

Royal Borough of Greenwich

Core Strategy's Local Centre and Neighbourhood Parade Review



July 2026

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1. Introduction

- 1.1. In 2024, the Royal Borough of Greenwich (RBG/the Council) commissioned Lambert Smith Hampton (LSH) to prepare a Retail and Leisure Study to provide an updated evidence base to support the preparation of the emerging Local Plan, including the review of major centre, district centre, local centre and neighbourhood parade designations, and the development of associated town centre policies for the Regulation 18 Draft Local Plan.
- 1.2. Part of the scope of the Retail and Leisure Study¹ included undertaking health checks² of each of the borough's designated town centres, including the Major Centres of Woolwich and Eltham, and the District Centres Thamesmead, Greenwich, Plumstead, East Greenwich, Lee Green, Blackheath and North Greenwich. The findings of these health checks informed LSH's recommendations on whether any changes were required to the Core Strategy's (2014) town centre hierarchy, including the designation and spatial extent of individual centres. The resulting recommendations subsequently informed the policies, designations and associated mapping included within the Regulation 18 Draft Local Plan.
- 1.3. While the Major and District Centres were assessed as part of the LSH study, no equivalent review was undertaken for the lower tier centres, being the Local Centres and Neighbourhood Parades. Although these centres are monitored regularly by the Council through town centre audits, they have not been subject to a comprehensive strategic or policy review considerable period. No dedicated evidence base work has been undertaken since the adoption of the Core Strategy, and there is no known record of a comparable assessment being carried out to inform its preparation. As such, it is possible that the borough's Local Centres and Neighbourhood Parades have not been comprehensively reviewed for more than a decade.
- 1.4. This study reviewed the Borough's network of designated Local Centres and Neighbourhood Parades to assess their current role, function, performance and suitability for inclusion within the Regulation 19 Draft Local Plan. The locations of these centres and parades are shown in Figure 1 below. The assessment considered factors including the mix of uses, occupancy and vacancy rates,

¹ Lambert Smith Hampton, Royal Greenwich Retail & Leisure Study, [Volume A: Final Report](#), Prepared for: Royal Borough of Greenwich November 2025

² Lambert Smith Hampton, Royal Greenwich Retail & Leisure Study, [Volume B: Centre Health Checks](#), Prepared for: Royal Borough of Greenwich November 2025

environmental quality, accessibility, centre boundaries and the extent to which each location continues to meet the day-to-day needs of local communities.

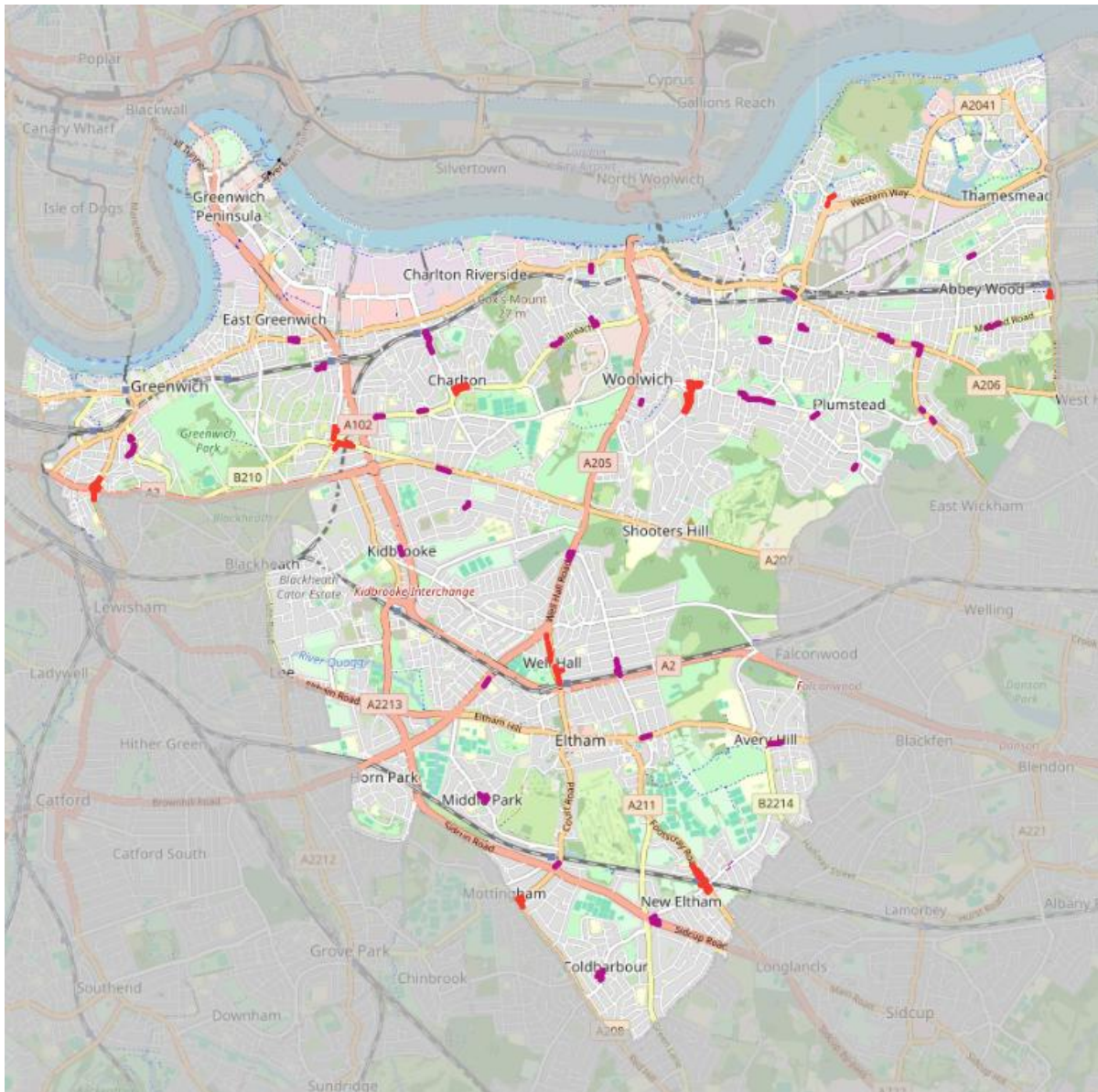


Figure 1: Showing Core Strategy Local Centres (in red) and Neighbourhood Parades (in purple)

1.5. The review found that the majority of centres and parades continue to perform an important local function and remain broadly consistent with their current designation. However, it recommended the following designation changes to existing centres and parades:

- the re-designation of Gallions Reach Local Centre to a Neighbourhood Parade;
- the removal of the designation of Hillreach Neighbourhood Parade; and
- the removal of the designation of Swingate Lane Neighbourhood Parade.

1.6. The study also identified opportunities for boundary amendments, public realm improvements and investment priorities across the borough's network of designated centres and parades. In addition, the study recommended that three new parade clusters be designated as Neighbourhood Parades in the Draft Local Plan:

- Delacourt Road in Kidbrooke;
- Victoria Parade in Greenwich; and
- Greenwich High Road West in Greenwich.

2. Planning Policy Overview

2.1. National Planning Policy Framework

2.1.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides the overarching framework within which local planning authorities prepare development plans and determine planning applications. The NPPF places significant emphasis on promoting the vitality and viability of town centres and high streets and recognises their important role as the focal points for economic, social and community activity.

2.1.2. Within Chapter 7 (Ensuring the Vitality of Town Centres), the NPPF requires local planning authorities to:

- Support the role that town and local centres play at the heart of communities.
- Define a network and hierarchy of centres.
- Promote competitive, resilient and diverse centres capable of adapting to changing economic and consumer trends.
- Allocate sites and identify opportunities for retail, leisure, office and other main town centre uses.
- Apply the sequential approach to directing main town centre uses towards existing centres.
- Assess the impact of proposals located outside designated centres where relevant.

2.1.3. The NPPF also recognises that the role of centres is evolving, with successful centres increasingly comprising a wider mix of uses including retail, food and drink, leisure, community facilities, healthcare, workspace

and housing. This diversification is considered essential to maintaining footfall, supporting local services and ensuring long-term resilience.

2.2. Planning Practice Guidance (PPG)

2.2.1. The Planning Practice Guidance (PPG) provides detailed guidance on the implementation of national planning policy in England. The PPG on Town Centres and Retail recognises that town centres encompass a range of locations where main town centre uses are concentrated, including city centres, town centres, district centres, local centres and neighbourhood centres.

2.2.2. The guidance emphasises that local planning authorities should:

- Develop a positive vision and strategy for the future of centres.
- Understand the changing role and function of centres.
- Take account of structural changes in retailing, including growth in online shopping and changing consumer behaviour.
- Support diversification through complementary uses, including residential, leisure, cultural, healthcare, education and employment activities.
- Use evidence to assess the health, vitality and viability of centres and inform policy responses.

2.2.3. The PPG therefore promotes a broader understanding of centre performance, recognising that successful centres are increasingly multifunctional destinations rather than solely retail locations.

2.3. The London Plan 2021

2.3.1. The London Plan (2021) provides the strategic planning framework for Greater London and contains a comprehensive policy approach to town centres and high streets. Policies SD6 (Town Centres and High Streets), SD7 (Town Centres: Development Principles and Development Plan Documents), SD8 (Town Centre Network) and SD9 (Town Centres: Local Partnerships and Implementation) are particularly relevant to this review and provide the strategic policy context for the designation, management and enhancement of town centres and high streets across London.

2.3.2. The London Plan promotes a ‘town centre first’ approach, directing retail, leisure, office and other main town centre uses into designated centres wherever possible. It recognises that centres are undergoing significant

structural change and supports diversification to accommodate a wider range of uses, including housing, civic functions, culture, leisure, education, healthcare and workspace.

2.3.3. The Plan identifies a hierarchy of centres comprising International, Metropolitan, Major and District Centres. It also recognises that Local and Neighbourhood Centres may be designated and defined by boroughs through their Local Plans. These smaller centres play an important role in meeting day-to-day needs, supporting sustainable neighbourhoods and promoting sustainable patterns of movement and reducing the need to travel longer distances for everyday goods and services.

2.3.4. The London Plan expects boroughs to regularly monitor the vitality and viability of centres and to ensure that their network of centres remains fit for purpose in response to changing demographic, economic and consumer trends. This includes reviewing the role, function and extent of designated centres to ensure that planning policy responds effectively to changing local circumstances and patterns of use.

2.4. Royal Borough of Greenwich Core Strategy 2014

2.4.1. The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014) forms the current statutory local planning framework for the borough. The Core Strategy identifies a hierarchy of town centres and seeks to maintain and enhance their vitality, viability and attractiveness as locations for shopping, employment, leisure and community activity.

2.4.2. The strategy recognises that centres perform different functions and serve different catchment areas. While the borough's Major and District Centres provide a broad range of shopping and service functions, Local Centres and Neighbourhood Parades play an essential role in meeting residents' everyday needs and supporting sustainable communities.

2.4.3. The Core Strategy seeks to:

- Protect and enhance the borough's network of centres.
- Support retail and commercial investment in appropriate locations.
- Encourage a diverse mix of uses that contributes to centre vitality and viability.
- Promote accessibility and sustainable travel.

- Maintain the role of centres as focal points for community life and local identity.

2.4.4. For clarity purposes, the Core Strategy's definitions of a Local Centre and Neighbourhood Parade are provided in Table 1 below.

Table 1: Core Strategy Local Centre and Neighbourhood Parade definitions

Centre/Parade:	Definition:
Local Centre:	<i>Local centre: 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 (less than 2,000sq.m), sub-post office, pharmacy, laundrette and other useful local services.</i>
Neighbourhood Parade	<i>Neighbourhood parade: Small parades of shops of purely neighbourhood significance.</i>

2.4.5. There are nine Local Centres and 34 Neighbourhood Parades as identified in Table 10 (Local centre shopping frontages) and Table 11 (Premises in neighbourhood parades) of the Core Strategy, and Table 2 below.

Table 2: Core Strategy designated Local Centres and Neighbourhood Parades

Core Strategy Local Centre/ Neighbourhood Parade	Core Strategy Local Centre/ Neighbourhood Parade name	Street
Local Centre	Abbey Wood	Wilton Road, Abbey Wood Road
Local Centre	Blackheath Village	Blackheath Hill, Greenwich South Street, Lewisham Road, Blackheath Road
Local Centre	Charlton Village	The Village
Local Centre	Gallions Reach	Thames Reach
Local Centre	Herbert Road	Herbert Road, Plumstead Common, Sandy Hill Road, Edge Hill
Local Centre	Kidbrooke	Kidbrooke Park Road
Local Centre	Mottingham (Mostly in LB Bromley)	Court Road, Mottingham Road
Local Centre	New Eltham	Footscray Road, Station Approach, Novar Road
Local Centre	Royal Standard	Charlton Road, Old Dover Road, Stratheden Parade, Vanburgh Park, Westcombe Hill

Core Strategy Local Centre/ Neighbourhood Parade	Core Strategy Local Centre/ Neighbourhood Parade name	Street
Local Centre	Well Hall	Odeon Parade, Tudor Parade, Well Hall Parade, Well Hall Road
Neighbourhood Parade	Avery Hill	Avery Hill Road
Neighbourhood Parade	Bexley Road	Bexley Road
Neighbourhood Parade	Brewery Road	Brewery Road, Waverly Road (corner)
Neighbourhood Parade	Charlton Church Lane	Charlton Church Lane
Neighbourhood Parade	Charlton Road	Charlton Road
Neighbourhood Parade	Charlton Road West	Charlton Road
Neighbourhood Parade	Conway Road	Conway Road
Neighbourhood Parade	Court Road	Court Road
Neighbourhood Parade	Eltham Common Road	Well Hall Road
Neighbourhood Parade	Eynsham Drive	Eynsham Drive
Neighbourhood Parade	Fiveways	Southwood Road, Sidcup Road
Neighbourhood Parade	Frances Street	Frances Street
Neighbourhood Parade	Hillreach	Hillreach
Neighbourhood Parade	Holbourne Road	Holbourne Road, Whetstone Road
Neighbourhood Parade	Humber Road	Humber Road, Station Crescent
Neighbourhood Parade	Kingsman Parade	Kingsman Parade
Neighbourhood Parade	Leslie Smith Square	Leslie Smith Square
Neighbourhood Parade	McLeod Road	McLeod Road
Neighbourhood Parade	Middle Park	Newmarket Green
Neighbourhood Parade	Plumstead Common	Plumstead Common Road
Neighbourhood Parade	Plumstead High Street East	Plumstead High Street
Neighbourhood Parade	Plumstead Road	Plumstead Road
Neighbourhood Parade	Rochester Way	Rochester Way
Neighbourhood Parade	Royal Hill	Royal Hill
Neighbourhood Parade	Shooter's Hill	Shooter's Hill Road
Neighbourhood Parade	Southend Crescent	Eltham High Street
Neighbourhood Parade	Swingate Lane	Swingate Lane
Neighbourhood Parade	The Mound	The Mound, William Barefoot Road
Neighbourhood Parade	The Slade	The Slade
Neighbourhood Parade	Waterdale Road	Wickham Lane, Kings Highway
Neighbourhood Parade	Westhorne Avenue	Westhorne Avenue
Neighbourhood Parade	Westmount Road	Westmount Road
Neighbourhood Parade	Wickham Lane	Plumstead High Street, Wickham Lane,
Neighbourhood Parade	Woolwich Road	Woolwich Road

2.5. Royal Borough of Greenwich Draft Local Plan

2.5.1. The Council is currently preparing a new Local Plan which will replace the adopted Core Strategy with Detailed Policies (2014). The Draft Local Plan (Regulation 18) sets out the Council's proposed spatial vision, strategic objectives and planning policies to guide growth and development across the borough over the next 15 years. The draft plan has been informed by a comprehensive evidence base and extensive stakeholder and community engagement.

2.5.2. The Draft Local Plan recognises the continuing importance of town centres, local centres and neighbourhood parades in supporting sustainable communities, economic growth and access to services. It reflects the changing role of centres and parades in response to evolving shopping habits, changing consumer expectations, growth in online retailing and the increasing importance of leisure, culture, community and residential uses in maintaining footfall and activity.

2.5.3. Chapter 6 of the Draft Local Plan is dedicated to Town Centres and includes policies relating to:

- The borough's hierarchy of centres;
- The location of main town centre uses;
- Culture and creative activities;
- The evening and night-time economy;
- Markets and street trading;
- Temporary and meanwhile uses; and
- Community facilities and services within centres.

2.5.4. The emerging policy approach promotes a network of vibrant, accessible and resilient centres and parades that continue to serve the day-to-day needs of residents while adapting to changing economic circumstances. It seeks to encourage a broader mix of uses, support local businesses, improve the quality of the public realm and strengthen centres as focal points for community life.

2.5.5. A key objective of the Draft Local Plan is to ensure that growth is directed towards sustainable locations with good access to services, facilities and public transport. Local Centres and Neighbourhood Parades are recognised as important components of this strategy, providing opportunities for residents to access shops, services and community facilities close to where

they live, thereby supporting the concept of 15-minute neighbourhoods and reducing the need to travel.

2.5.6. The Draft Local Plan also includes an updated Policies Map, which provides the opportunity to review the designation and boundaries of existing centres to ensure they accurately reflect current land uses, centre performances and local needs. This Local Centres and Neighbourhood Parades Review forms part of that evidence base and will help inform decisions regarding the future role, classification and spatial extent of centres and parades within the borough.

2.5.7. Prior to the preparation of this study and the publication of the Regulation 18 Draft Local Plan, a limited number of minor amendments were made to the mapped extent of some Local Centres' boundaries to reflect changes to the centres' composition and extent where this had been identified. The assessments undertaken as part of this study included in the report appendices reflect these changes where relevant. The network of centres and parades identified in the Regulation 18 Draft Local Plan is shown in Figure 2 below. As this review had not been undertaken at the time the Regulation 18 Draft Local Plan was prepared, the existing Local Centre and Neighbourhood Parade designations from the Core Strategy were carried forward.

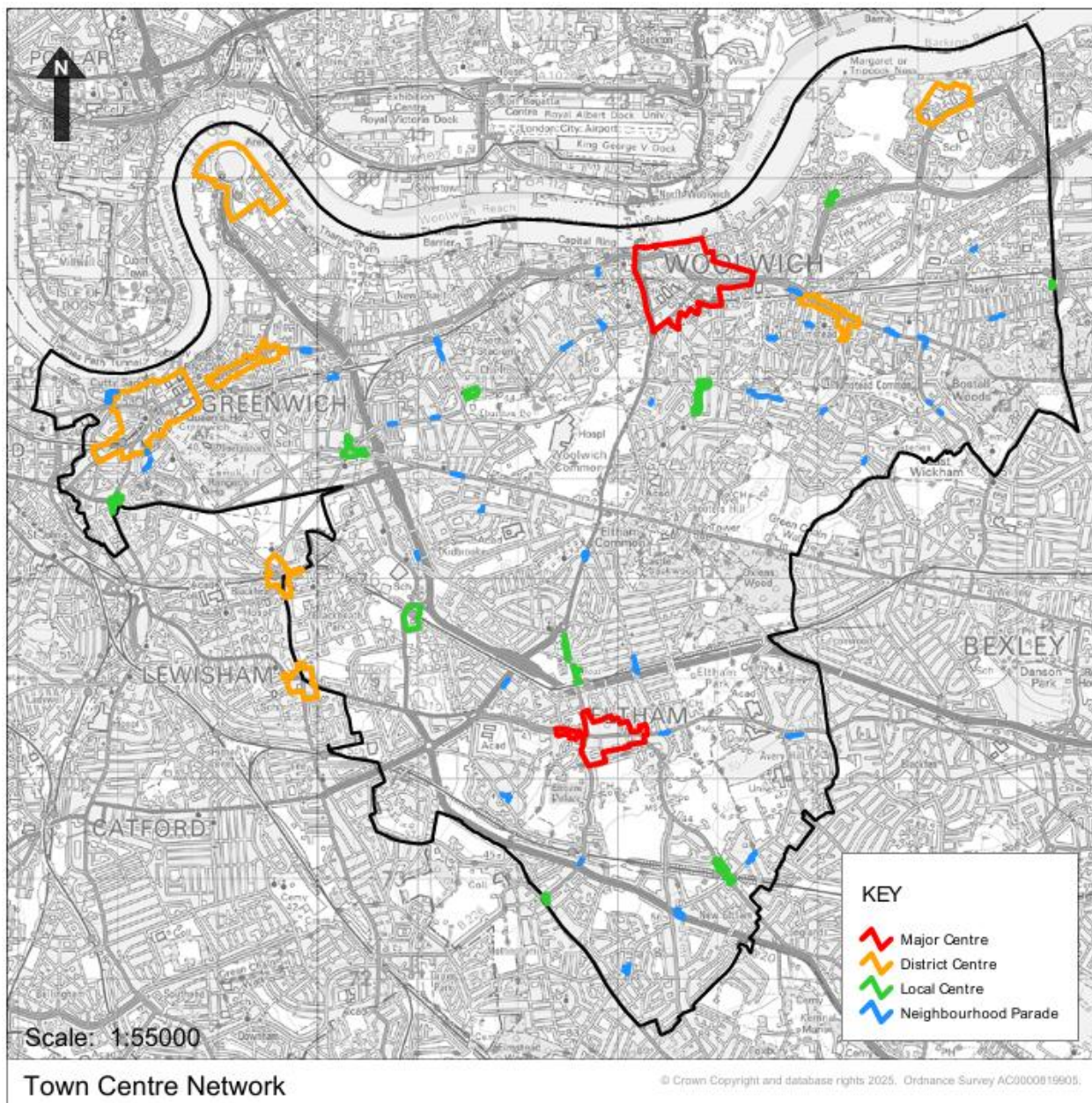


Figure 2: Regulation 18 Draft Local Plan Figure TC1 - Map identifying the designated Centres and Neighbourhood Parades in the borough

2.5.8. Accordingly, the findings of this review are directly relevant to the preparation of the emerging Local Plan, helping to inform the designation and boundary recommendations included within the Regulation 19 Draft Local Plan. The review will also assist the Council in ensuring that its town centre hierarchy accurately reflects current conditions, local needs and future development opportunities.

2.6. Relevance to this Review

2.6.1. This Local Centres and Neighbourhood Parades review has been prepared in the context of the national, regional and local policy framework outlined above. Collectively, these policies emphasise the importance of maintaining a resilient, accessible and diverse network of centres and the need for local planning authorities to regularly review their role, function and effectiveness in meeting the needs of local communities.

2.6.2. The review provides an up-to-date evidence base on the health, function and performance of the borough's designated Local Centres and Neighbourhood Parades. It assesses their composition, vacancy levels, service provision, environmental quality and role within the wider hierarchy of centres. The findings will assist the Council in:

- Determining whether existing centre and parade boundaries remain appropriate.
- Reviewing the designation and classification of centres and parades.
- Understanding changing patterns of retail and service provision.
- Identifying opportunities for regeneration, diversification and enhancement.
- Informing emerging Local Plan policies relating to town centres, high streets and community hubs and designations relating to Local Centres and Neighbourhood Parades.

