chingford	Waltham Forest	District		Medium	
192	Wood Street	Waltham Forest	District		Medium	
193	Balham	Wandsworth	District	NT3	Medium	
194	Edgware Road/Church Street	Westminster	District	NT3	Medium R	
195	Harrow Road	Westminster	District		Medium R	
196	Praed Street/ Paddington	Westminster	District	NT3	Medium	
197	St John's Wood	Westminster	District	NT3	Medium	
198	Euston Road (part)	Camden	CAZ Frontage		Medium R	CAZ
199	High Holborn/Kingsway	Camden	CAZ Frontage		Medium R	CAZ

Ref	Centre	Borough	Classification <sup>1</sup>	Night time economy clusters <sup>2</sup>	Policy Directions <sup>3</sup>	Office Guidelines <sup>4</sup>
200	Tottenham Court Road (part)	Camden	CAZ Frontage	NT1 (part)	Medium	CAZ
201	Cheapside	City of London	CAZ Frontage		Medium	CAZ
202	Fleet Street	City of London	CAZ Frontage		Medium	CAZ
203	Leadenhall Market	City of London	CAZ Frontage		Medium	CAZ
204	Liverpool Street	City of London	CAZ Frontage		Medium	CAZ
205	Moorgate	City of London	CAZ Frontage		Medium	CAZ
206	Lower Marsh/The Cut	Lambeth	CAZ Frontage		Medium R	CAZ
207	Borough High Street	Southwark	CAZ Frontage	NT3	Medium	CAZ
208	London Bridge	Southwark	CAZ Frontage		Medium	CAZ
209	Wentworth Street	Tower Hamlets	CAZ Frontage		Medium R	CAZ
210	Baker Street (part)	Westminster	CAZ Frontage		Medium	CAZ
211	Covent Garden/ Strand	Westminster	CAZ Frontage	NT1/2	Low	CAZ
212	Edgware Road South	Westminster	CAZ Frontage	NT3	Medium	CAZ
213	Marylebone High Street	Westminster	CAZ Frontage	NT3	Medium	CAZ
214	Marylebone Road	Westminster	CAZ Frontage		Medium	CAZ
215	Victoria Street	Westminster	CAZ Frontage	NT2	High	CAZ
216	Warwick Way/ Tachbrook Street	Westminster	CAZ Frontage		Medium	CAZ
217	Charing Cross Road (part)	Westminster/Camden	CAZ Frontage	NT1 (part)	Medium	CAZ

## Notes

- 1 Classifications are described in paragraph A2.3 and illustrated in Map 2.6. Centres marked \* in Table A2.1 indicates classification is subject to monitoring.
  - 2 NT1 = International; NT2 = Regional/sub-regional; NT3 = More than local significance.
  - 3 Policy directions (high/medium/low) are explained in paragraph A2.6. 'R' indicates centres in need of regeneration.
  - 4 Office guidelines (see Policy 4.2) provide a broad indication of the approach to office development based upon research in the London Office Policy Review 2009, distinguishing between centres where:
    - A speculative office development could be promoted on the most efficient and accessible sites in the context of wider schemes to enhance the environment and offer of the centre as a commercial location. This might entail some long-term net loss of overall office stock through change of use of provision on less attractive sites.
    - B some office provision could be promoted as part of wider residential or residential and retail/leisure mixed use development. This would be likely to entail long-term net loss of overall office stock, partial renewal on the more commercially attractive sites and managed change of use of provision on less attractive sites.
- CAZ locations lying within the Central Activities Zone – see Policies 2.11, 4.2 and 4.3.

**Table A2.2 Potential future changes to the town centre network over the Plan period**

Centre	Borough	Classification	Potential future change to classification over the Plan period*
Stratford	Newham	Major	Metropolitan
Woolwich	Greenwich	Major	Metropolitan
Canary Wharf	Tower Hamlets	Major	Metropolitan
Brent Cross	Barnet	Regional shopping centre	Metropolitan
Elephant and Castle/Walworth Road	Southwark	District	Major
Canada Water	Southwark	District	Major
North Greenwich	Greenwich	Unclassified	District
Tottenham Hale	Haringey	Unclassified	District
Hackbridge	Sutton	Unclassified	District
Bromley by Bow	Tower Hamlets	Unclassified	District
Crossharbour	Tower Hamlets	Unclassified	District
Kings Cross	Camden	Unclassified	CAZ Frontage
Battersea	Wandsworth	Unclassified	CAZ Frontage
Vauxhall	Lambeth/Wandsworth	Unclassified	CAZ Frontage

\* Re-classifications are subject to capacity analysis, impact assessments, land use and accessibility, planning approvals, town centre health checks and full implementation.

**Map A2.1 Potential future changes to the town centre network over the Plan period**