2.6.3. The findings of this review are directly relevant to the preparation of the emerging Local Plan and will help inform recommendations included within the Regulation 19 Draft Local Plan. In particular, the review provides the evidence base for assessing whether existing Local Centre and Neighbourhood Parade designations and boundaries remain appropriate, and whether any changes are required to ensure that the borough's hierarchy of centres accurately reflects current conditions, local needs and future development opportunities.

3. Local Centre and Neighbourhood Parade review methodology:

3.1. Assessment context:

3.1.1. An assessment was needed of each of the Local Centres and Neighbourhood Parades to understand whether they were still serving the needs of their local catchments in accordance with Core Strategy Policy TC7 (Local Centres and Neighbourhood Parades) and whether they

continued to fulfil the role and function set out in the Core Strategy's definitions.

3.1.2. An assessment of each centre and parade was needed to understand the uses within the centre or parade and whether businesses continued to provide a range of goods and services that meet the day-to-day needs of their local catchments, and whether these predominantly fell within Use Class E uses, or whether the composition of the centre or parade had shifted towards Sui Generis and other non-Class E uses. Particular consideration was also given to the effects of the Council's Article 4 Direction in protecting commercial premises from change of use to residential and supporting the continued function of designated centres and parades.

3.1.3. In addition to understanding the range and distribution of uses within each centre and parade, uses provided within the centre or parade, an assessment was also needed to understand the environmental quality of each centre and parade, the factors contributing positively or negatively to its overall attractiveness and function and whether the centre or parade had expanded beyond or contracted from the mapped extent in the Core Strategy. The findings of assessments were used to inform:

- Whether a centre or parade should be retained, redesignated, removed from the hierarchy, or reclassified within a different tier of the borough's centre hierarchy.
- Whether amendments to the mapped extent of the centre or parade were required to reflect changes that had occurred since the adoption of the Core Strategy, including changes arising from residential conversions, redevelopment and the introduction of Article 4 Direction.

3.2. Data sources:

3.2.1. To inform the review of the Local Centres and Neighbourhood Parades, the Council utilised the following three data sources:

- **RBG vacancy audits:** Internal vacancy audits undertaken by the Council's Town Centre team. These are completed quarterly and comprise a review of all centres and parades within RBG's town centre hierarchy. These audits assess which businesses are trading and not trading vacancy rates, and the types of businesses trading.
- **Local Centre and Neighbourhood Parade site surveys:** To inform this assessment, the Plan Making Team visited each centre and

parade to undertake site surveys, recording businesses within the centre, environmental quality and taking site photographs.

- **GLA's High Street Data Service (HSDS):** A collaborative data-sharing partnership between the Greater London Authority (GLA), London boroughs, and Business Improvement Districts (BIDs) which provides access to high-quality data, analytical tools, and reports on spending, footfall and vacancy.

3.2.2. For consistency, when assessing RBG's centre and parade audits, data from audits completed in the first quarter of 2026 was used (completed in January). As part of this review, the site visits and surveys of Local Centres and Neighbourhood Parades were completed across April, May and June 2026. The data gathered through the site visits supplemented the audits undertaken. In some circumstances, town centre vacancy audit data was updated to reflect surveys undertaken during site visits. Examples include where there may have been a change in vacancy rates since the audit was completed.

3.2.3. The HSDS provided helpful insights into the health and vitality of centres and parades, including in relation to vacancy rates, spend, footfall, the daytime and evening economy, and the visitor economy. It also provided insights into the types of businesses within each data area, including the number of businesses and premises, and the amount of associated floorspace (m²). The data has been categorised using classifications derived from UK Town and Country Planning Use Classes system. The classifications include:

- Comparison retail;
- Convenience retail;
- Leisure;
- Service;
- Miscellaneous; and
- Non-Retail.

3.2.4. Figure 3 below, identifies the available HSDS High Street Areas available for the Council to analyse at the time of the study.

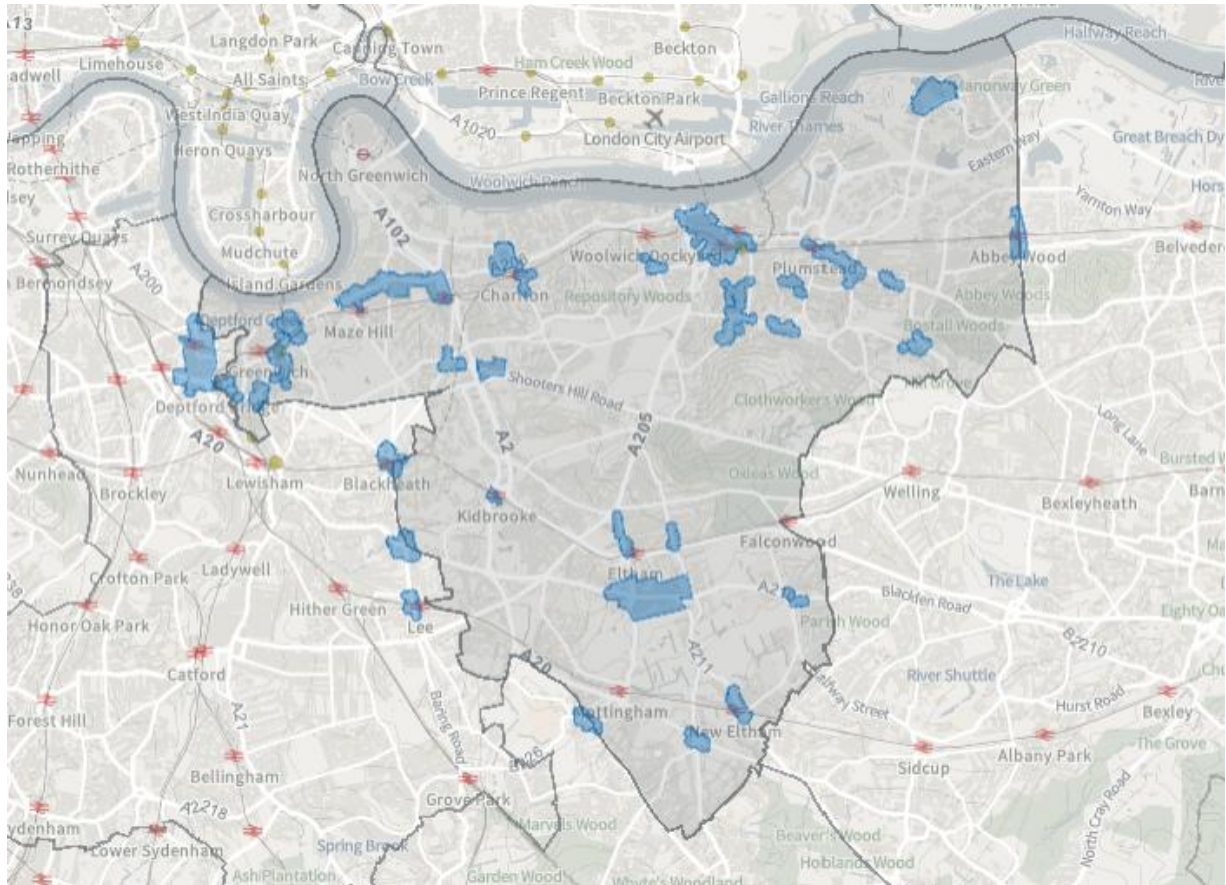


Figure 3: HSDS High Street data for Royal Greenwich available at the time of the study.

3.2.5. Not all Local Centres and Neighbourhood Parades had HSDS data available. Two Local Centres (Charlton Village and Gallions Reach) and 23 Neighbourhood Parades did not have HSDS coverage. Whilst this could not be addressed in time for this review, RBG will be working with the HSDS team to create datasets for all centres and parades to support future reviews.

3.2.6. In a limited number of circumstances, the HSDS data covered an RBG centre as well as shops or parades lying outside of RBG's boundary, for example in Abbey Wood where the Abbey Wood Local Centre is split along Wilton Road between RBG and the London Borough of Bexley (LB Bexley). This is also the case for Mottingham where the data also covered some units or parades that fell within the London Borough of Bromley (LB Bromley).

3.2.7. In circumstances where the mapped extent of the data provided by HSDS covered a broader area than RBG's mapped centre, a decision was made not to use the data and instead to use only Town Centre audits and site

survey data, as the HSDS geography did not correspond exclusively with the designated Local Centre or Neighbourhood Parade boundary. This was important to ensure the data accurately reflected activity occurring within the centre.

3.3. Site visits:

3.3.1. Site visits were undertaken to each Local Centre and Neighbourhood Parade to verify the data collected through the desktop review and obtain a photographic record of existing conditions. The surveys assessed the number and type of retail and service units, occupancy and vacancy levels, the mix of uses and overall role of the centre or parade, the condition and environmental quality of shopping frontages, levels of accessibility and pedestrian activity, and evidence of recent change, redevelopment opportunities or local issues.

3.3.2. The site visits also provided an opportunity to assess whether the adopted mapped extent of each centre or parade accurately reflected its function and operation on the ground. Particular consideration was given to whether boundaries should be expanded to include additional units contributing to the centre's role or reduced where parts of the designated area no longer formed part of the active centre or parade. The findings informed recommendations regarding any amendments required to designated boundaries within the Regulation 19 Draft Local Plan.

3.4. Assessment of all centres and parades:

Assessment framework

3.4.1. An assessment template was prepared, as shown in Appendix 1, to provide a consistent framework for the review of each Local Centre and Neighbourhood Parade. Certain elements were completed through desktop analysis prior to site visits, while others were informed by site survey observations and completed following the assessment process.

Planning context review

3.4.2. The assessment began by reviewing the planning context for each Local Centre and Neighbourhood Parade, including the relevant Core Strategy policy designations, adopted centre boundaries and the extent of any Article 4 Directions.

Accessibility and environmental quality

3.4.3. An assessment was then undertaken of accessibility and environmental quality. This considered the quality of the public realm, availability of seating and public spaces, provision of community infrastructure and facilities, cleanliness and maintenance, green infrastructure, and accessibility by public transport, walking and cycling.

Diversity of uses

3.4.4. The review examined the composition and diversity of uses within each centre or parade. This included the number and type of commercial units, occupancy levels, the proportion of Class E and Sui Generis uses, the presence of residential conversions, and the range of services and facilities available to residents and visitors.

3.4.5. For efficiency and consistency, premises have generally been recorded by broad use class rather than detailed sub-use categories. In particular, Use Class E premises have not been differentiated into individual sub-categories (for example E(a), E(b), E(c), E(d), E(e), E(f) or E(g)). Similarly, Sui Generis uses have not been subdivided into specific categories such as public houses, bars, drinking establishments, hot food takeaways, betting shops, amusement centres, taxi offices or other individual Sui Generis uses.

3.4.6. Where relevant, the assessment uses considered to be harmful uses under Draft Local Plan Policy TC6, namely hot food takeaways and gambling uses. In addition, a number of community, educational and other non-commercial uses falling within Use Class F1 have been identified where present.

3.4.7. For the purposes of this review, Table 3 below sets out the use class categories applied to premises identified within each Local Centre and Neighbourhood Parade.

Table 3: Use class categories applied in the Local Centre and Neighbourhood Parade assessment

Use Class	Use class categories applied in the Local Centre and Neighbourhood Parade assessments:
Use Class E	• Newsagent • Convenience Store • Greengrocers • Bakery

Use Class	Use class categories applied in the Local Centre and Neighbourhood Parade assessments:
	• Delicatessen • Butchers • Fishmongers • Post Office • Medical Centre/GP Surgery • Pharmacy • Childcare/Nursery/Crèches • Barbers • Flexi Hub Offices • Sign shop • Dentist/Dental Clinic • Restaurant • Pharmacy • Hairdressers • Electrical appliance store • Supermarket • Logistics Office • Solicitors • Beauty salon • Café • Physiotherapist • Antique shop • Bookstore • Clothing store • Nail salon • Auto Repair Service/Garage (without MOT services) • Vape shop • Phone repair • Window business • Offices • Accountants • Charity Shop • Boiler/Plumbing store • Estate Agents • Catering business • Tailors • Optician • Travel Agent • Gym/Fitness Studio • Veterinary Practice • Print Shop • Key Cutting / Shoe Repair • Furniture/Homeware Store

Use Class	Use class categories applied in the Local Centre and Neighbourhood Parade assessments:
	• Kitchen/Bathroom Showroom • DIY/Hardware Store • Funeral Services
Sui Generis	• Laundrette • Dry cleaners • Public House • Micropub • Hot Food Takeaway (Takeaway) • Tanning Salon • Auto Repair Service/Garage (with MOT services) • Bookmaker • Minicab office • Tattoo Parlour • Bar • Beauty aesthetics salon
F1	• Tuition Centre • Place of Worship • Community Learning Facility

3.4.8. Where relevant, references to specific types of premises have been included within the qualitative assessment of individual centres and parades. The assessment focuses on the overall mix, diversity and function of uses within each centre or parade, rather than detailed distinctions between individual use class categories.

Centre/Parade vitality

3.4.9. Commercial performance was assessed through analysis of vacancy rates, including the number of vacant premises, units under refurbishment and longer-term trends where data was available. Where possible, vacancy levels were compared against London and national averages.

Evening Economy and Visitor Activity

3.4.10. The role of the evening and visitor economy was also considered. This included the presence of pubs, restaurants, cultural venues and other night-time uses, together with available evidence on footfall, spending patterns and visitor activity throughout the day and evening. For the purposes of this assessment, the evening and night-time economy has been defined in accordance with Regulation 18 Draft Local Plan Policy TC3's definition as activities occurring between 6pm and 6am.

Overall assessment

- 3.4.11. An overall assessment was undertaken of the condition, role and function of each centre or parade, considering recent changes, emerging trends and its ongoing contribution to meeting the needs of local communities.

Future Designation and Role

- 3.4.12. For each Local Centre and Neighbourhood Parade, recommendations were made regarding its future designation and role within the Regulation 19 Draft Local Plan. This included assessing whether the centre or parade was performing the functions expected of its current designation and whether it aligns with the relevant definitions and objectives set out in the Core Strategy and Draft Local Plan Policy TC1.

- 3.4.13. Particular consideration was given to the extent to which each centre or parade continues to meet local needs through the provision of shops, services, community facilities and other town centre uses. The assessment also considered whether centres or parades should retain their existing designation, be redesignated to reflect their current role and function, or, where appropriate, no longer be designated where they were no longer serving a meaningful local function.

Opportunities for improvement

- 3.4.14. Recommendations also identified opportunities for improvement, including measures to enhance vitality and viability, diversify uses, reduce vacancy, improve environmental quality and public realm, strengthen accessibility, and support the long-term sustainability of centres and parades.

Boundary Review

- 3.4.15. The assessment also considered whether the adopted mapped extent of each centre or parade remained appropriate. This included reviewing whether the designated boundary accurately reflected the centre's current function, composition and extent on the ground. Consideration was given to whether the boundary should be expanded to include additional commercial or community uses that contribute to the centre's role and function, or reduced where areas no longer form part of the active centre or parade. Recommendations were made where amendments to mapped boundaries were considered necessary to ensure that designations accurately reflect the current size, composition and operation of each centre or parade.

3.5. Consideration of potential new centres:

3.5.1. Because a review of Local Centres and Neighbourhood Parades had not been undertaken for a considerable period, the assessment also considered whether any new centres or parades had emerged that may warrant designation within the new Local Plan. In particular, the review sought to identify whether new clusters of shops, services and community facilities had developed since the adoption of the Core Strategy that could perform a Local Centre or Neighbourhood Parade function.

3.5.2. Potential new designations were identified through a review of available data, mapping and site visits. Consideration was given to the presence of clusters of commercial and community uses located outside existing designated centres and parades, and whether these locations performed a role in meeting the day-to-day needs of surrounding communities. Where such locations were identified, they were assessed against the relevant definitions and criteria for designation within the emerging Local Plan.

4. Review findings:

4.1. Existing Local Centres and Neighbourhood Parades:

4.1.1. The review assessed the role, function and performance of each designated Local Centre and Neighbourhood Parade within the borough. The assessment drew upon site visits, occupancy and vacancy data, the mix and diversity of uses, environmental quality, accessibility, and the wider contribution each centre or parade makes to meeting the day-to-day shopping, service and community needs of local communities.

4.1.2. Overall, the majority of centres and parades continue to perform an important role in providing accessible local services and facilities. The assessment found that most locations remain broadly consistent with their current designation, demonstrating an appropriate scale, range of uses and level of activity relative to their position within the borough's retail hierarchy.

4.1.3. The review has identified where changes may be required to centre or parade designations and mapped boundaries to ensure that the borough's network of centres and parades accurately reflect current conditions and functions. Recommendations for each centre and parade are summarised in Table 4 below and are supported by the detailed assessments contained within the appendices to this report.

4.1.4. The recommendations within this review have informed the preparation of the Regulation 19 Draft Local Plan. Where recommended amendments to centre or parade designations and mapped boundaries have not been incorporated at Regulation 19 stage, this evidence base remains relevant to future consideration of such matters through subsequent stages of the plan-making process.

Table 4: Summary of Local Centre assessment findings and recommendations

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Abbey Wood	A stable and well-functioning Local Centre with full occupancy, a good range of local services and strong accessibility, although opportunities exist to enhance its public realm, green infrastructure, leisure offer and evening economy provision.	Retain as a Local Centre.	Yes – extend to include additional units.
Blackheath Hill	Blackheath Hill Local Centre is accessible and well connected by public transport; however, it performs relatively poorly in terms of environmental quality and exhibits an imbalanced mix of uses, with a high proportion of sui generis and residential units, including a significant concentration of hot food takeaways, which detracts from its function as a Local Centre.	Retain as a Local Centre.	Yes – extend to include additional unit.
Charlton Village	Charlton Village Local Centre is a stable and well-performing centre with low vacancy rates, a diverse mix of retail, service and community uses, and a strong provision of day-to-day facilities, although environmental quality is variable across the centre, with opportunities for improvement in its eastern section.	Retain as a Local Centre.	No recommended changes.
Gallions Reach	The centre has a stable mix of predominantly Class E uses, low vacancy rates and continues to meet day-to-day local needs; however, due to its limited scale and role, it more closely aligns with the function and characteristics of a Neighbourhood Parade than a Local Centre.	Amend from a Local Centre to a Neighbourhood Parade.	Yes - boundary has reverted to the original 2014 Core Strategy designation.
Herbert Road	Herbert Road Local Centre is a well-performing and highly occupied Local Centre with a strong mix of convenience retail, service and leisure uses, positive footfall and	Retain as a Local Centre.	Yes – remove residential units from the Centre.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
	spending trends, and an important role in meeting day-to-day needs, although opportunities exist to enhance the public realm and reduce the concentration of harmful uses.		
Kidbrooke	The centre is performing well, with high occupancy, a stable and diverse mix of uses, strong accessibility and a high-quality public realm. As a relatively new centre, it has successfully developed to meet local convenience needs, supported by limited harmful uses, stable footfall and increasing visitor spend, although opportunities remain to improve wayfinding and cycle connectivity.	Retain as a Local Centre.	Yes – units to be removed from the northern section beyond the Kidbrooke railway line.
Mottingham	Mottingham Centre is a resilient and well-functioning Local Centre with stable occupancy, a strong convenience-based offer and good public transport accessibility, although it would benefit from public realm enhancements, including improved seating, landscaping and green infrastructure.	Retain as a Local Centre.	No recommended changes.
New Eltham	New Eltham Centre is a stable and well-performing Local Centre with low vacancy rates, good accessibility and a strong service-based offer, although opportunities exist to enhance its public realm, green infrastructure, seating provision and retail diversity.	Retain as a Local Centre.	Yes – extend to include additional units and the New Eltham Library.
Royal Standard	Royal Standard Local Centre is a highly successful and resilient Local Centre with strong occupancy levels, a diverse and balanced mix of uses, an attractive and accessible environment, and consistently strong indicators of vitality and viability, enabling it to effectively meet the day-to-day needs of local residents and visitors.	Retain as a Local Centre.	Yes – extend to include the Blackheath Library.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Well Hall	The centre has remained largely unchanged since the adoption of the Core Strategy and continues to serve the local community through a stable mix of predominantly Class E uses; however, a relatively high concentration of hot food takeaways limits the diversity of Sui Generis uses, and a broader mix of uses could further enhance its vitality and viability while maintaining its role as a Local Centre.	Retain as a Local Centre.	Yes – extend to include additional units.

Table 5: Summary of Neighbourhood Parade assessment findings and recommendations

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Avery Hill	The parade is performing well, with consistently high occupancy levels, a balanced mix of uses, and a limited concentration of harmful uses, enabling it to continue fulfilling the role and function of a Neighbourhood Parade and meeting the day-to-day needs of the local community.	Retain as a Neighbourhood Parade.	No recommended changes.
Bexley Road	The parade is performing well, with low vacancy levels, a strong and diverse mix of retail, service, health and community uses, and continued occupancy of trading units, enabling it to meet the day-to-day needs of the local community and remain consistent with the role and function of a Neighbourhood Parade.	Retain as a Neighbourhood Parade.	No recommended changes.
Brewery Road	The parade continues to perform its role effectively, providing a range of accessible convenience goods and services with only a limited number of harmful uses, although environmental enhancements, particularly to	Retain as a Neighbourhood Parade.	No recommended changes.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
	older shopfronts, would help improve its appearance and strengthen its vitality and attractiveness.		
Charlton Church Lane	The parade is performing well, with high occupancy levels, a strong predominance of Use Class E premises and good accessibility, providing a range of day-to-day goods and services for the local community, although the concentration of harmful Sui Generis uses and the poor quality of the public realm present opportunities for improvement.	Retain as a Neighbourhood Parade.	Yes – residential units to be removed from the southern end of the parade.
Charlton Road	The neighbourhood parade is performing well, with high occupancy levels, a diverse mix of uses and good environmental quality, and continues to play an important role in meeting the day-to-day needs of the local community, consistent with its designation as a Neighbourhood Parade.	Retain as a Neighbourhood Parade.	No recommended changes.
Charlton Road West	The neighbourhood parade is performing well, with high occupancy levels and an established local commercial function, and continues to provide accessible Class E retail and service uses that meet the day-to-day needs of the surrounding residential community, despite only moderate environmental quality.	Retain as a Neighbourhood Parade.	No recommended changes.
Conway Road	Conway Road Neighbourhood Parade remains a stable and well-occupied local parade, with a predominance of Class E uses and an important role in meeting day-to-day community needs, although environmental quality is poor, harmful uses are present, and public realm improvements could further enhance its vitality and attractiveness.	Retain as a Neighbourhood Parade.	Yes – extend boundary to include one unit’s full extent; remove one unit.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Court Road	The parade is performing well, with consistently high occupancy levels, an appropriate mix of Class E uses, and no harmful uses present, enabling it to continue serving the local community effectively and fulfil the role and function of a Neighbourhood Parade despite limited opportunities for public realm enhancement.	Retain as a Neighbourhood Parade.	Yes – extend to include an additional unit.
Eltham Common Road	The parade is performing well, with high occupancy, good footfall and a diverse mix of predominantly Class E uses meeting local needs, although there is scope for minor public realm improvements.	Retain as a Neighbourhood Parade.	Yes – extend to include an additional unit.
Eynsham Drive	The parade is performing well, with a diverse mix of predominantly Class E uses, a limited number of harmful uses, and a strong role in meeting the day-to-day needs of the local community, although public realm improvements and the inclusion of adjacent complementary uses within the boundary could further strengthen its function and vitality.	Retain as a Neighbourhood Parade.	Yes – extend to include three additional unit including Abbey Wood Library.
Fiveways	The parade is performing relatively well, with a strong mix of predominantly Class E uses meeting local needs, limited harmful uses, and a continued role as a Neighbourhood Parade, although there is scope for environmental improvements.	Retain as a Neighbourhood Parade.	No recommended changes.
Frances Street	Frances Street Neighbourhood Parade remains a stable local convenience parade with a predominance of Class E uses and an important role in meeting day-to-day community needs, although vacant units and public realm improvements present opportunities to enhance its vitality and appearance.	Retain as a Neighbourhood Parade.	No recommended changes.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Hillreach	Hillreach Neighbourhood Parade is performing poorly, with a fragmented structure, limited customer-facing commercial activity, a history of high vacancy rates, loss of commercial floorspace to residential use, and poor environmental quality, resulting in it no longer fulfilling the role and function of a designated Neighbourhood Parade.	Remove Neighbourhood Parade designation.	Yes – remove Neighbourhood Parade designation.
Holbourne Road	The parade is performing well, with high occupancy levels and a strong predominance of Class E uses, and continues to play an important role in meeting the day-to-day needs of the local community, although improvements to shopfronts and the public realm would enhance its overall appearance and environmental quality.	Retain as a Neighbourhood Parade.	No recommended changes.
Humber Road	The parade is performing well, with high occupancy levels, a resilient mix of Class E uses and good accessibility, continuing to meet the day-to-day needs of the local community, although there is scope for public realm improvements and minor boundary changes.	Retain as a Neighbourhood Parade.	Yes – remove one unit.
Kingsman Parade	The parade remains stable and continues to perform well as a Neighbourhood Parade, with a strong predominance of Class E convenience and service uses, low vacancy levels, and an important role in meeting the day-to-day shopping, service and community needs of its immediate local catchment, despite the presence of a small number of Sui Generis uses and one non-trading unit.	Retain as a Neighbourhood Parade.	No recommended changes.
Leslie Smith Square	The parade is performing well, with a balanced mix of retail and service uses, no harmful uses, and a continued role in meeting local day-to-day needs, although there are	Retain as a Neighbourhood Parade.	No recommended changes.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
	opportunities for public realm improvements and minor boundary amendments.		
McLeod Road	McLeod Road Neighbourhood Parade is performing well, with low vacancy levels, a good standard of environmental quality, and a range of retail and service uses that continue to meet local day-to-day needs.	Retain as a Neighbourhood Parade.	No recommended changes.
Middle Park	The parade is performing well, with high occupancy levels, a stable and diverse mix of uses, and a continued role in meeting local day-to-day needs, although there is scope for public realm and shopfront improvements.	Retain as a Neighbourhood Parade.	Yes – align with Article 4 Direction.
Plumstead Common	The parade is performing well, with strong occupancy levels, a good mix of Class E uses serving local needs, and a continued role as an important neighbourhood parade, although there is scope for environmental improvements and boundary extensions to include adjacent community and commercial uses.	Retain as a Neighbourhood Parade.	Yes – extend to include additional units.
Plumstead High Street East	Plumstead High Street East Neighbourhood Parade is performing well, with high occupancy levels, a diverse mix of retail and service uses, and a continued role in meeting local day-to-day needs, although there is scope for public realm and environmental improvements.	Retain as a Neighbourhood Parade.	Yes – remove one residential unit.
Plumstead Road	Plumstead Road Neighbourhood Parade is a stable and well-functioning parade with low vacancy levels, a good mix of uses and strong accessibility, although environmental quality issues and a relatively high concentration of takeaways present opportunities for improvement.	Retain as a Neighbourhood Parade.	No recommended changes.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
Rochester Way	The parade is performing well, with good occupancy levels, active trading and a mix of uses that meet local day-to-day needs, although there is scope for shopfront and public realm improvements to enhance its overall quality and attractiveness.	Retain as a Neighbourhood Parade.	No recommended changes.
Royal Hill	The parade is performing well, with strong occupancy levels, an attractive environment and a diverse mix of retail, service and leisure uses, continuing to serve both the local community and visitors effectively, while opportunities exist for minor boundary amendments to better reflect its function and composition.	Retain as a Neighbourhood Parade.	Yes – incorporate the northern section of the parade within Greenwich Town Centre; extend the parade to include an additional unit to the south.
Shooter's Hill	Shooters Hill Parade is performing well, with full occupancy, a range of retail and service uses meeting local needs, and continued vitality despite a relatively high concentration of takeaway uses, remaining consistent with the role and function of a Neighbourhood Parade.	Retain as a Neighbourhood Parade.	No recommended changes.
Southend Crescent	The parade is performing well, with a strong mix of predominantly Class E uses providing day-to-day services and continuing to meet local needs, although environmental quality and public realm provision are limited and could be improved where opportunities arise.	Retain as a Neighbourhood Parade.	No recommended changes.
Swingate Lane	The parade performs poorly, with a limited range of active uses, a high proportion of harmful Sui Generis uses, poor environmental quality, and proximity to stronger nearby parades, meaning it no longer fulfils the role and function of a Neighbourhood Parade.	Remove Neighbourhood Parade designation.	Yes – remove Neighbourhood Parade designation.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
The Mound	The parade is performing strongly, with full occupancy, a diverse mix of predominantly Class E uses, good accessibility and a continued role in meeting local needs, although there is scope for modest environmental and public realm improvements.	Retain as a Neighbourhood Parade.	Yes – extend to include the Coldharbour Library and Coldharbour Police Base.
The Slade	The parade is performing well, with good footfall, a predominance of Class E uses meeting local day-to-day needs, and a strong public realm offer, although there is scope for minor environmental improvements and a potential boundary extension to include the Slade Café.	Retain as a Neighbourhood Parade.	Yes – extend to include one additional unit (the Slade Café).
Waterdale Road	The parade remains functionally active, with low vacancy levels and a range of retail, service and community uses, although its convenience offer is relatively limited, environmental quality is poor, and there is scope for public realm improvements and boundary extensions to strengthen its role in meeting local needs.	Retain as a Neighbourhood Parade.	Yes – extend to include two additional units.
Westhorne Avenue	Westhorne Avenue Neighbourhood Parade is performing very strongly, with full occupancy, a stable mix of predominantly Class E uses, good environmental quality and strong accessibility, continuing to function as a highly resilient and well-established local parade.	Retain as a Neighbourhood Parade.	No recommended changes.
Westmount Road	The parade is performing well, with high occupancy levels, a diverse mix of uses and a strong role in meeting local day-to-day needs, although there is scope for minor environmental and public realm improvements.	Retain as a Neighbourhood Parade.	Yes – extend to include additional units.
Wickham Lane	The parade is performing well, with high occupancy levels, a diverse mix of predominantly Class E uses and a strong	Retain as a Neighbourhood Parade.	Yes – extend to include one full unit; remove residential units.

Centre/Parade name:	Summary of assessment:	Regulation 19 Draft Local Plan recommendation:	Recommended mapping changes:
	local retail and service function, continuing to meet day-to-day community needs, although further greening and public realm enhancements would improve its environmental quality.		
Woolwich Road	Woolwich Road Neighbourhood Parade is performing well, with a diverse mix of retail, service and leisure uses, strong environmental quality and stable occupancy levels, continuing to meet the day-to-day needs of the local community despite a small number of vacant units.	Retain as a Neighbourhood Parade.	No recommended changes.

4.2. New potential Neighbourhood Parades:

4.2.1. As part of the review, the Council also assessed whether any new centres or parades had emerged since the adoption of the Core Strategy that may warrant designation within the emerging Local Plan. This involved reviewing retail and service provision across the borough, analysing available data and undertaking site visits to determine whether undesignated clusters of shops and services are performing a neighbourhood function and meeting the day-to-day needs of local communities.

4.2.2. The assessment identified a small number of locations that demonstrated the characteristics of designated parades, including a range of convenience retail, service and community facilities, good occupancy levels and an important role in serving surrounding residential areas. As a result, three new Neighbourhood Parades are recommended for designation within the Regulation 19 Draft Local Plan following detailed assessment contained in Appendix 4, including:

- Victoria Parade, Greenwich;
- Greenwich High Road West, Greenwich; and
- Delacourt Road, Kidbrooke.

4.2.3. These additions will help ensure that the borough's centre hierarchy accurately reflects current patterns of retail and service provision across the borough and recognises Neighbourhood Parades that have developed since the adoption of the Core Strategy.

5. Regulation 19 Draft Local Plan recommendations:

5.1. The review has informed the designation and mapping of Local Centres and Neighbourhood Parades within the Regulation 19 Draft Local Plan. The assessment found that the majority of existing centres and parades continue to perform their intended role, providing accessible shops, services and facilities that meet the day-to-day needs of local communities. As a result, most existing designations have been retained, although a number of amendments to centre boundaries are proposed to ensure that mapped extents accurately reflect current conditions and the active areas of commercial and community activity.

5.2. Key changes recommended include the:

- Redesignation of the Gallions Reach Local Centre to a Neighbourhood Centre to reflect that it better aligns with the definition of a Neighbourhood Centre, reflecting its size and range of retail and service uses.

- Removal of the designation of Hillreach and Swingate Lane Neighbourhood Centres, reflecting that they no longer meet the definition of a Neighbourhood Centre. Both locations remain subject to the Article 4 Direction, which provides continued protection against the loss of commercial premises to residential use.
- The addition of three new Neighbourhood Centres:
 - Victoria Parade, Greenwich;
 - Delacourt Road; Kidbrooke; and
 - Greenwich High Road West, Greenwich.

5.3. Following the recommendations of this review, the Regulation 19 Draft Local Plan identifies a network of nine Local Centres and 37 Neighbourhood Centres. A summary of the recommended designations is provided in Table 5, with the recommended network shown on Figures 4, 5 and 6. The mapped Local Centres and Neighbourhood Centres can also be viewed on the Regulation 19 Draft Local Plan Policies Map, which is available online. It should be noted that, as reflected in Table 5 below and in Figures 5 and 6, Swingate Lane Neighbourhood Centre remains designated within the Regulation 19 Draft Local Plan. The recommendation to remove the designation arising from this review was not able to be incorporated before publication of the Regulation 19 Draft Local Plan.

Table 6: Recommended Regulation 19 Draft Local Plan Network of Local Centres and Neighbourhood Centres

Centre Tier	Local Centres
Local Centres	Abbey Wood Blackheath Hill Charlton Village Herbert Road Mottingham New Eltham Royal Standard Well Hall Kidbrooke
Neighbourhood Centres	Avery Hill Bexley Road Brewery Road Charlton Church Lane Charlton Road Charlton Road West Conway Road Court Road Delacourt Road Eltham Common Road Eynsham Drive

Centre Tier	Local Centres
	Fiveways Frances Street Greenwich High Road West Holbourne Road Humber Road Kingsman Parade Leslie Smith Square McLeod Road Middle Park Plumstead Common Plumstead High Street East Plumstead Road Rochester Way Royal Hill Shooter's Hill Southend Crescent Swingate Lane The Mound The Slade Victoria Parade Waterdale Road Westthorne Avenue Westmount Road Wickham Lane Woolwich Road

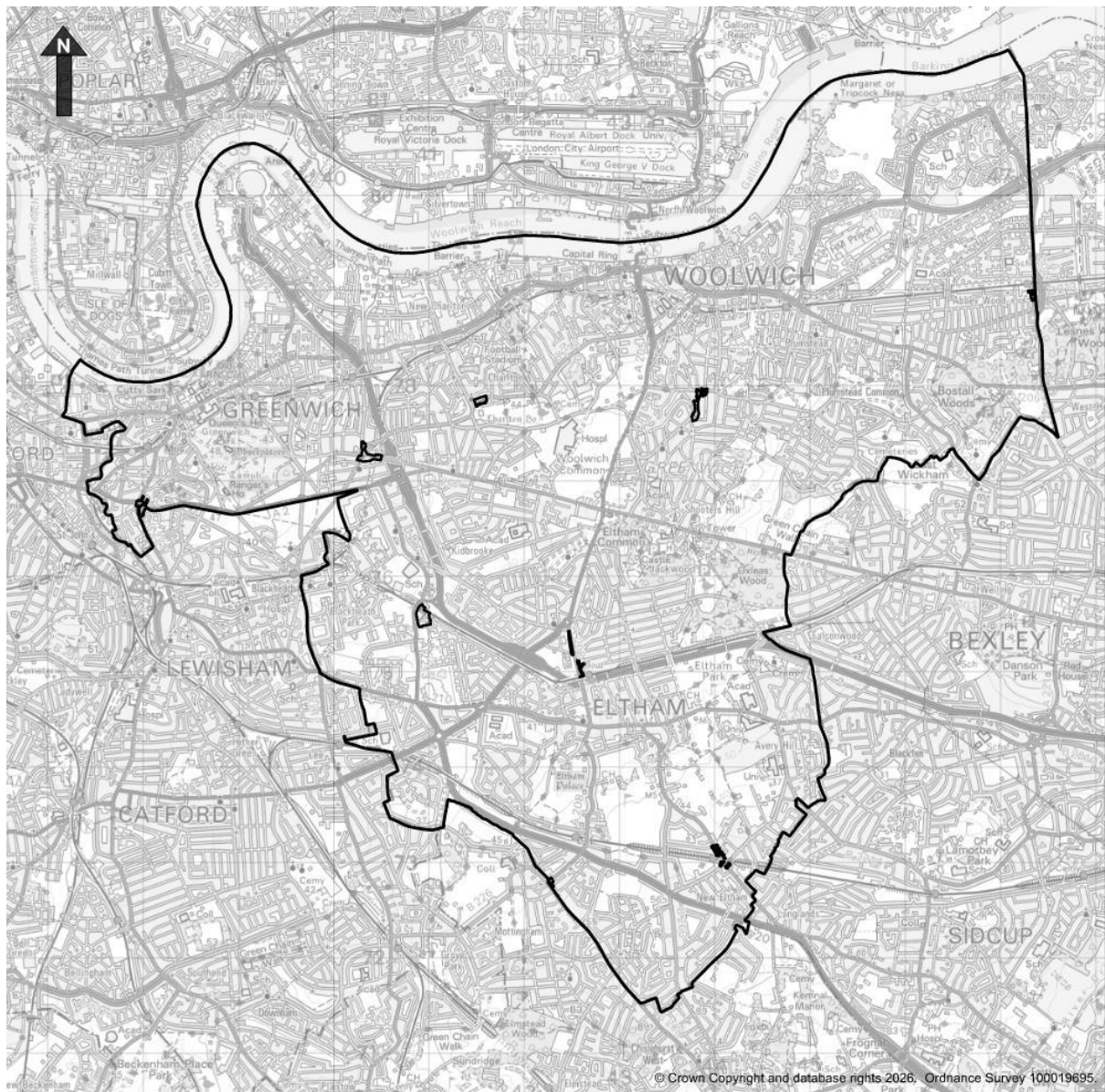


Figure 4: Recommended Regulation 19 Draft Local Plan Local Centres

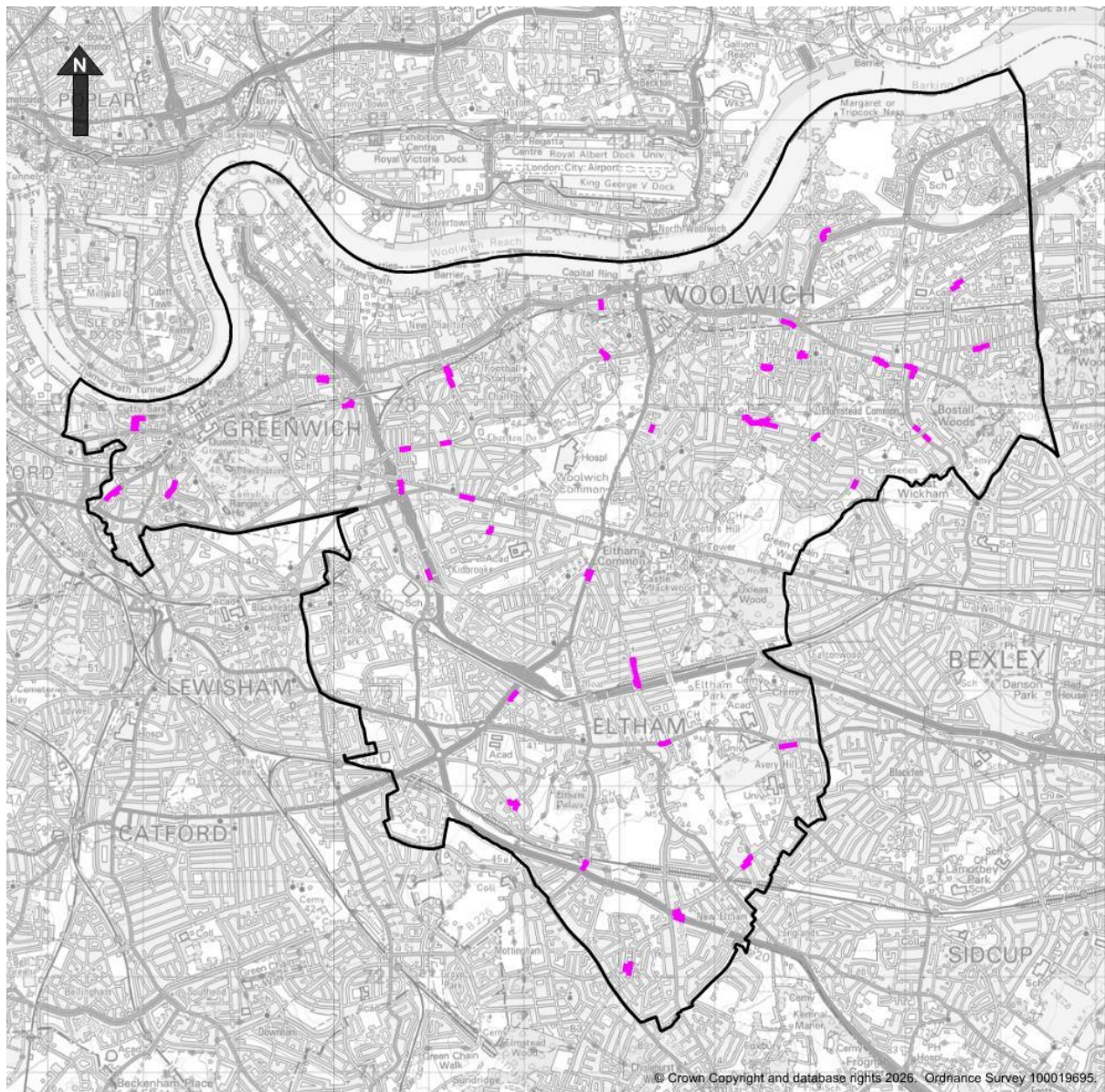


Figure 5: Recommended Regulation 19 Draft Local Plan Neighbourhood Centres

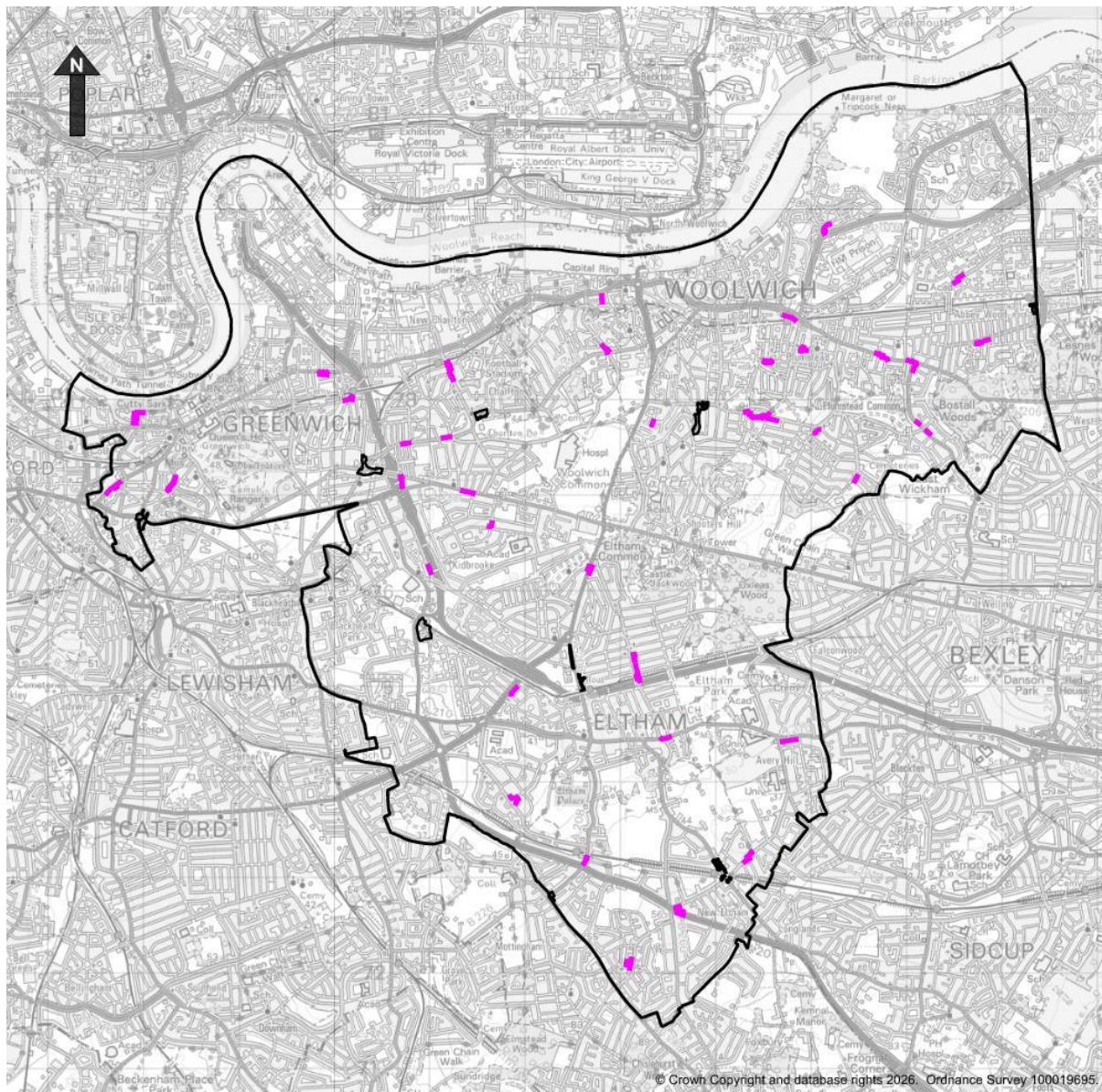


Figure 6: Recommended Regulation 19 Draft Local Plan Local Centres and Neighbourhood Centres

- 5.4. Together, the recommended changes ensure that the borough's network of centres and parades accurately reflects current patterns of retail and service provision and provides an up-to-date basis for managing change, supporting local shopping facilities and maintaining sustainable neighbourhoods.
- 5.5. To improve consistency with the London Plan town centre hierarchy and reflect the role and function of these designations more accurately, the Regulation 19 Draft Local Plan renames Neighbourhood Parades as Neighbourhood Centres. This change is primarily terminological and does not, in itself, alter the function or policy approach applied to existing designated locations. Rather, it provides a clearer and more consistent hierarchy of centres across the Borough,

recognising the contribution that smaller centres make in providing day-to-day shops, services and community facilities that meet local needs.

- 5.6. Given the continued evolution of retailing, town centre uses and consumer behaviour, the Council should continue to undertake regular monitoring and future reviews of designated centres and parades. This will help ensure that designations, boundaries and policies remain effective, reflect conditions on the ground, and continue to support the vitality, viability and resilience of centres across the Borough.
- 5.7. In addition to informing the Regulation 19 Draft Local Plan, the findings of this review provide a valuable evidence base for future investment and place-making initiatives across the Borough's centres. The assessment has identified opportunities to improve environmental quality, public realm, accessibility, green infrastructure and the overall vitality of a number of centres and parades.
- 5.8. This evidence can assist the Council in prioritising future public realm enhancements, identifying funding opportunities, supporting regeneration initiatives and targeting interventions that will improve the attractiveness, functionality and long-term sustainability of centres and neighbourhoods. The review has also identified locations that may warrant further assessment through future monitoring and review work, including Westmount Road Neighbourhood Centre as a potential Local Centre and Royal Standard Local Centre as a potential District Centre, should future evidence demonstrate that such designations are justified.

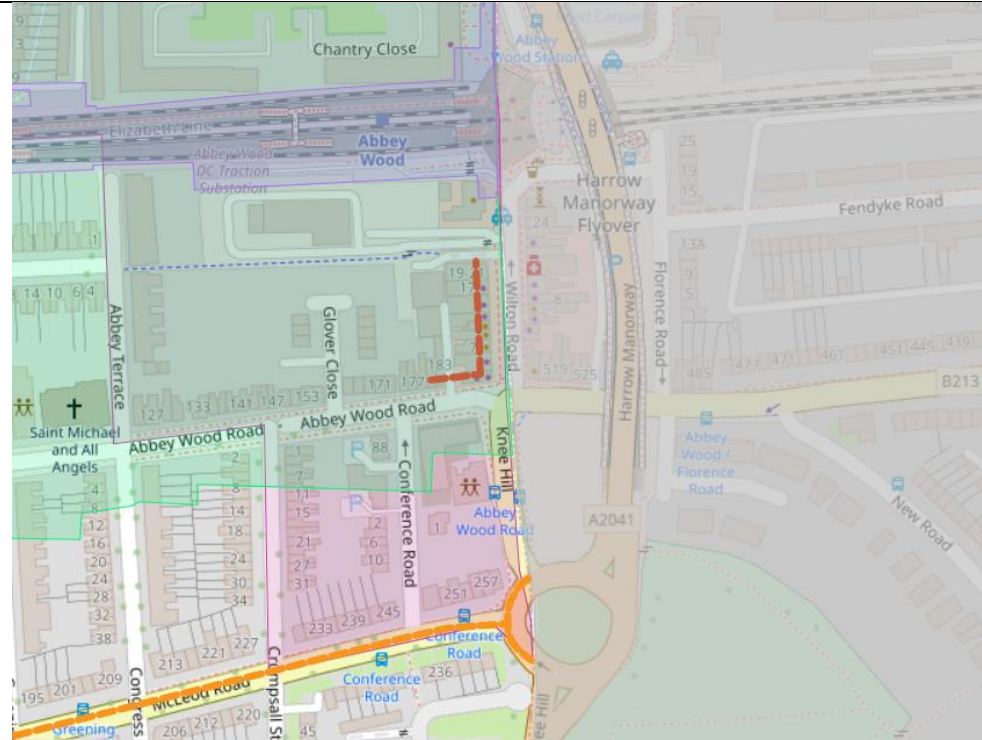
Appendices

Appendix 1: Assessment template

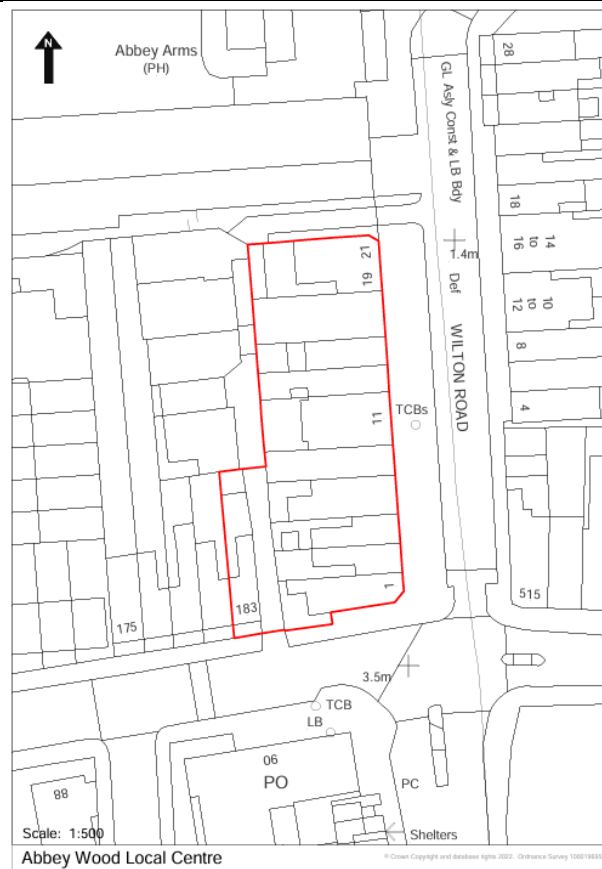
Centre/Parade name:	
Contextual overview information:	
Ward:	
Core Strategy Policy Overview:	
Town Centre Classification:	
Applicable policy designations within Centre boundary:	
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	
Assessment data available for this potential centre/parade	
Criteria	
Accessibility and Environmental quality	
Diversity of uses	
Vacancy rates	

Night-time economy	
Spend and Pedestrian footfall	
Visitor economy	
Conclusions:	
Assessment of state of the centre/parade	
Recommendations for Reg 19 Local Plan	
Mapped extent	

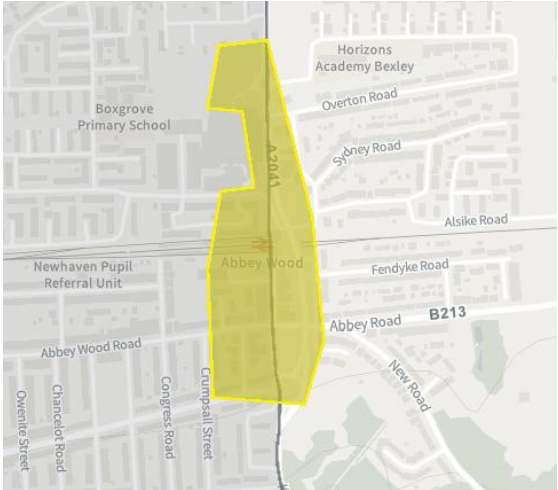
Appendix 2: Local Centre assessments

Centre/Parade name:	Abbey Wood	
Contextual overview information:		
Ward:	Abbey Wood	
Core Strategy Policy Overview:		
Town Centre Classification:	Local Centre (sits on boundary with LB Bexley)	
Applicable policy designations within Centre boundary:	Local Centre Frontage, Strategic Development Locations, Flood Risk Area	
Core Strategy map screenshot (centre/parade boundary):		
Other:		

Article 4 Direction:



- Entire centre included in Article 4 direction.
- Article 4 Directions: *Include entire centre: while there are some non E class uses in the centre of the parade, their change to an E class use would be supported. Footfall should increase given proximity to Elizabeth Line station at Abbey Wood.*
- The centre is not greater than 1000m from a major/district centre.
- Article 4 requirement: All centre

Assessment data available for this Local Centre	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich's (RBG) Town Centre Audit. The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS) data, as shown in the screenshot below, because the data area covers the London Borough of Bexley's Abbey Wood Centre and a wider catchment covering Harrow Manorway. As such, to ensure the assessment is based on the most accurate data available, HSDS has not been used in this assessment. 
Criteria	
Accessibility and Environmental quality	• The centre is split by Wilton Road, which forms the boundary with the London Borough of Bexley (LB of Bexley), so only the units on the western edge are within the Royal Borough of Greenwich. • Overall, the environmental quality of Abbey Wood Centre is considered satisfactory, providing a reasonable level of amenity. The condition of shopfronts is generally well maintained, contributing positively to the centre's appearance. The centre benefits from a good provision of street trees and public realm infrastructure, including adequate rubbish and recycling bins, cycle parking, clear wayfinding signage, and traffic-calming measures. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • There is convenient access to Abbey Wood Train Station with the centre being less than 50 metres from the Abbey Wood Elizabeth Line and Rail Station. There are no bus stops along the extent of the centre itself, but numerous bus stops

	within 100 metres to the north along Gayton Road and to the south along Knee Hill, connecting the centre to various destinations. • A cycle lane runs along Abbey Wood Road along the southern edge of the centre, but does not continue beyond its junction with Wilton Road. • The centre is supported by generous footway widths which facilitate pedestrian movement, as well as on-street public parking around its perimeter. • There is not a considerable variation in architectural styles, the majority of buildings comprise ground-floor commercial units with residential accommodation above. • Despite the presence of street trees and other public realm infrastructure, the public realm offer is limited by the absence of public open space, seating, and dedicated civic or gathering spaces. Furthermore, a small number of units use security grills, which detract from the environmental quality of the centre. • There are no public facilities provided within the centre, including no public toilet provision. However, toilets are provided at Abbey Wood Station and Abbey Wood Community Centre, both within 50 metres of the centre.
Diversity of Uses	• <u>January 2026 audit:</u> It is noted that the Council's Town Centre team's audit counted 15 total number of units, four of these sit outside the Abbey Wood Local Centre boundary. They have been excluded from the data below. ○ Total number of units: 12 ○ Total number of units trading: 12 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 9 ▪ Bakery: 1 ▪ Grocers: 3 ▪ Café: 1 ▪ Estate Agent: 2 ▪ Nail salon: 1 ▪ Barbershop: 1

- Sui Generis use classes: 3
 - Takeaway: 2
 - Bookmaker: 1
- Tally and percentage of occupied units in the centre are Class E use? 9 / 75%
- Tally and percentage of occupied units in the centre are Sui Generis? 3 / 25%
- If any units been converted to residential use? 0

Note: This excludes four businesses outside of the Core Strategy's Abbey Wood Centre mapped extent, but includes one additional business identified on the site visit not picked up in the audit.

Site visit 2026: One business was missing from the Town Centre team's January audit, as picked up on this centre's site visit with Abbey Wood Village Store appearing to have been subdivided into two stores, with a nail salon business L'amour Nail Lounge operating alongside it. This would fall under Use Class E. This has been included in the numbers to give the most up-to-date information.

The Abbey Wood Local Centre has a diversity of uses, with the majority being Class E uses. The audit data available identifies that there has been no change in the number of businesses between January 2025 and January 2026, suggesting the centre is fairly stable. Overall, there is a diverse spread of uses across the centre, with convenience retail, mainly food related, and services making up the largest respective share, followed by sui generis uses. Grocers are the most common provision, followed by estate agents and takeaway. The centre does not contain any comparison retail provision.

Just outside of the centre, within the Royal Borough of Greenwich are The Abbey Arms Public House and three auto repair businesses (Croft Cars of Abbey Wood, Phoenix Autotech Ltd and Abbey Wood Village MOT Centre). As these auto repair business provide MOT services they are considered Sui Generis uses, with The Abbey Arms Public House also falling within the Sui Generis use class.

The Abbey Wood Centre is supplemented by the retail provision on the eastern extent of Wilton Road within the LB of Bexley, which like the Abbey Wood Centre has a large provision of convenience, takeaways and service provision including a drycleaners, pharmacy and a minicab service amongst others.

	Beyond the Abbey Wood Station within the LB Bexley boundary is a further convenience, takeaway and service provision with a post office, a large Sainsbury's supermarket, pet hospital and other business.
Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 0 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 Town centre audit shows there have not been any recorded vacant units within the last four years, suggesting the centre is performing well.
Night-time economy	The centre does not have any units that would fall under the night-time economy. However, the wider centre, including LB of Bexley, contains a restaurant, as well as the nearby Abbey Arms Public House within Royal Greenwich, all of which are likely to generate some evening and night-time footfall. In addition, some of the convenience stores within the centre having later opening hours. The night-time economy is also supported by the centre's proximity to Abbey Wood Station, with rail services operating into the early hours.
Spend and Pedestrian footfall	As HSDS data could not be used, there is no data on spend and pedestrian footfall available. However, the centre was visited during a weekday mid-morning site visit and was observed to be well frequented, with high levels of pedestrian activity and vehicle movements. This is aided by the centre's proximity to the Abbey Wood Station, which is likely to generate significant levels of passing footfall.
Conclusions:	
Assessment of state of the centre/parade	Abbey Wood Centre appears to be a stable and well-functioning local centre that has not noticeably changed over the past four years, with all centre units in active use. The environmental quality of Abbey Wood Centre is considered satisfactory, providing a reasonable level of amenity, with generally well maintained shopfronts and street trees. The centre is well-connected and has a reasonable range of retail and service uses. The centre could be enhanced through greater night-time economy provision, as well as additional comparison retail and leisure uses, and through public realm improvements including the provision of seating, enhanced landscaping and additional green infrastructure and opportunities for improved pedestrian comfort and dwell time. Overall, it functions well as a convenient local centre, though its public realm and retail offer remain relatively limited.

Recommendations for Reg 19 Local Plan	Abbey Wood should be retained as a Local Centre. The centre is performing its intended role in accordance with the Core Strategy definition. The centre has a reasonable variety of shops and services that meet day-to-day community needs, which are supplemented by the LB of Bexley's centre extent and wider Abbey Wood provision. The centre is well-connected by train and bus. As mentioned in the assessment above, the community would benefit from public realm improvements, including the provision of seating and enhanced landscaping.
Mapped extent	• It is recommended that the Local Centre boundary be extended to include The Abbey Wood Arms public house to the north and the auto repair businesses to the rear of Wilton Road to the north-west, namely Croft Cars of Abbey Wood, Phoenix Autotech Ltd, and Abbey Wood Village MOT Centre. • No units are proposed for removal from the Local Centre boundary.

Appendix 1 Abbey Wood Local Centre site visit photos

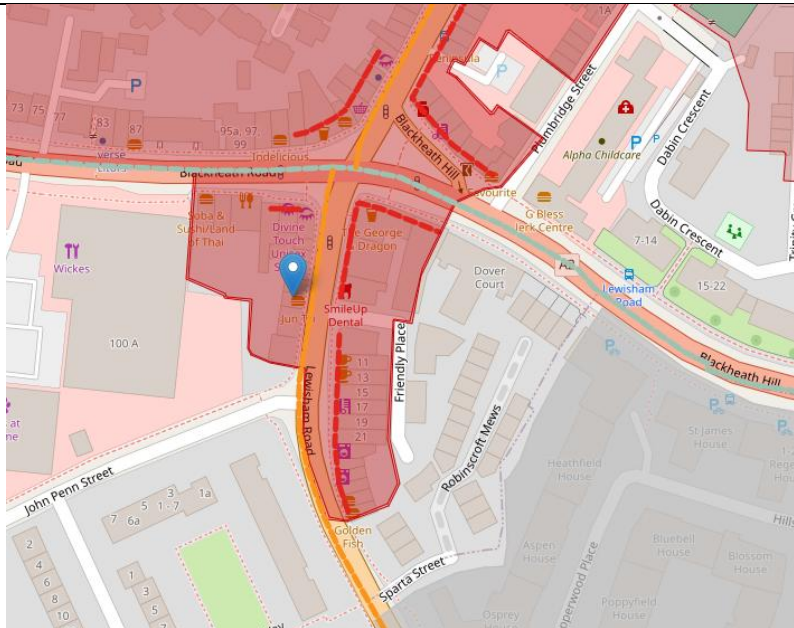
Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Blackheath Hill	
Contextual overview information:		
Ward:	Greenwich Park	
Core Strategy Policy Overview:		
Town Centre Classification:	Local Centre	
Applicable Core Strategy policy designations within Centre boundary:	• Conservation Area • Local road • London distribution road	
Core Strategy map screenshot (centre/parade boundary):		
Other:		

Article 4 Direction:



- Article 4 Direction: *Exclude 1-4 and 23-33 Lewisham Road, 112-118 and 125-143 Greenwich South Street, 107-111 and 114-116 Blackheath Road, 2-6 Blackheath Hill.*
- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Local Centre

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.

	The Council has not relied on the Greater London Authority's (GLA) High Street Data Service (HSDS) data in this assessment. This is because the HSDS area extends beyond the beyond the Core Strategy-defined boundary of Blackheath Hill Local Centre and does not align with the centre as designated in the Core Strategy. The HSDS data geographical coverage area is shown in the screenshot below. In particular, the HSDS area incorporates the sizeable retail and commercial complex at 100 Blackheath Road, which lies outside the defined local centre and contains a range of shops and businesses. The inclusion of this site and other areas not within the Local Centre boundary significantly influences key indicators, including diversity of uses, vacancy rates, footfall, spend, and the night-time and visitory economies, resulting in a dataset that is not representative of the designated centre itself. Consequently, to ensure that the assessment is based on the most accurate and geographically relevant evidence available, the Council has not used HSDS data in its analysis of Blackheath Hill Local Centre.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the Local Centre is generally poor. Many of the shopfronts are of a low quality and appear dated, while vacant units are boarded up and give an abandoned appearance, detracting from the overall attractiveness of the centre. However, there are a small number of units that are of a higher quality and make a more positive contribution to the centre's appearance. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • The centre has limited provision of street furniture, with a lack of features such as cycle parking, public seating and sufficient litter bins. Litter is a noticeable issue throughout the centre, and the presence of trolleys and storage crates outside some units creates visual clutter, obstructs pedestrian movement and contributes to an uninviting environment. • The centre has limited pedestrian priority, with relatively few crossing points available to facilitate movement between different parts of the centre. • The public realm within the centre is limited, with only a small number of street trees and no significant urban planting or dedicated green/open spaces. However, there are a few publicly accessible green spaces nearby, including Greenwich Point approximately 0.4 miles away, Blackheath Common around 0.7 miles away, and Greenwich Park approximately 0.9 miles away. Given the centre's constrained size and location, there is limited scope to provide substantial new green space within the centre itself. As such, these nearby open spaces help compensate for the centre's relatively poor public realm provision and provide opportunities for recreation and access to the natural environment. • The centre contains a medical centre, nursery, and a community centre within the centre and a fire station located just out of the centre all of which provide valuable services to the local community. However, there are no public toilet facilities available within the centre itself.

	• There is not a considerable variation in architectural styles, and there are two locally listed public houses, most of the buildings comprise of shop fronts along the ground floor and residential on the upper floors. • The centre is well located in accessibility terms and benefits from good public transport connections. Greenwich Station, including DLR services, is approximately 0.4 miles away, while Deptford Bridge DLR station is around 0.6 miles away. Lewisham Station and DLR are approximately 0.7 miles from the centre, and Deptford National Rail Station is located around 1 mile away. These connections provide convenient access to a wide range of destinations across London. • There are no designated cycle routes within the centre, with cyclists required to share the road network with general traffic. Parking provision within the centre is limited. A small number of short-stay parking spaces are available on the edges of Lewisham Road, subject to time restrictions. Otherwise, much of the parade is located on a red route, where stopping is prohibited during peak hours. • The centre benefits from good bus accessibility, with bus stops located within the centre and served by multiple routes connecting the area to a range of destinations, including Woolwich, Charlton, Catford, Surrey Quays and Abbey Wood. The bus stops in each direction are located within a short walking distance of one another, typically around 2–3 minutes, providing convenient public transport access for residents and visitors.
Diversity of uses	<u>January 2026 (Site visit):</u> ○ Total number of units: 49 ○ Number of residential units within the designated centre: 10 ○ Total number of units trading: 30 ○ Total number of units not trading: 9 ○ Goods/Tables and Chairs outside: 1 ○ <u>Types of units:</u> ○ Use Class E: 18 ▪ Medical Centre: 1 ▪ Childcare/Nursery: 1 ▪ Flexi Hub Offices: 1 ▪ Sign shop: 1 ▪ Dentist: 1 ▪ Restaurant: 2 ▪ Chemist: 1

	▪ Hairdressers: 3 ▪ Barbers: 1 ▪ Electrical appliance store: 1 ▪ Supermarket: 2 ▪ Intercargo/logistics offices: 1 ▪ Solicitors: 1 ▪ Beauty store: 1 ○ Sui Generis use classes: 12 ▪ Laundrette: 1 ▪ Dry cleaners: 1 ▪ Public Houses: 2 ▪ Takeaway: 8
Diversity of Uses	● <u>January 2026 vacancy audits:</u> ○ Tally and percentage of occupied units in the centre are Class E use? 18 / 37% ○ Tally and percentage of occupied units in the centre are Sui Generis? 12 / 25% ○ If any units been converted to residential use? Whilst no recent residential conversions were identified as part of this assessment, there are currently 10 residential units (Use Class C3) within the designated boundary. It is possible that some of these units have been converted from commercial uses since the 2014 Core Strategy boundary was designated. During the site visit, Blackheath Hill was observed to be a mixed-use centre comprising 18 Class E units and 12 sui generis units, alongside 10 residential properties within the designated boundary. Class E uses provide a range of retail, healthcare, childcare and service functions that support the day-to-day needs of the local community. However, the centre also contains a relatively high proportion of sui generis uses, including eight hot food takeaways, which are considered harmful uses within the Local Plan. As a result, whilst the centre retains a varied offer, the balance between Class E and sui generis uses is less favourable than in many other designated centres.
Vacancy Rates	<u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 30 ○ Vacant units total: 9 ○ Vacant new build total: 0 ○ Vacant and advertised: 0

	○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 9 The units appeared vacant at the time of the site visit and were not actively trading. No marketing or letting boards were displayed, indicating that they were not being actively promoted for occupation.
Night-time economy	The centre offers a limited evening economy, with only two public houses contributing to its night-time offer.
Conclusions:	
Assessment of state of the centre/parade	Overall, the Blackheath Hill Local Centre performs relatively poorly in terms of environmental quality, with unattractive shopfronts, visible litter and a generally uninviting appearance. Improvements to shopfront maintenance, cleanliness and the overall public realm would significantly enhance the centre's attractiveness. The centre benefits from good accessibility and public transport connections; however, pedestrian priority could be improved through additional traffic-calming measures and safer crossing facilities. The mix of uses is also less balanced than would be expected for a centre of this size. Whilst there are 18 Class E units, there are also 12 sui generis units, including 8 hot food takeaways which are considered harmful uses, and 10 residential units within the designated boundary. The relatively high proportion of residential units may partly reflect the limited extent of the Article 4 Direction, which only covers a small part of the centre and may have allowed a greater degree of conversion from commercial to residential uses over time.
Recommendations for Reg 19 Local Plan	The Local Centre should retain its designation. However, improvements to environmental quality are needed, particularly in relation to shopfront appearance, cleanliness and the overall attractiveness of the centre. Addressing these issues would enhance the shopping environment and help promote a stronger mix of town centre uses. Consideration should be given to extending the Article 4 Direction to provide greater protection for commercial units and support the retention of town centre uses. Alongside this, investment in the public realm and measures to encourage a greater concentration of convenience retail and service uses would help strengthen the centre's role and vitality.
Mapped extent	The designated boundary could potentially be amended to include the ASDA supermarket at 123 Greenwich South Street, as this is a significant convenience retail use that contributes to function of the Local Centre and helps meet the day-to-day needs of the local community.

Appendix 1 Blackheath Hill Local Centre site visit photos

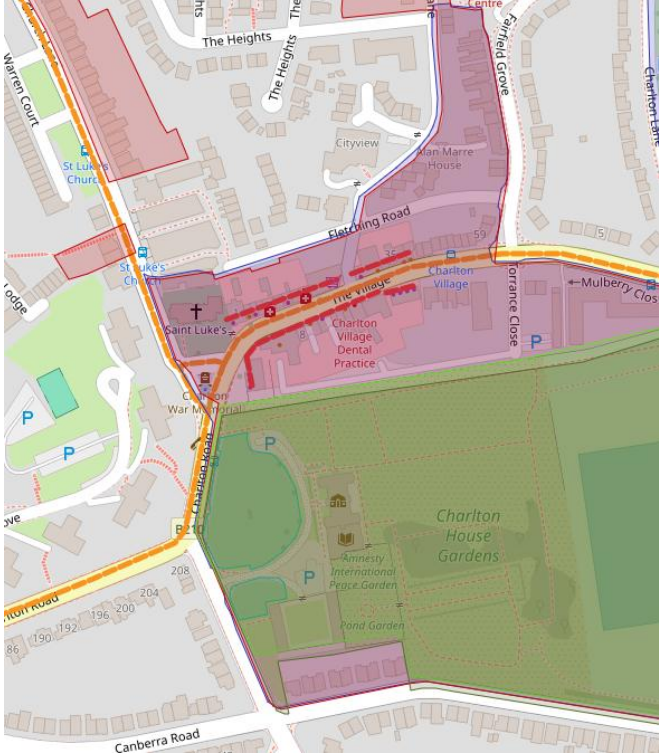
Environmental Quality

- Examples of Strong Environmental Quality

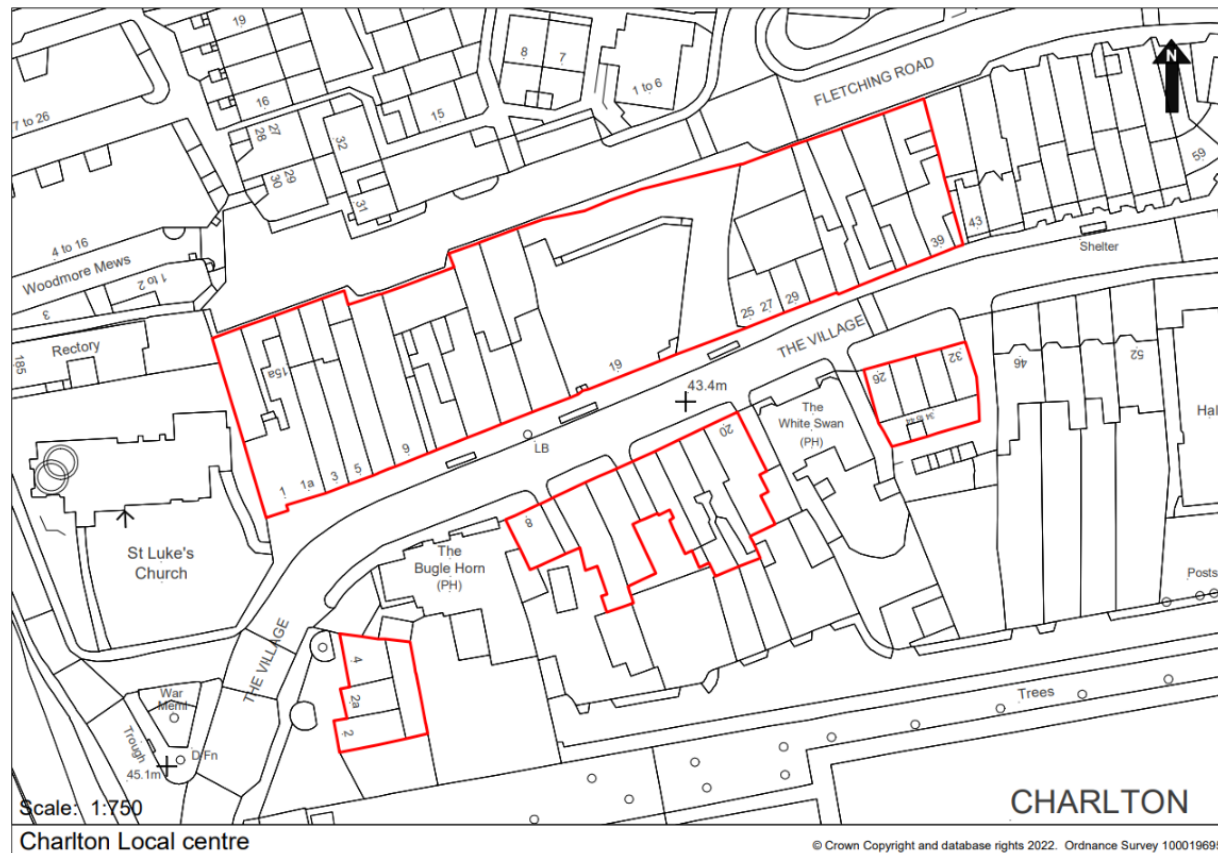


- Examples of Weak Environmental Quality



Centre/Parade name:	Charlton Village
Contextual overview information:	
Ward:	Charlton Village and Riverside
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	Local Centre Frontage, Conservation Area, Areas of Special Character and Local Roads.
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



- Article 4 Directions: *Exclude The Bugle Public House and White Swan Public House as sui-generis uses which do not benefit from the permitted development right. The Bugle is also a listed building.*
- The centre is greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Local Centre

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich's (RBG) Town Centre Audit. The Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this local centre.

Criteria

Accessibility and Environmental quality	• Overall, the environmental quality of Charlton Village is mixed. The environmental quality of the western edge of the centre when approached from Charlton Road is reasonably high, with extensive street tree coverage, open public space, public seating and wide pavement space by the Village Green Grocers. There are ample public seating, cycle parking and vegetation, and well-maintained shop frontages. The environmental quality declines somewhat towards Charlton Park Road after the pedestrian link to Fletching Road, with shopfront maintenance declining and some appearing dated, reduced street tree coverage and no public seating. This is impacted by The White Swan public house sitting vacant, as well as relatively narrow footpaths, which limit opportunities for public seating or outdoor dining. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • In general, the public realm has a good provision of bins, provided consistently throughout the centre, as well as evenly spread planter boxes, and the centre is generally clean and free of clutter. • The centre, and surrounding area, contains a significant number of heritage assets with the centre containing one Grade II Listed Building (The Bugle Horn Public House) and six Locally Listed Buildings. On the eastern edge of the centre sits St Luke's Church and the Charlton War Memorial, both Grade II Listed structures, as well as additional Locally Listed Buildings to the east of the centre. The centre has a reasonably coherent architectural character, with a predominance of brick buildings. • The majority of buildings comprise shopfronts on the ground floor and residential use on the upper floors, with a mix of chain and independent businesses. • While no public toilets are provided within the centre itself, there are multiple public toilet facilities available within close proximity, including at the skate park approximately 200 metres away, as well as at nearby Charlton House and Charlton Cemetery. • The centre is well-connected, with the nearest train station being Charlton Rail Station, located approximately 660m from the centre (around a 12-minute walk). There is a bus stop within the centre itself, as well as on both ends of the centre, with five bus routes serving the centre, connecting it to other parts of the borough and adjoining boroughs. Cycle parking facilities across the centre encourage active travel. • Car parking is restricted to side streets and free public parking at the Charlton Village Car Park, due to narrow road widths within the centre itself.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 33 ○ Total number of units trading: 29

- Total number of units not trading: 4
- Goods/Tables and Chairs outside: 2
- Types of units:
 - Use Class E: 27
 - Dry cleaners: 1
 - Estate agent: 3
 - Newsagent: 1
 - Green Grocers: 2
 - Delicatessen: 1
 - Supermarket: 3
 - Offices – Nursing Agency: 1
 - Chemist: 1
 - Barbers: 2
 - Beauty: 2
 - Pet store: 1
 - Funeral directors: 1
 - Furnishing showroom: 1
 - Pet salon: 1
 - Dentist: 1
 - Restaurant: 2
 - Solicitors: 1
 - Florist: 1
 - Café: 1
 - Sui Generis use classes: 6
 - Public House: 2
 - Takeaway: 4
 - Tally and percentage of occupied units in the centre are Class E use? 83.3%
 - Tally and percentage of occupied units in the centre are Sui Generis? 16.7%
 - If any units been converted to residential use? None

	The Charlton Village Local Centre benefits from a strong diversity of uses, with all occupied units remaining in active commercial or service-related use, and no evidence of residential conversion. The centre is dominated by Class E uses, accounting for 83.3% of occupied units, and comprise a broad mix of retail, service, professional and food and beverage functions. These include convenience and comparison retailing such as supermarkets, greengrocers, a delicatessen and florist, alongside a range of personal and community services including a pharmacy, dentist and barbers. This mix together with professional services such as estate agents and solicitors, cafes and restaurants, contributes positively to the centre's day-to-day vitality. Sui Generis uses (public houses and takeaways) make up the remaining 16.7% of occupied units. There has been no change in the total number of units or the number of those trading versus not trading since January 2025. Since October 2018, the total number of units has remained the same and in more recent years the number of units not trading has reduced. Overall, the variety of retail, service, professional and leisure uses ensures that the centre functions as a well-rounded local destination capable of meeting a wide range of day-to-day needs, providing a wide range of facilities and services for the local community.
Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 30 ○ Vacant units total: 3 ○ Vacant new build total: 0 ○ Vacant and advertised: 1 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 1 The vacancy data from the RBG internal audits indicates that since January 2019, vacancy rates have generally been trending down over time, with this audit showing one less vacant unit than the January 2024 audit. Currently, three vacant units are recorded: Trims Unisex Hair and Beauty Studio at 28 The Village, The White Swan Public House at 22 The Village, and Sol Property Services at 11 The Village.
Night-time economy	The centre has a limited but established night-time economy, supported primarily by one public house (The Bugle Horn) and two restaurants (Inihaw Charlton Filipino restaurant and New Viceroy Indian restaurant). These uses help to generate evening activity and footfall. They also contribute positively to the centre's role beyond daytime trading hours, although the overall evening economy remains relatively small in scale.

Spend and Pedestrian footfall	The centre was visited during a weekday midday site visit and, although it did not have high levels of footfall, it was observed to have reasonably steady levels of pedestrian activity and vehicle movements, reflecting its role in serving the day-to-day needs of the local community.
Conclusions:	
Assessment of state of the centre/parade	Charlton Village Local Centre appears to be a stable and well-performing Local Centre that has not changed significantly over the past eight years. Environmental quality is mixed, with the western edge of the centre displaying a reasonably high standard of environmental quality with extensive tree coverage, public space, public seating and well-maintained shop frontages. In comparison, the environmental quality within the eastern part of the centre declines somewhat with some shop frontages appearing less well-maintained, there being vacant units and less public realm provision in terms of seating and greenery. The centre is reasonably well connected and benefits from a strong diversity of uses including retail, service, professional, community, and food and beverage, with only a small portion of potentially harmful takeaway uses. It provides a useful range of everyday retail and service facilities. Vacancy levels remain relatively low, indicating strong occupancy rates. Overall, the centre functions effectively as a convenient Local Centre and continues to meet the definition of a Local Centre set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The centre should retain its Local Centre designation. As highlighted in the assessment, the centre would further benefit from public realm improvements in the eastern portion of the centre, particularly through the provision of additional seating, green infrastructure and enhancements to some shop frontages in order to create a consistently attractive and usable centre for residents and visitors. These improvements would help to strengthen the overall environmental quality of the centre.
Mapped extent	No changes to the existing mapping are proposed.

Appendix 1 Charlton Village Local Centre site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- **Examples of Weak Environmental Quality**



Centre name:	Gallions Reach Local Centre
Contextual overview information:	
Ward:	West Thamesmead
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	Strategic Development Location Flood Risk Area Nearby Community Open Space
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:	 Article 4 Direction states <i>“Exclude the former Princess Alice Public House which is now vacant.”</i> • Not greater than 1000m from a major/district centre. • Article 4 requirement: Partial
Assessment data available for this Local Centre	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. The Greater London Authority’s (GLA) High Street Data Service (HSDS) data was not available for this local centre.
Criteria	
Accessibility and Environmental quality	• The centre is generally of high environmental quality, with well-maintained frontages throughout, aside from one unit which is slightly lower in quality but still reasonably attractive. There are traffic calming measures, adequate bin provision, and a limited number of cycle racks, although no seating is provided. A selection of photographs are included in the Appendix to demonstrate examples of strong environmental quality within the centre.

	• The public realm is limited, with no on-site open or community space, and an absence of street trees or planting, although Gallions Reach Park is located approximately 0.3 miles away. • There is little variation in architectural style, and no buildings of historic or religious significance within the centre. • A surface level car park is immediately adjacent to the centre, there are two bus stops located on Battery Road and Western Road, approximately 0.1 miles from the centre, as well as an additional bus stop on Western Way, providing convenient access to public transport services for residents and visitors. • • A health centre is present within the centre however; there are no other public facilities or public toilets within or in close proximity to the centre. It should also be noted that a nursery is located on the ground floor of the adjacent residential development. Whilst it falls outside the designated centre boundary, it provides an important facility for local families and contributes to meeting community needs in the surrounding area. • The centre includes the Princess Alice Public House, which has been vacant for an extended period and is allocated in the Local Plan for a residential-led development with commercial uses at ground floor. • High levels of footfall were seen during the site visit, with many shops trading at the time of the visit in the late afternoon, indicating that the centre remains active and well utilised.
Diversity of Uses	<u>January 2026 audit:</u> • Total number of units: 7 ○ Total number of units trading: 6 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E- 5 ▪ Charity Shop: 1 ▪ Pharmacy: 1 ▪ Supermarket: 1 ▪ Health Centre: 1 ▪ Afro Caribbean Store: 1 ○ Sui Generis use classes: 1 ▪ Takeaway: 1 ○ Tally and percentage of occupied units in the centre are Class E use? 5 / 71%

	○ Tally and percentage of occupied units in the centre are Sui Generis? 1 / 14% ○ If any units been converted to residential use? 0 The site visit identified seven units within the centre, of which six were occupied and trading and one was vacant. The centre is predominantly comprised of Class E uses (71%), including a charity shop, pharmacy, supermarket and health centre, with the remaining unit comprising a hot food takeaway (sui generis). This mix of uses continues to provide a range of services that support the day-to-day needs of the local community.
Vacancy Rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 7 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 0 The vacancy data from the RBG internal audits indicates that the centre has remained stable over time, with almost all units occupied and in active use since the first survey. The only vacant unit identified in the current survey is the Princess Alice Public House. Observations from the site visit indicate that redevelopment works are due to commence on the building, suggesting that the vacancy is likely to be temporary and that the site will continue to contribute to the vitality of the centre in the future.
Conclusions:	
Assessment of state of the centre/parade	Overall, the centre contains a predominantly Class E mix of uses that serve the day-to-day needs of the local community, with only a limited number of harmful uses, including a single hot food takeaway. Vacancy levels have remained consistently low throughout the survey period, indicating a stable and viable centre. However, despite its positive performance, the centre does not fully align with the Draft Local Plan definition of a Local Centre. The designated area is relatively small, comprising only six commercial units, and offers a limited range and scale of services compared to other Local Centres within the borough. Given its size, function and catchment, the centre more closely reflects the

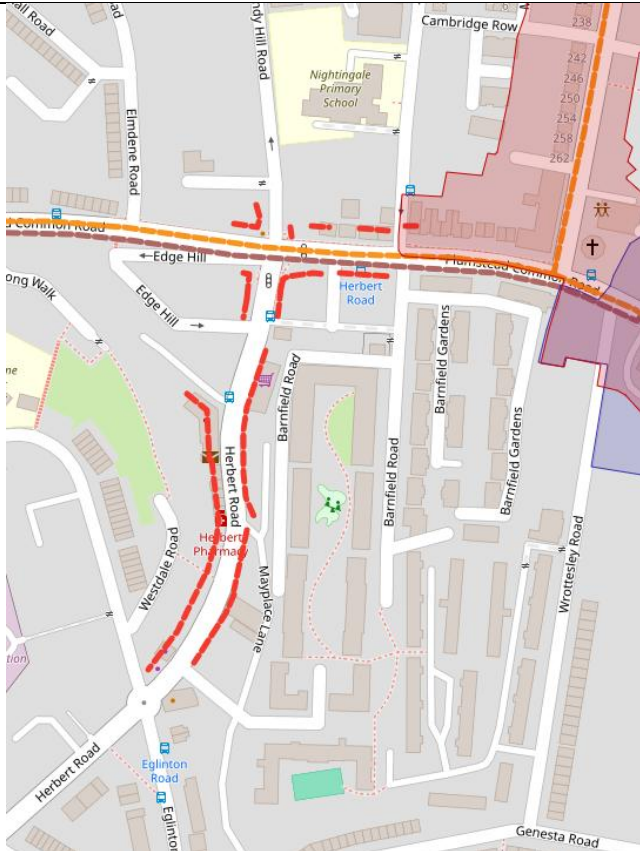
	characteristics of a Neighbourhood Parade, providing a focused range of convenience and service uses for local residents rather than the broader role expected of a Local Centre. It is therefore considered appropriate to redesignate the centre as a Neighbourhood Parade.
Recommendations for Reg 19 Local Plan	It is recommended that the centre is redesignated as a Neighbourhood Parade in the Draft Local Plan.
Mapped extent	The Local Centre boundary was extended in the Regulation 18 Draft Local Plan from the original 2014 Core Strategy designation to include adjacent car parks. However, following this review and site visit, it was concluded that these areas do not form part of the centre's primary commercial function. As a result, the Regulation 19 Local Plan boundary has reverted to the original 2014 Core Strategy designation, which more accurately reflects the extent and function of the Local Centre.

Appendix 1 Gallions Reach Local Centre site visit photos

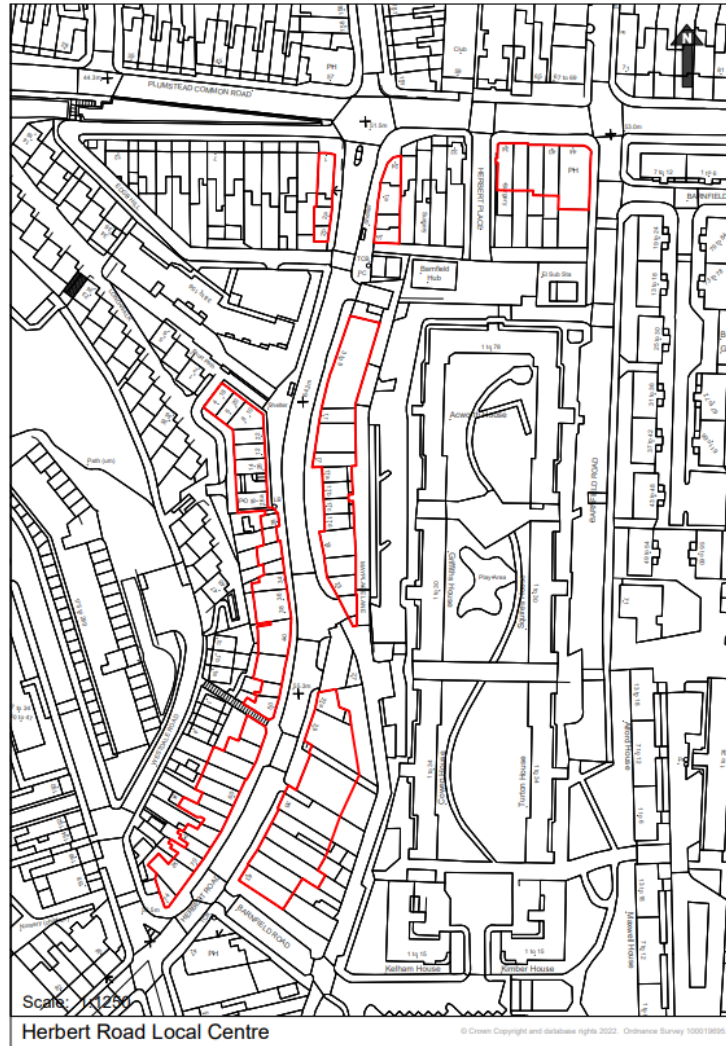
Environmental Quality

- Examples of Strong Environmental Quality



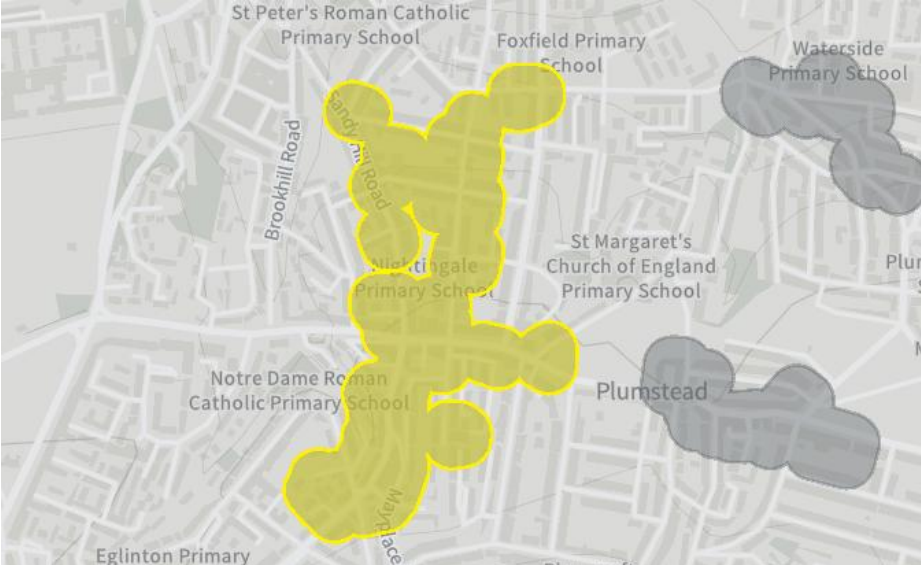
Centre/Parade name:	Herbert Road
Contextual overview information:	
Ward:	Shooters Hill
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	- Conservation Area - Green Chain Walk - Local Roads - Local Listed Heritage Assets
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Direction: *Exclude 57-59 and 65-71 Plumstead Common Road, 191 Sandy Hill Road which are in sui-generis use and separated from the core of the centre by Plumstead Common Road. Exclude 27 Herbert Road which is in sui generis use and set back from the frontage.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Local Centre	The assessment is based on observations recorded during the site visit, available Greater London Authority's (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. It should be noted that HSDS's mapped extent is considerably larger than that of the Herbert Road Local Centre, extending further to the north, slightly further to the east along Plumstead Common Road, and slightly further south. The additional area largely comprises residential properties and some schools, as well as a handful of additional commercial, community, and service uses. For this reason, the HSDS data has been included in this assessment alongside the RBG Town Centre Audit and the site visit survey data. 
Criteria	
Accessibility and Environmental quality	• The environmental quality of Herbert Road is mixed. The centre is relatively clean, largely free of clutter, with some provision of bins and cycle parking. However, these are not equally distributed across the length of the centre, with provision largely concentrated within the core of the centre along Herbert Road. While the majority of shopfronts are well maintained, others appear dated and in need of investment and could benefit from refurbishment to enhance the overall appearance and attractive of the centre. • The centre's public realm is limited. The centre has limited street trees, green infrastructure and public spaces, with only a handful of street trees observed along the core of the centre. However, it benefits from wide pavements, bus connections, bus shelters and a zebra crossing. The centre contains a single public seating bench. No businesses provide outdoor customer seating on the pavement.

	• A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • There is some variation in architectural styles, with a handful of Local Listed Heritage Buildings including The Lord Herbert Public House, The Fox and Hounds Public House, 34 Plumstead Common Road (containing the GP surgery), 36 Plumstead Common Road (containing the Dispensing Chemist), and 26 and 28 Plumstead Common Road. • The majority of buildings comprise shopfronts on the ground floor and residential on the upper floors, with a mix of chain and independent businesses. • The centre includes a public toilet at 5 Herbert Road. No other public facilities were identified within the centre. • Car parking is provided along the south-west edge of the centre on Herbert Road and on streets intersecting Herbert Road. • The centre is reasonably well-connected with bus stops provided in the northern section of Herbert Road and two bus routes serving the centre. However, the nearest train station is Woolwich Arsenal Station, located approximately 850m from the centre (around a 15-minute walk). Plumstead Station is approximately 1.3km away, equivalent to around a 23 minute walk.
Diversity of uses	<u>January 2026 audit:</u> ○ Total number of units: 71 ○ Total number of units trading: 65 ○ Total number of units not trading: 6 ○ Goods/Tables and Chairs outside 0 ○ <u>Types of units:</u> ○ Use Class E: 51 ▪ Newsagent: 1 ▪ Residential sales, lettings and property management:1 ▪ Doctors' surgery:1 ▪ Grocers:8 ▪ Dry cleaners:1 ▪ Office:1 ▪ Supermarket:2 ▪ Textiles and Fabric: 1 ▪ Shoe repairs: 1 ▪ Showroom for Windows, Doors, uPVC:1 ▪ Day Nursery:1 ▪ Barber: 5

- Post Office: 1
- Dental Clinic: 1
- White Goods: 1
- Beauty Salon: 9
- Pharmacy: 2
- Café:3
- Opticians: 1
- Restaurant: 3
- Furniture sales: 1
- Logistics: 1
- Off License: 2
- Business service: 2

- Sui Generis use classes:

- Bookmaker:2
- Laundrette:1
- Sunbed tanning studio:1
- Minicab office: 1
- Public houses:1
- Takeaway: 12

- Use Class F1: 1

- Church: 1

- Residential (C3): 1

- Tally and percentage of occupied units in the centre are Class E use? 51 units/72%
- Tally and percentage of occupied units in the centre are Sui Generis? 18/25%
- Tally and percentage of units in the centre are F1 use class: 1/1%
- If any units been converted to residential use? 1/1%.

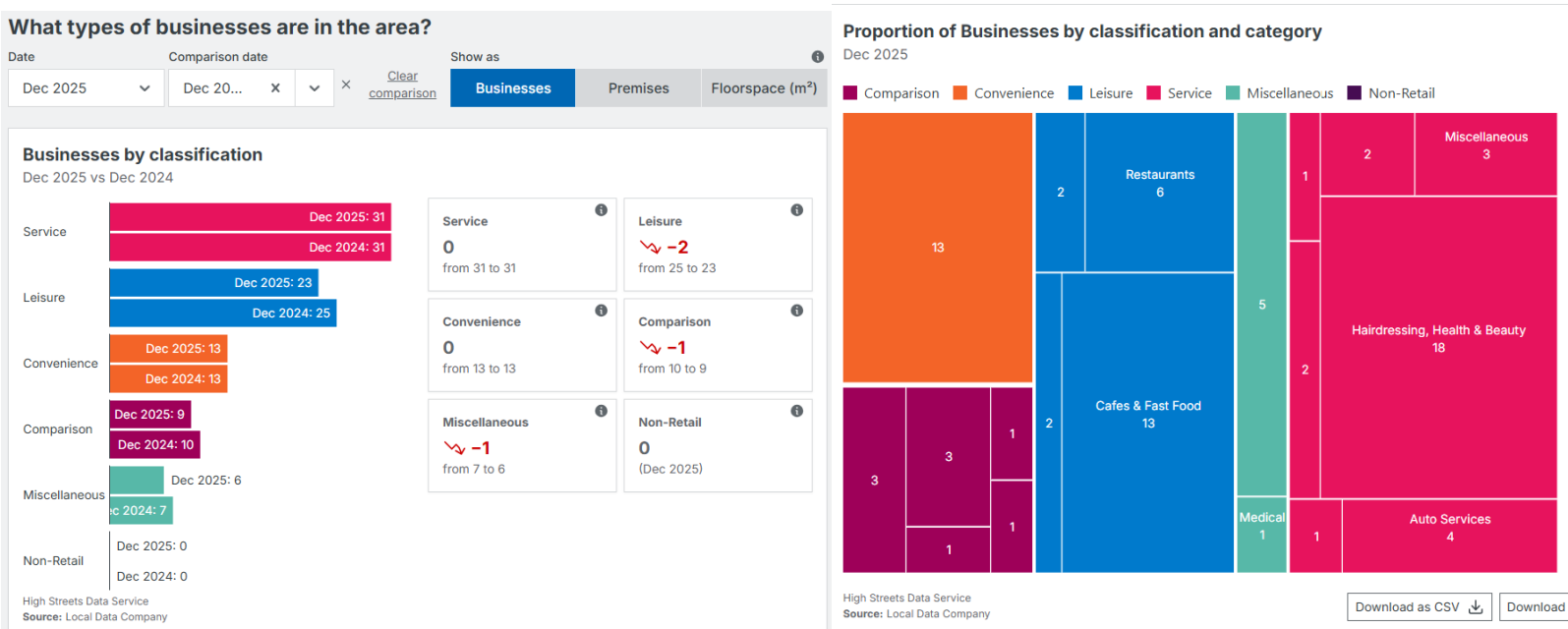
Note: This excludes businesses outside the Core Strategy's Herbert Road Local Centre mapped extent, but includes additional businesses identified during the May 2026 site visit that were not captured in the January 2026 audit.

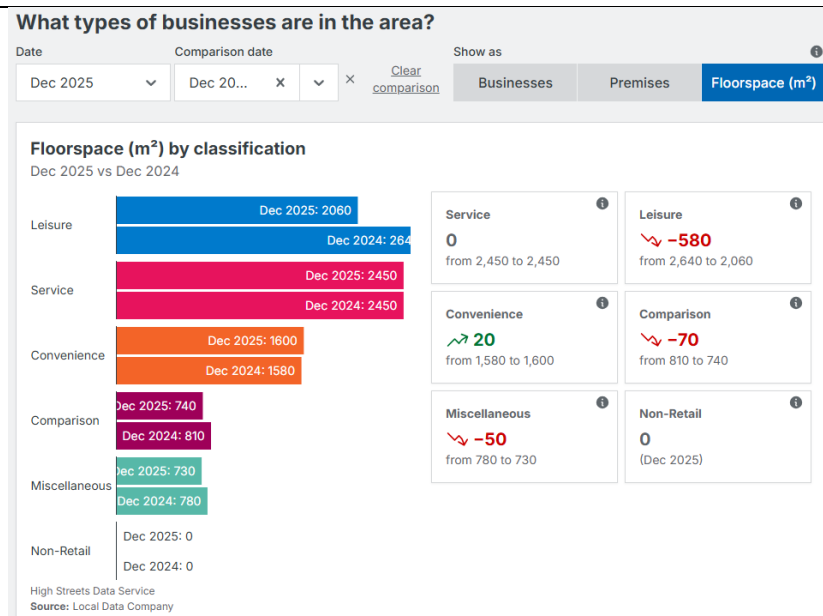
The Herbert Road Local Centre has a diversity of uses, with the majority being Class E uses. Between the audit in January 2025 and January 2026, there were a handful of changes identified - including two new units, one unit that had closed, and one unit where the status was unclear. The January 2026 audit did not identify any new businesses or any that had closed.

The January 2026 audit identified 76 total units, with three not trading. Compared with the January 2025 audit, this represented one additional unit, while the number of units not trading remained unchanged at three. The May 2026 site visit found 71 units within the centre, with six units not trading. This is reflected in the updated total number of units and units not trading above. The May 2026 site visit identified a few businesses not captured by the audit, including new businesses, as well as additional businesses that were not trading.

The January 2026 audit data and May 2026 site visit survey suggests that the centre is fairly stable, despite some fluctuation in the number of businesses trading. The centre has 51 Class E uses (72%), 18 Sui Generis uses, 1 Class F1 use (a church) and one C3 residential unit. There is a diverse mix of uses, with the Class E units providing a range of retail, service, food and drink, healthcare, and professional services. Whilst the centre contains a relatively high number of sui generis uses, including 12 takeaways and two bookmakers, Class E uses remain the dominant use class and continue to support the day-to-day needs of the local community. Only one residential conversion was identified. Overall, the centre retains a varied and active commercial offer despite the presence of some vacancies.

• **HSDS data:**





As previously noted, this area covers a slightly larger catchment than the Core Strategy Herbert Road Local Centre boundary. Therefore, the town centre audit data, which has been updated based on the site visit undertaken in May 2026, remains the most accurate reflection of businesses within the centre.

The HSDS data identifies that the business mix in the area has remained largely stable between December 2024 and December 2025, with a handful of changes related to leisure, comparison and miscellaneous businesses. Service and convenience businesses have remained stable, with no changes during this period, remaining at 31 and 13 respectively. There has been a loss of two leisure businesses, one comparison business and one miscellaneous business. No non-retail businesses were identified within the dataset. Overall, the data suggests that the centre continues to provide a strong service offer alongside as a stable convenience provision, with slight declines in other sectors.

Vacancy rates

- **January 2026 vacancy audits:**
 - Total units in use/not vacant: 74 (97.4%)
 - Vacant units total: 2 (2.6%)
 - Vacant new build total: 0
 - Vacant and advertised: 1 (1.3%)
 - Vacant and under refurbishment/regulatory/other process: 0
 - Vacant, not advertised, not under refurbishment: 1 (1.3%)

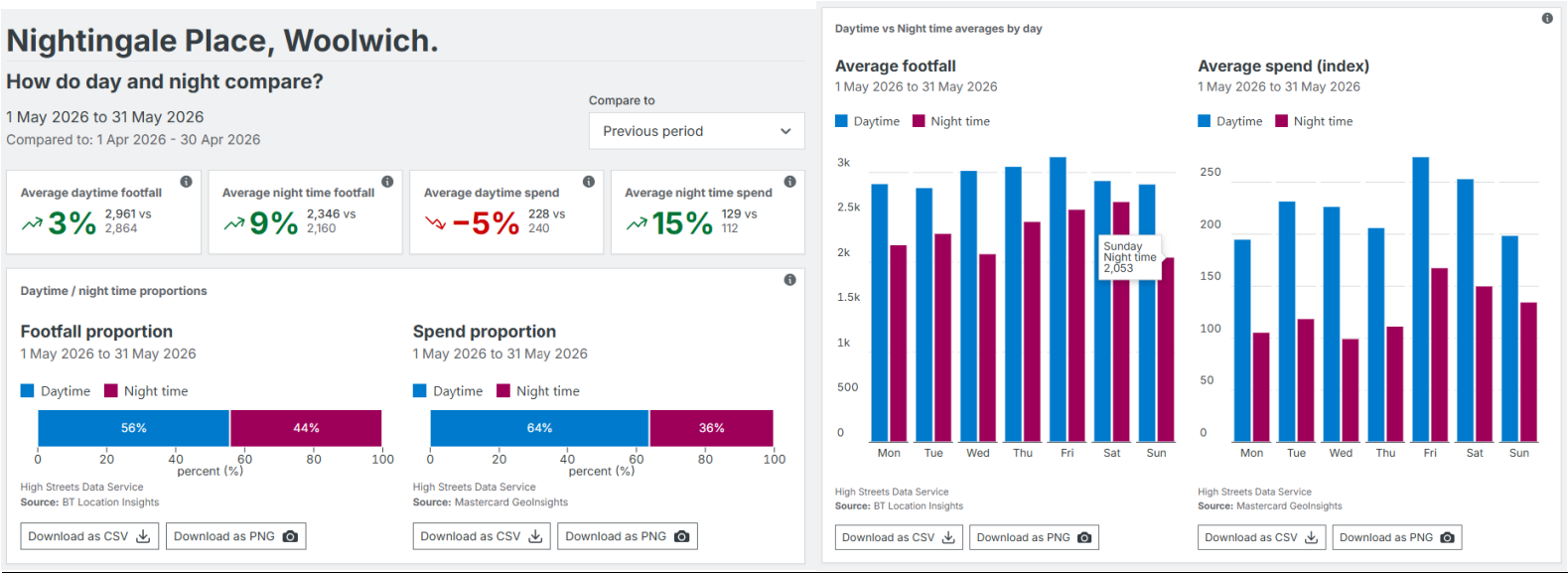
The town centre vacancy audit shows that vacancy levels have seen a marginal increase over the last few years. Between January 2025 and January 2026, the town centre audits identify an increase in the number of vacant units from one to two, with one unit advertised at the time of the audit. HSDS was not used in the assessment of vacancy rates because the data area covers a wider catchment than Herbert Road Centre. As such, to ensure the vacancy assessment was based upon the most accurate data available, HSDS has not been used in this assessment.

Overall, whilst there is a negative trend, the centre continues to maintain a relatively high level of occupancy, with a limited number of vacant units.

Night-time economy

The centre has a limited but established night-time economy, supported primarily by two public houses (one, The Lord Herbert, is located just outside the centre boundary) and three restaurants that help generate evening activity and footfall. These uses contribute to the centre's role beyond daytime trading hours, although the overall evening economy remains relatively small in scale.

HSDS:



The data shows that daytime activity remains stronger than the night-time economy, with daytime footfall accounting for 56% of total footfall and daytime spend accounting for 64% of total spend. However, the data identifies that compared to April 2026, during May 2026, the night-time economy grew, with average night-time footfall rising by 9% and average night

time spend increasing by 15%. This compares with average daytime footfall growing by 3% and average daytime spend falling by 5%. Across the week, both daytime and evening footfall and spend tend to peak towards the end of the week, with Friday recording the highest levels.

Average daytime and night-time footfall remains relatively high across the whole week, whereas average daytime and night-time spend is higher on a Tuesday, and then again on a Friday and Saturday.

Spend and pedestrian footfall

The centre was visited during a weekday early-evening site visit and was observed to be busy, with high levels of pedestrian activity and vehicle movements. The centre appeared active and well used, reflecting its role in serving the day-to-day needs of the local community.

• **HSDS:**

Nightingale Place, Woolwich.

How are footfall and spend changing?

1 May 2026 to 31 May 2026

Compared to: 1 Apr 2026 - 30 Apr 2026

Compare to

Previous period

Total footfall

↗ **9%** 133,455 vs 122,595

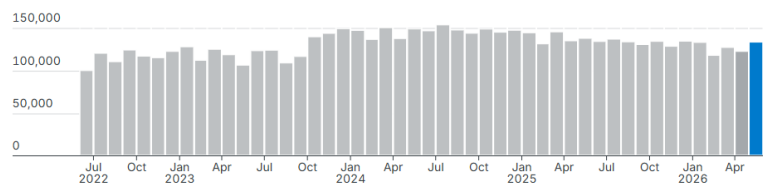
Total spend (index)

↗ **4%** 11,054 vs 10,666

Selected period in context

Total Footfall by month

1 May 2026 to 31 May 2026 (Highlighted)



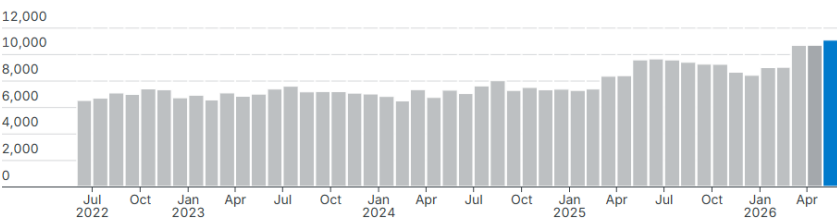
High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

Total Spend (Index) by month

1 May 2026 to 31 May 2026 (Highlighted)



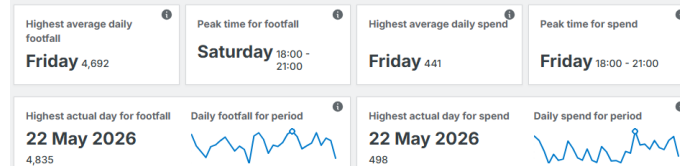
High Streets Data Service
Source: Mastercard Geolinsights

Download as CSV

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What are peak times for footfall and spend?

1 May 2026 to 31 May 2026

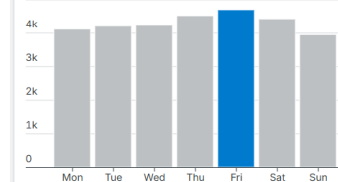


Daily Averages

Average Footfall by day

1 May 2026 to 31 May 2026

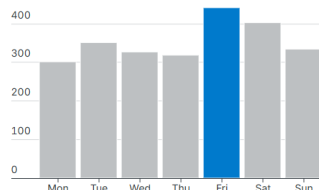
☒ All ☐ Workers ☐ Visitors (International) ☐ Visitors (Domestic)



High Streets Data Service
Source: BT Location Insights

Average Spend (index) by day

1 May 2026 to 31 May 2026



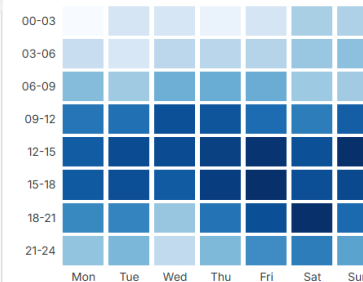
High Streets Data Service
Source: Mastercard Geolights

3 hourly Averages

Average Footfall time/day

1 May 2026 to 31 May 2026

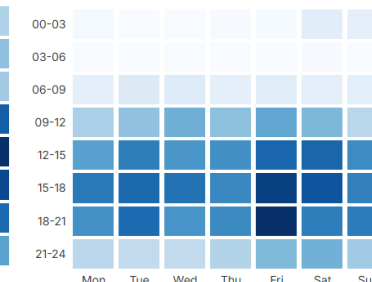
☒ All ☐ Workers ☐ Visitors



High Streets Data Service
Source: BT Location Insights

Average Spend time/day

1 May 2026 to 31 May 2026



High Streets Data Service
Source: Mastercard Geolights

The data presents a positive picture of the centre, with total footfall up by 9% and total spend up by 4%. Compared with previous months, it shows a steady climb in total footfall and total spend, with total spend at its highest since July 2022. Average footfall is steady and consistently high across the week, with daily footfall peaking on Fridays at almost almost 5,000 visits, whilst the peak time for footfall is on a Saturday evening (6 to 9pm). Average spend builds towards higher levels on a Friday and Saturday, with Friday having the highest average daily spending (441) and peak time being 6 to 9pm on a Friday. The centre shows consistently high footfall between 9am to 9pm, particularly from 12 to 9pm Friday and Sunday. While not as strong as footfall, higher average spend occurs from 12 to 9pm, particularly on a Friday. Overall, the data highlights a busy weekend economy and strong afternoon/evening trading periods, with quieter early morning and late-night activity. The growth in both footfall and spend suggests that the centre continues to perform well and remains an active destination for retail and leisure activities.

Visitor economy

HSDS:

Who is visiting the area?

1 May 2026 to 31 May 2026

Compared to: 1 Apr 2026 - 30 Apr 2026

Compare to

Previous period

Visitors (Domestic)

110,015 vs
102,180

↗ 8%

Visitors (International)

11,345 vs
9,625

↗ 18%

Workers

12,095 vs
10,790

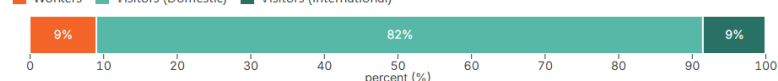
↗ 12%

Average Proportion of Visitors by type

Visitors by type

1 May 2026 to 31 May 2026

Workers Visitors (Domestic) Visitors (International)



High Streets Data Service
Source: BT Location Insights

Download as CSV

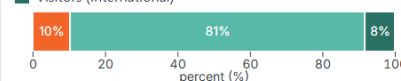
Download as PNG

Average Proportion of Visitors by type daytime/ night time

Daytime Visitors by type

1 May 2026 to 31 May 2026

Workers Visitors (Domestic)
Visitors (International)



High Streets Data Service
Source: BT Location Insights

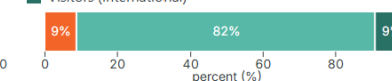
Download as CSV

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Night time Visitors by type

1 May 2026 to 31 May 2026

Workers Visitors (Domestic)
Visitors (International)



High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

The data shows that the area is primarily visited by domestic visitors, who make up 82% of all visitors, while workers account for a much smaller share at 9%, and international visitors represent 9%. Compared to the previous month (April 2026), the number of workers, domestic visitors and international visitors has increased, with domestic visitors increasing by 8%, international visitors by 18%, and workers by 12%. The overall visitor mix remains consistent across daytime and night-time, with domestic visitors dominating in both periods. Overall, this suggests that the area relies heavily on domestic footfall, but is seeing continued growth in both workers and international visitors numbers. The dominance of domestic visitors indicates that the centre primarily serves its local and wider catchment area, while recent growth in worker and international visitor numbers may reflect increasing activity and a broadening visitor base.

Conclusions:

Assessment of state of the centre/parade

Herbert Road Local Centre appears to be a stable and well-performing Local Centre that has not changed significantly over the past four years, with a very high proportion of units in active use. The environmental quality of the centre is mixed. The centre is relatively clean and free of clutter, with bins and cycle parking available, and the majority of shopfronts being well maintained. However, the centre's public realm is limited, with limited provision of street trees, green infrastructure, public spaces and seating. The centre is reasonably well-connected, with bus connections and within walking distance to Woolwich Arsenal and Plumstead train stations.

The centre is strongly service-led with a mix of services including a high number of hairdressing, health and beauty businesses. It also has a high level of retail provision, predominantly convenience retail, with numerous grocers, supermarkets and food stores, followed by leisure uses, including a reasonably proportion of uses classified as harmful uses under the Core Strategy and Draft Local Plan (primarily takeaways), as well as cafes and restaurants. Whilst there are

	some vacant units and non-trading units, vacancy levels remain low overall, indicating strong occupancy. The centre also benefits from a strong daytime and evening economy and growth in both footfall and spend. Overall, the centre functions effectively as a convenient Local Centre and continues to meet the definition of a Local Centre set out in both the Core Strategy and the Draft Local Plan. Its stable business mix, strong occupancy rates and positive footfall and spending trends indicate that it continues to perform an important role in meeting the day-to-day needs of the local community.
Recommendations for Reg 19 Local Plan	The centre should continue to retain its Local Centre designation. As detailed in the assessment, the centre would benefit from further public realm improvements, particularly the provision of additional seating, street trees and green infrastructure to enhance its attractiveness and usability for residents and visitors. Such improvements would help strengthen the overall quality of the centre and support its continued role in serving the day-to-day needs of the local community.
Mapped extent	• It is noted that, as part of the Regulation 18 Draft Local Plan consultation, the Local Centre boundary was extended to include The Lord Herbert Public House to the south of the centre. This reflects the public house's contribution to the function of the centre, particularly in supporting the night-time economy, results in a change to the centre's extent and composition. • In addition, it is recommended that three properties on the northern edge of the centre, along Plumstead Common Road, be removed from the centre boundary, as they are in entirely residential use and do not contribute to the centre's commercial function. These properties are 65 and 65A Plumstead Common Road and 30 Barnfield Gardens. Their removal would result in a more accurate and coherent centre boundary that better reflects the extent of active town centre uses.

Appendix 1 Herbert Road Local Centre site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Kidbrooke Local Centre
Contextual overview information:	
Ward:	Kidbrooke Village & Sutcliffe
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	Strategic Development Location and UDP Site Proposal Locations.
Draft Local Plan map screenshot (centre/parade boundary):	

	The Kidbrooke Local Centre was not designated or mapped within the 2014 Core Strategy. The current centre boundary has been derived from the Regulation 18 Draft Local Plan proposals map.
Other:	
Article 4 Direction:	The Kidbrooke Centre was not fully designated as a Town Centre at the time of the direction being published, however as it was proposed the Kidbrooke Centre was subject to the assessment for the direction. The direction states for the proposed Kidbrooke Centre <i>“Exclude in entirety. This is in one ownership, and the proposed commercial units are not considered to be vulnerable to the permitted development right.”</i>
Assessment data available for this Local Centre	The assessment is based on information provided by observations recorded during the site visit, and available Greater London Authority (GLA) High Street Data Service (HSDS) data. However, due to the relative newness of the centre, only a limited amount of HSDS data was available to inform the assessment.
Criteria	
Accessibility and Environmental quality	• The southern part of the centre (Pegler Square) is highly accessible via Anderson Road, Kidbrooke Park Road, and Plowden Road. In contrast, the northern area (Henley Cross) has more limited access, primarily via the footbridge over Kidbrooke Station and Kidbrooke Park Road, and remains under development, making full assessment difficult. • The environmental quality is high, with well-maintained shopfronts, generous green space, trees, and a good provision of bins, seating, and cycle parking. Rising bollards are also in place at Pegler Square to service and accommodate temporary uses such as food vans. A selection of photographs are included in the Appendix to demonstrate examples of strong environmental quality within the centre. • Cator Park is located directly opposite the centre and provides an important recreational resource, featuring a children's play area and extensive public green space. Its close proximity enhances the centre's accessibility to open space and helps support the wider amenity offer for residents and visitors. • The centre is generally clean and visually attractive, although wayfinding could be improved, as legibility signage is limited. • The architecture is consistent throughout, with no buildings of historic or religious significance, and all units comprise ground-floor commercial uses with residential above. • Public transport accessibility is strong, with Kidbrooke Station located within the centre and several bus stops providing connections across the borough. The centre also benefits from permitted on-street parking and designated loading bays, supporting access for visitors and businesses. However, there is currently no dedicated cycle route running through the centre.

	The centre provides a range of community facilities, including a GP surgery, dentist and two community hubs/halls, which support local residents and community activities. There are no public toilets within the centre itself; however, toilet facilities are available at Kidbrooke Station.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 16 - Total number of units trading: 15 - Total number of units not trading: 1 - Goods/Tables and Chairs outside: <u>Types of units:</u> Use Class E: 12 - Nursery: 1 - GP: 1 - Dentist: 1 - Estate Agents: 1 - Pharmacy: 1 - Gym: 1 - Coffee Shop: 1 - Restaurant: 1 - Convenience Stores: 4 Use Class F: 2 - Community Hubs/Hall: 2 Sui Generis use classes: 1 - Pub: 1 - Tally and percentage of occupied units in the centre are Class E use? 12 / 75%% - Tally and percentage of occupied units in the centre are Sui Generis? 1 / 6% - Tally and percentage of occupied units in the centre are Class F use? 2 / 13% - if any units been converted to residential use? None

	During the site visit it was observed a total of 16 units within the centre, of which 15 were occupied and trading, resulting in a low vacancy rate of 6%. The centre is dominated by Use Class E uses, which account for 12 units and include a nursery, GP surgery, dentist, estate agent, pharmacy, gym, café, restaurant and four convenience stores. Two units fall within Use Class F, both operating as community hubs or halls, while the remaining unit is a sui generis use comprising a pub. The mix of uses provides a strong range of retail, health, leisure and community services, and no units have been converted to residential use.
Vacancy Rates	• <u>2026 vacancy audit:</u> ○ Total units in use/not vacant: 15 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 0 The vacancy audit identified one vacant unit. The vacant unit was undergoing refurbishment or another regulatory process, with no advertised vacancies, no long-term vacant units, and no vacant new-build units recorded.

Night-time
economy

HSDS Data

Kidbrooke Park Road, Kidbrooke

How do day and night compare?

1 Jan 2026 to 28 Feb 2026

Compared to: 1 Jan 2025 - 28 Feb 2025

Compare to

Same time last year

Average daytime footfall

 **-4%** 1,183 vs 1,238

Average night time footfall

 **-2%** 762 vs 780

Average daytime spend

0

Average night time spend

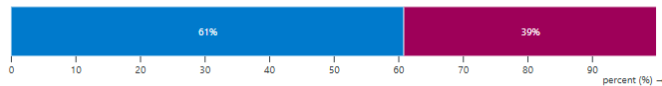
0

Daytime / night time proportions

Footfall proportion

1 Jan 2026 to 28 Feb 2026

 Daytime  Night time



High Streets Data Service
Source: BT Location Insights

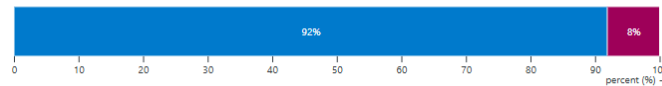
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Spend proportion

1 Jan 2026 to 28 Feb 2026

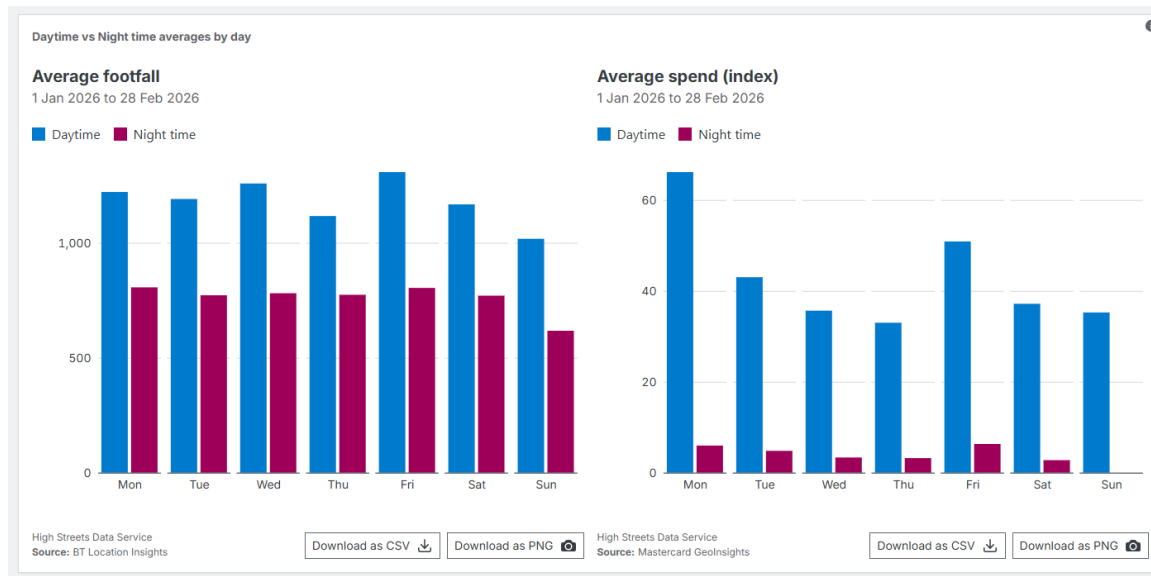
 Daytime  Night time



High Streets Data Service
Source: Mastercard Geolights

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The Kidbrooke Local Centre functions primarily as a daytime centre, with footfall and spending levels significantly higher during the day than at night. Although both daytime and night-time footfall have declined slightly compared with the previous year, the centre continues to attract a steady level of activity throughout the week. The evening economy is limited, with the pub and restaurant representing the only uses that makes a significant contribution to night-time activity within the centre.

Spend and
Pedestrian footfall

HSDS:

What are peak times for footfall and spend?

1 Jan 2026 to 28 Feb 2026

Highest average daily footfall

Friday 1,800

Peak time for footfall

Friday 12:00 - 15:00

Highest average daily spend

Monday 72

Peak time for spend

Monday 06:00 - 09:00

Highest actual day for footfall

4 Feb 2026
1,980

Daily footfall for period

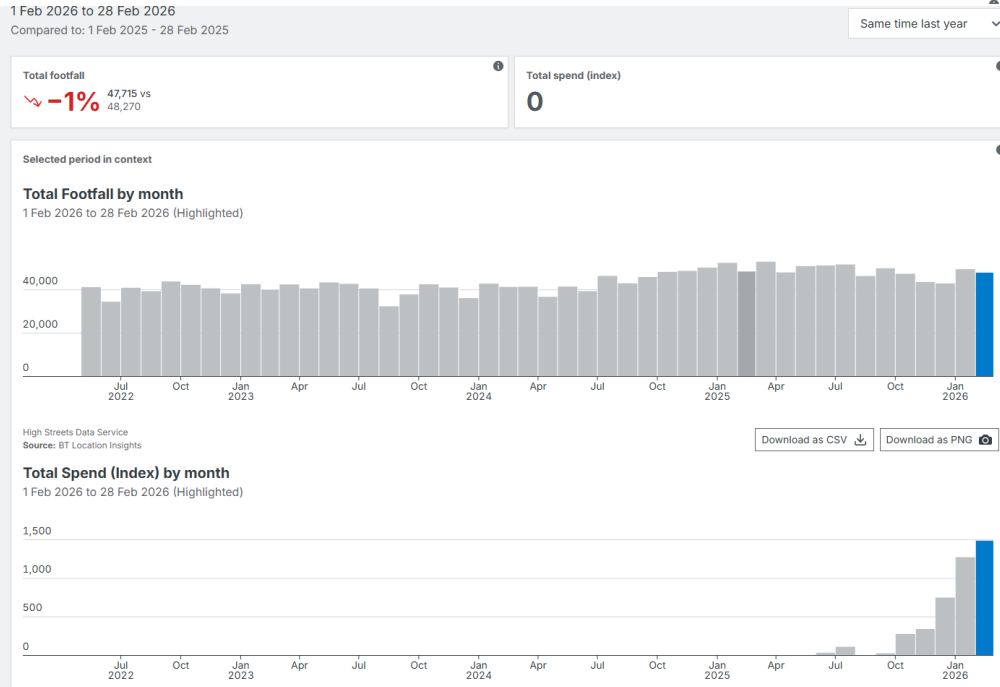
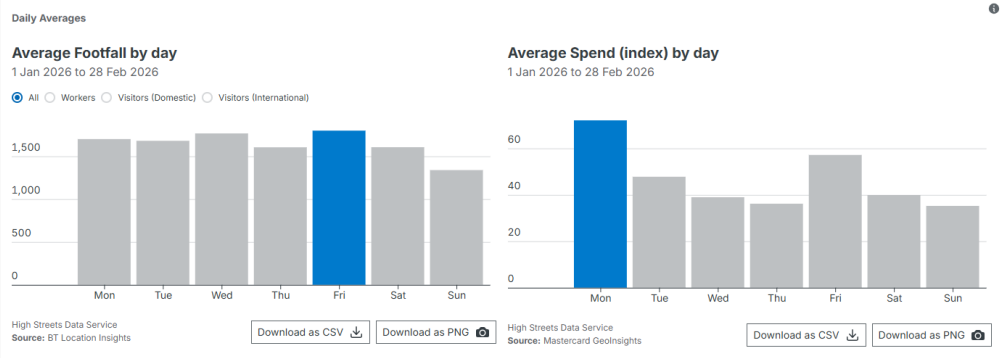


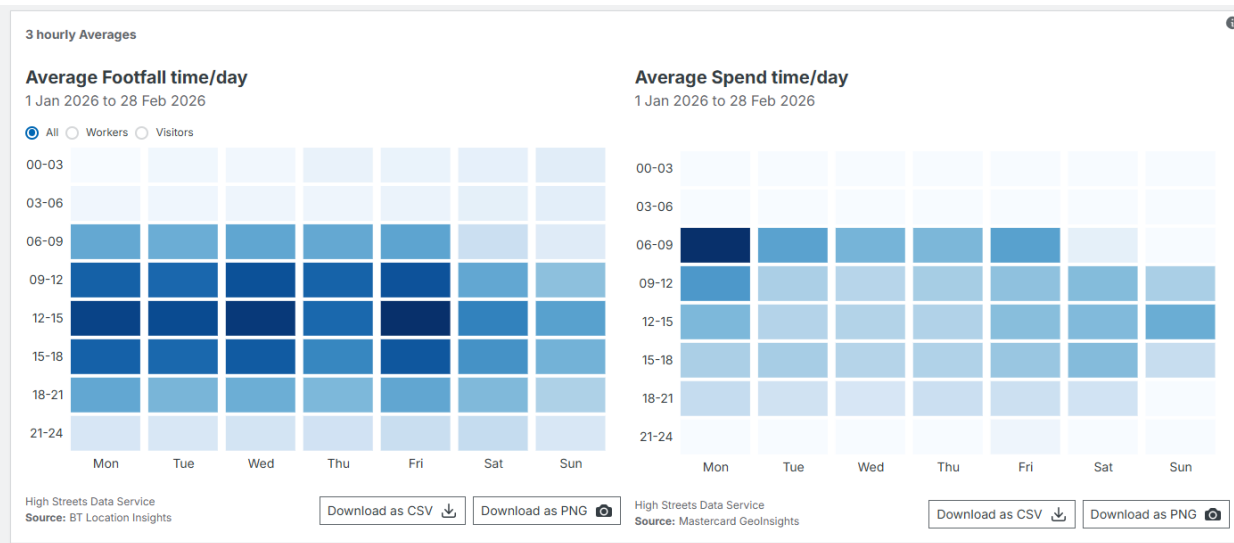
Highest actual day for spend

2 Feb 2026
107

Daily spend for period





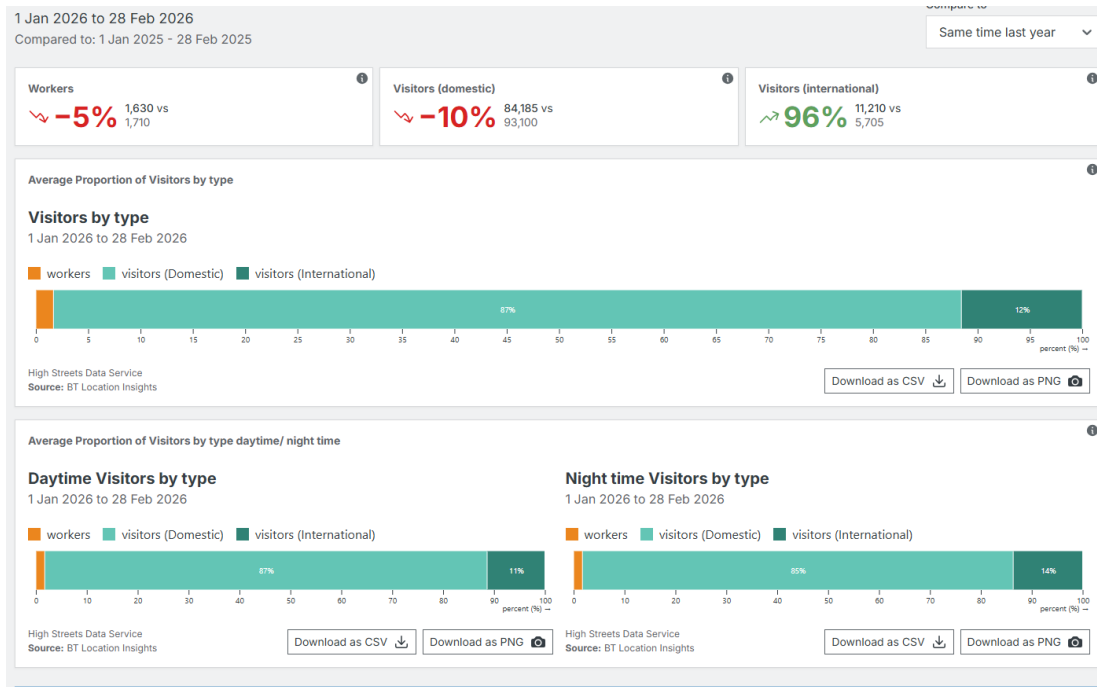


Due to the newness of the centre, limited information is available. Total footfall has remained broadly stable, with only a slight decrease of around 1% compared to the previous year. In contrast, total spend has increased significantly over time and is now at one of its highest levels, indicating stronger spending despite relatively flat visitor numbers.

Footfall is highest on Fridays, particularly between 12:00 and 15:00, with the highest recorded day on 4 February 2026. In contrast, spending peaks on Mondays, especially in the early morning (06:00–09:00), with the highest spend recorded on 2 February 2026. Overall, footfall is consistent throughout the week, while spending is more concentrated at the start of the week.

Visitor economy

HSDS:



There has been a slight decline in workers and domestic visitors compared to the previous year, alongside a significant increase in international visitors. Despite this shift, domestic visitors continue to make up the majority of both daytime and nighttime activity within the centre.

Conclusions:

Assessment of state of the centre/parade

Overall, the centre is performing well, with high occupancy and a stable mix of uses providing a range of retail, food and community services. A good level of footfall was observed during the late-morning site visit, indicating that the centre is well used by residents. As a relatively new centre, it has developed effectively to meet local convenience needs and contains no harmful uses. Accessibility is strong, particularly around Pegler Square and Kidbrooke Station, while environmental quality is enhanced by attractive shopfronts, landscaping, seating and cycle parking. Although wayfinding and cycle connections could be improved, the centre remains vibrant and well positioned to serve the community and meets the definition of a Local Centre as set out in the Draft Local Plan and Core Strategy.

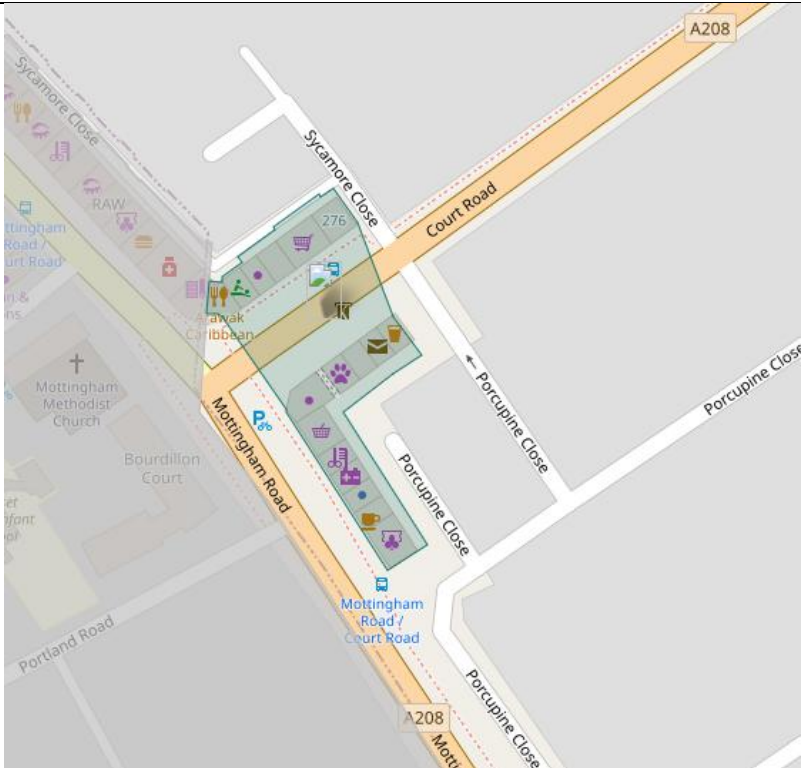
Recommendations for Reg 19 Local Plan	The centre should retain its proposed Local Centre designation within the Draft Local Plan, as it continues to provide a range of convenience retail and service uses that meet the day-to-day needs of the local community. However, the centre boundary should be amended to align with the HSDS mapping and site visit findings. In particular, the northern section beyond the Kidbrooke railway line should be removed, as it does not currently function as part of the Local Centre. In the future, once the residential development is completed and vacant units are occupied, this area may have the potential to function as a separate Neighbourhood Parade.
Mapped extent	The boundary of the Local Centre should be amended to align with the HSDS mapping, as set out above. This would provide a more accurate representation of the centre's current extent and function, with the northern section beyond the Kidbrooke railway line removed from the designation.

Appendix 1 Kidbrooke Local Centre site visit photos

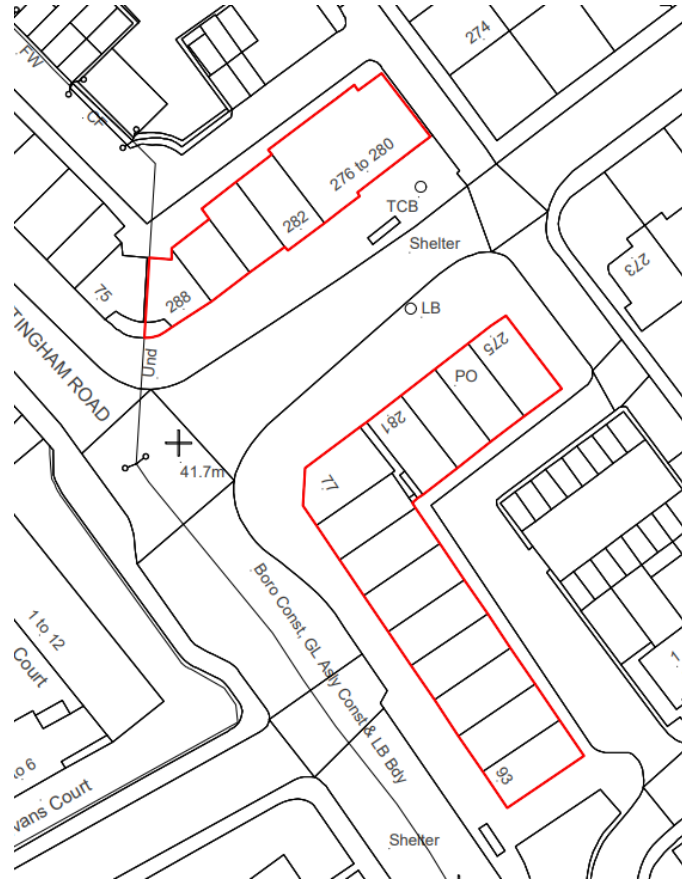
Environmental Quality

- Examples of Strong Environmental Quality



Centre/Parade name:	Mottingham
Contextual overview information:	
Ward:	Mottingham, Coldharbour & New Eltham
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Direction: *Include entire centre. While there are vacant /sui generis units, these are scattered within a frontage otherwise in class E use. There is an Article 4 Direction on the remainder of the centre which is in the London Borough of Bromley.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All centre

Assessment data available for this Local Centre	The assessment is based on site visit observations and data from the Royal Borough of Greenwich (RBG) Town Centre Audit. Although Greater London Authority's (GLA) High Street Data Service (HSDS) data is available, it includes units located within the LB of Bromley and therefore does not accurately reflect the performance of the centre. As such, it has not been used within this assessment.
Criteria	
Accessibility and Environmental quality	• The environmental quality of Mottingham Centre is mixed. While most shopfronts are well maintained and contribute positively to the centre's appearance, some frontages appear tired and would benefit from refurbishment to create a more attractive and inviting environment. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • There is a limited provision of street trees and street furniture, with only a small number of bins and cycle racks, alongside some traffic calming measures. • There is little variation in architectural style, with no buildings of historic or religious significance. The properties consist of ground-floor commercial units with residential accommodation above. • The centre's public realm provision is limited. While there are some street trees and urban planting within the centre, there is no dedicated green or open public space. However, nearby green spaces, including Fairy Hill Park (approximately 0.6 miles away) and The Tarn (approximately 0.4 miles away), provide opportunities for recreation and informal open space use. • Parking provision is limited, with some spaces available along the southern section of Mottingham Road, and there are bus stops located within the centre. The centre also benefits from multiple bus routes providing connections across the borough and into neighbouring LB of Bromley. • There are no public facilities within the centre itself, including public toilets, and there is no equivalent provision nearby within the borough. However, Mottingham Library, located 0.1 miles away in the neighbouring LB of Bromley, provides public toilet facilities and is easily accessible from the centre.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 16 ○ Total number of units trading: 15

- Total number of units not trading: 1
- Goods/Tables and Chairs outside: 2

- Types of units:

- **Use Class E: 13**

- Post Office: 1
- General Store: 2
- Plumbing Supplies: 1
- Funeral Parlour: 1
- Hairdresser: 1
- Car Parts: 1
- Afro Caribbean Supermarket: 1
- Café: 1
- Restaurant: 1
- Estate Agents :1
- Café / Kids Soft play 1
- Massage Parlour: 1

- **Sui Generis use classes: 2**

- Micropub: 1
- Book maker: 1

- Tally and percentage of occupied units in the centre are Class E use? 13 units / 81%
- Tally and percentage of occupied units in the centre are Sui Generis? 3 units / 13%
- If any units been converted to residential use? 0

The January 2026 audit recorded 16 units, of which 15 were occupied and trading and 1 was vacant, indicating a high occupancy rate. The parade is predominantly made up of Class E uses, with 13 units (81%) providing a range of retail, service, food and drink, and professional services, including a post office, general stores, café, restaurant, hairdresser and estate agent. There are also 2 sui generis units (13%), comprising a micropub and a bookmaker. Overall, the parade benefits from a diverse mix of uses with a strong emphasis on Class E businesses, whilst harmful uses are limited and do not dominate the centre.

Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 15 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The centre has remained stable in size, with 16 units overall, and generally maintains high occupancy levels. Vacancy has fluctuated slightly over time, with a peak of two vacant units around 2023, but has since improved to just one vacant unit in recent surveys, indicating a largely resilient and well-performing centre. Most vacancies appear short-term, with no units actively advertised and only limited instances of longer-term vacancy.
Night-time economy	Night-time economy provision within the centre is limited, with the restaurant and micropub representing the primary sources of evening activity.
Conclusions:	
Assessment of state of the centre/parade	Overall, Mottingham Centre is performing relatively well, with stable occupancy levels and only limited, short-term vacancies. Whilst HSDS data has not been used due to the centre extending into the London Borough of Bromley, site evidence indicates that it continues to provide a good range of predominantly convenience-based shops and services that meet the day-to-day needs of the local community. Environmental quality and public realm provision are more limited, with a lack of street trees, seating and meaningful green space. Accessibility is supported by good bus connections, although parking provision and public facilities are limited within the Royal Borough of Greenwich, with more accessible facilities available within the Bromley section of the centre. Overall, the centre remains resilient, fit for purpose and continues to serve the local community effectively. Whilst public realm improvements would be beneficial, the centre continues to meet the definition of a Local Centre as set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The centre should retain its Local Centre designation, as it continues to provide a range of convenience and service uses that meet the day-to-day needs of the local community
Mapped extent	No mapping change recommended.

Appendix 1 Nottingham Local Centre site visit photos

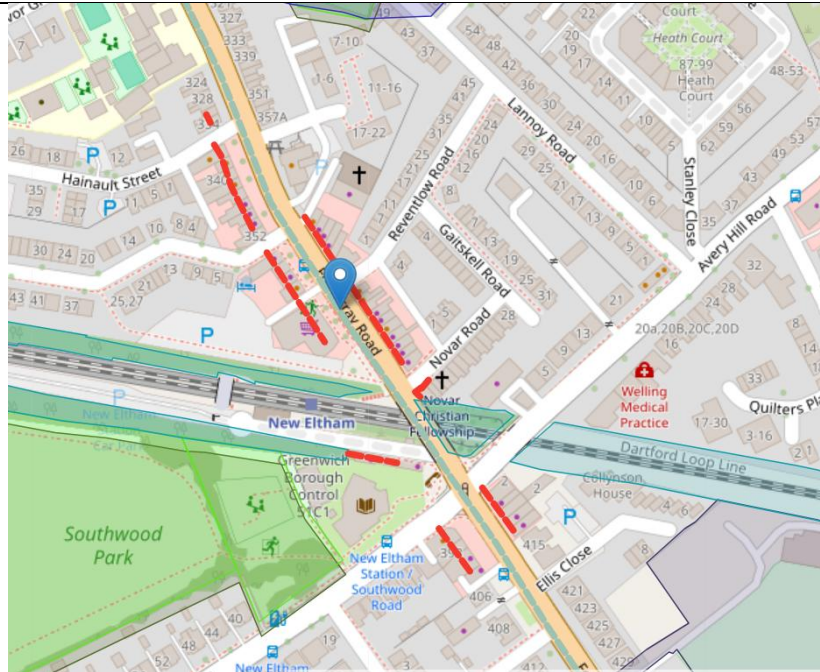
Environmental Quality

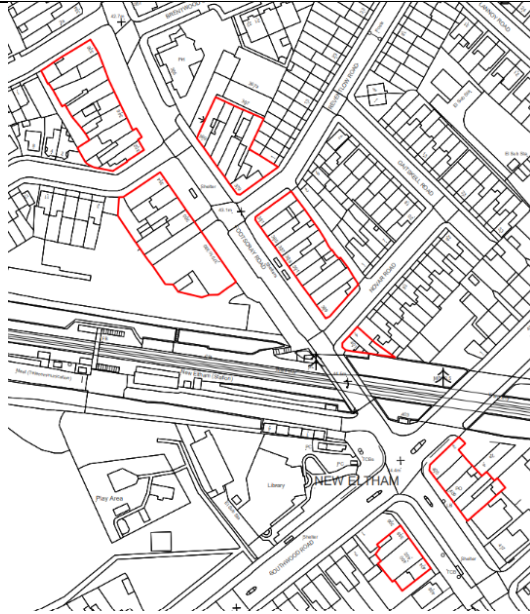
- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	New Eltham
Contextual overview information:	
Ward:	Eltham Town and Avery Hill
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	London Distribution Road SINC is adjacent to some parts of the centre.
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	



Article 4 Direction states “Exclude 1-5 Station Approach, units are either vacant or in sui-generis use and the block feels separate from the remainder of the centre. Exclude 334 and 396 Footscray Road which are in sui-generis use and at the edge of the centre.”

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Local Centre

The assessment is based on observations recorded during the site visit, available Greater London Authority’s (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich’s (RBG) Town Centre Audit.

Criteria

Accessibility and Environmental quality

- The environmental quality of the New Eltham Centre is reasonably high; the frontages of the units are well kept with a good amount of street trees and planting in the centre. However, the provision of street furniture is mixed. There are bins provided around the centre, a small number of cycle racks nearer to New Eltham Train Station, the site would benefit from having more public seating.
- A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre.
- There is little variation in architectural styles with the centre somewhat uniformed.

	• The centre's public realm provision is lacking despite provision of street trees, as it does not contain any open green space or dedicated public spaces. However adjacent to the centre, is a park which can make up for the lack of public/green spaces and due to the size of the centre, it would be highly unlikely that a space can be fitted within the centre. • The majority of buildings comprise shop fronts on the ground floor and residential above. • Car parking is provided along the full perimeter of the centre, there is also car parking associated with some of the business units, and at New Eltham Train Station. • The centre benefits from many bus stops in and around the centre, and New Eltham Train Station. • The New Eltham Library is located beside the train station and Southwood Park, whilst the park and library are not located within the centre boundary it would be sensible to assess the centre with these facilities in mind. The public toilets that have been noted on the maps are at New Eltham Station; however, it would be possible that the library would also allow access.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 44 ○ Total number of units trading: 39 ○ Total number of units not trading: 5 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 29 ▪ Restaurant: 3 ▪ Barbers: 1 ▪ Boiler/Plumbing store: 1 ▪ Hairdressers: 2 ▪ Butchers: 1 ▪ Estate Agents: 4 ▪ Newsagents: 3 ▪ Charity Shop: 1 ▪ Supermarket: 1 ▪ Offices: 2 ▪ Vape shop: 1 ▪ Pharmacy: 1 ▪ Café: 1 ▪ Dry cleaners: 2 ▪ Window shop: 1

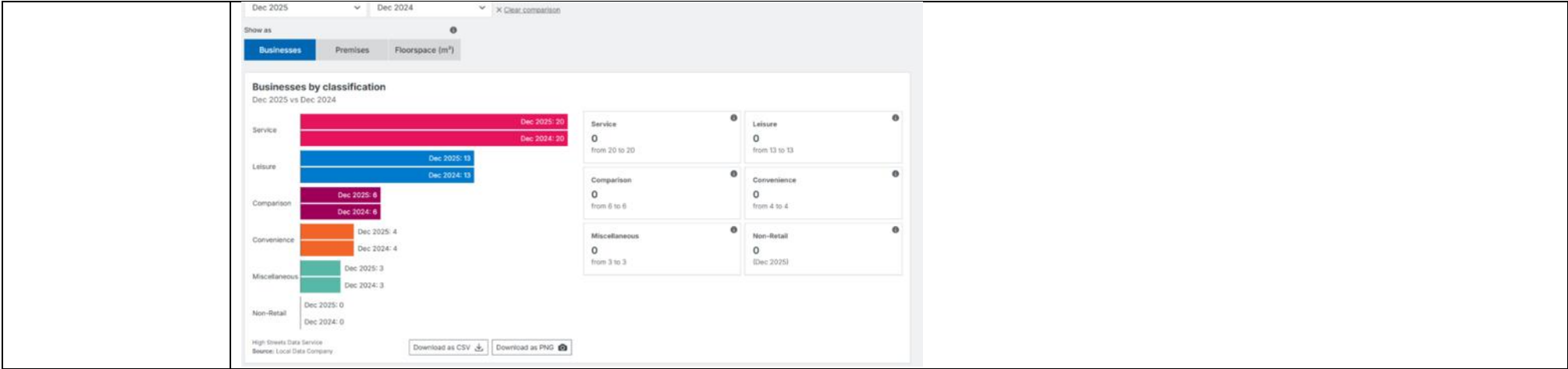
- Phone repair: 1
- Post office: 1
- Beauty Salon: 2
- Tanning Salon: 1
- **Sui Generis use classes: 10**
 - Vehicle repairs/Garage with MOT services: 1
 - Takeaway: 4
 - Tattoo Parlour: 1
 - Bar: 2
 - Bookmaker: 1
 - Minicab office: 1

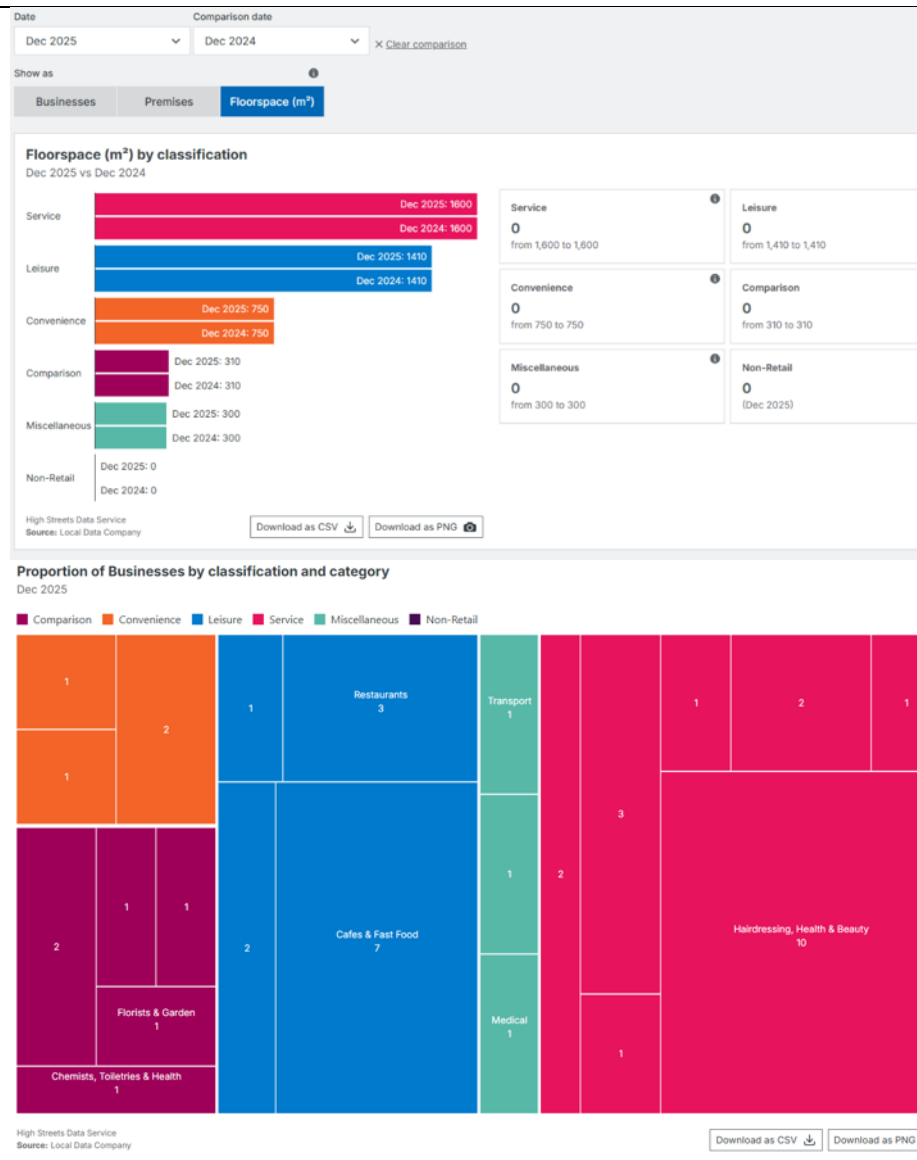
- **January 2026 vacancy audits:**

- Tally and percentage of occupied units in the centre are Class E use? 29 / 66%
- Tally and percentage of occupied units in the centre are Sui Generis? 10 / 23%
- If any units been converted to residential use? 0

The January 2026 audit recorded 44 units within the centre, of which 39 were occupied and trading (89%) and 5 were vacant (11%). The centre benefits from a diverse mix of uses, with 29 Class E units (66%) providing a range of retail, service, food and drink, healthcare and professional services, alongside 10 sui generis units (23%). Whilst the centre contains a relatively high number of sui generis uses, including four hot food takeaways, two bars and a bookmaker, Class E uses remain the dominant use class and continue to support the day-to-day needs of the local community. No residential conversions were identified, and overall, the centre retains a varied and active commercial offer despite the presence of some vacancies.

- **HSDS data:**



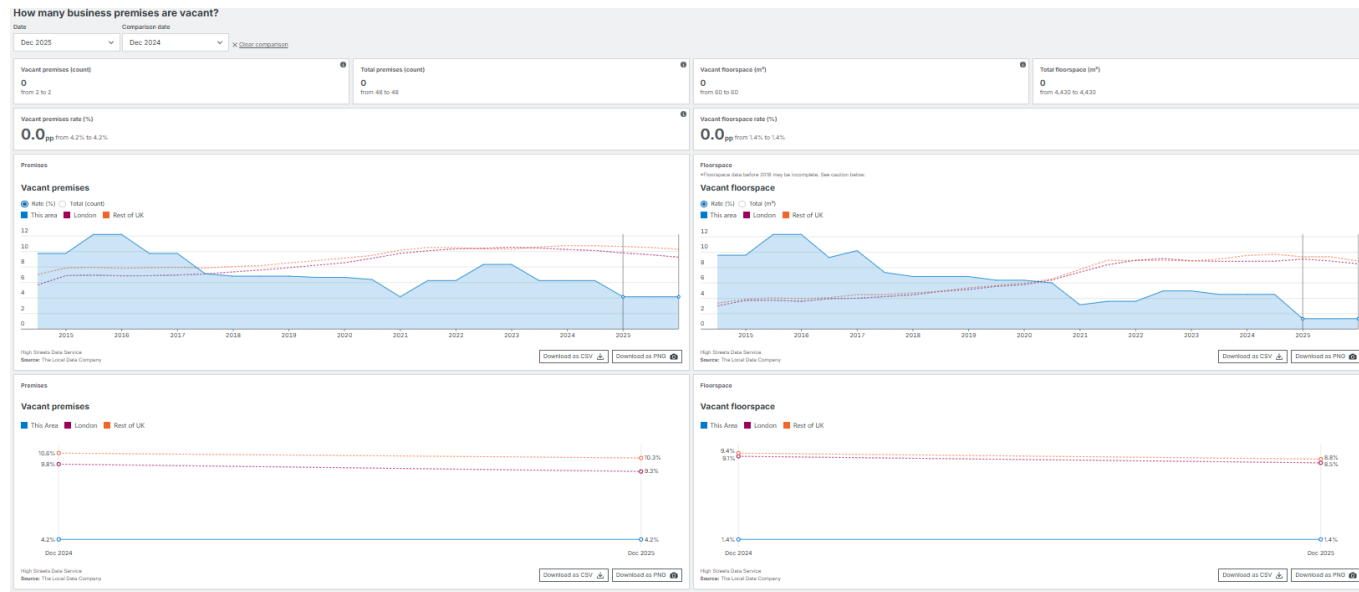


The data shows that there has been no change in either the number of businesses or the amount of floorspace between December 2024 and December 2025, suggesting the centre is fairly stable. Service uses make up the largest share, followed by leisure uses. In particular, hairdressing, health and beauty services are the most common, alongside a strong mix of cafés, fast food outlets and restaurants. Convenience and comparison retail are present but in smaller numbers and

are more spread out across different types of shops. Overall, the centre is mainly focused on services and food-related uses, with a more limited traditional retail offer.

Vacancy Rates

- **January 2026 vacancy audits:**
 - Total units in use/not vacant: 44
 - Vacant units total: 5
 - Vacant new build total: 0
 - Vacant and advertised: 0
 - Vacant and under refurbishment/regulatory/other process: 0
 - Vacant, not advertised, not under refurbishment: 3
- **HSDS:**



The data shows that vacancy levels have decreased over time and are currently relatively low. In December 2025 there are 3 vacant units (4.2%), compared to higher levels in previous years. Vacant floorspace is also low at around 1.4%. Both vacancy rates are below the wider London and UK averages, which are closer to 9–10%. Overall, this suggests the centre is performing relatively well, with a high level of occupancy and limited vacant space.

Night-time economy

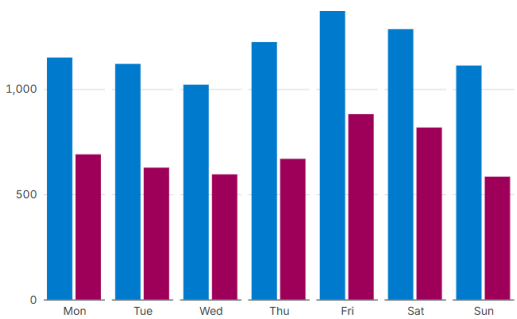
The centre has a modest night-time economy, supported primarily by two pubs and four restaurants that help generate evening activity and footfall.

● **HSDS:**

Daytime vs Night time averages by day

Average footfall
1 Mar 2026 to 31 Mar 2026

■ Daytime ■ Night time



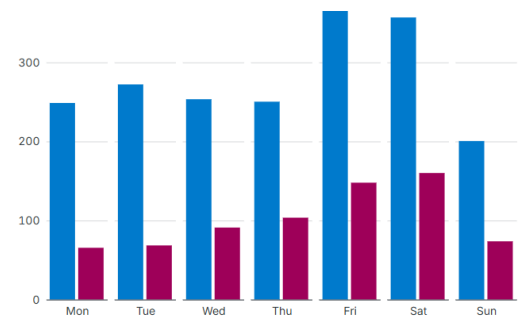
High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

Average spend (index)
1 Mar 2026 to 31 Mar 2026

■ Daytime ■ Night time



High Streets Data Service
Source: Mastercard Geolights

Download as CSV

Download as PNG

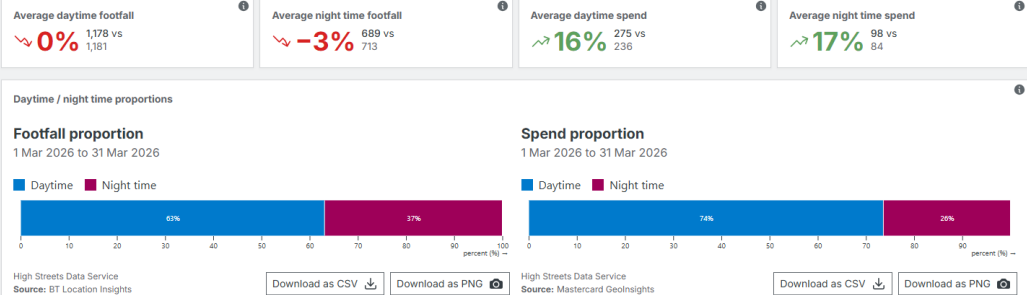
How do day and night compare?

1 Mar 2026 to 31 Mar 2026

Compared to: 1 Mar 2025 - 31 Mar 2025

Compare to

Same time last year



High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

High Streets Data Service
Source: Mastercard Geolights

Download as CSV

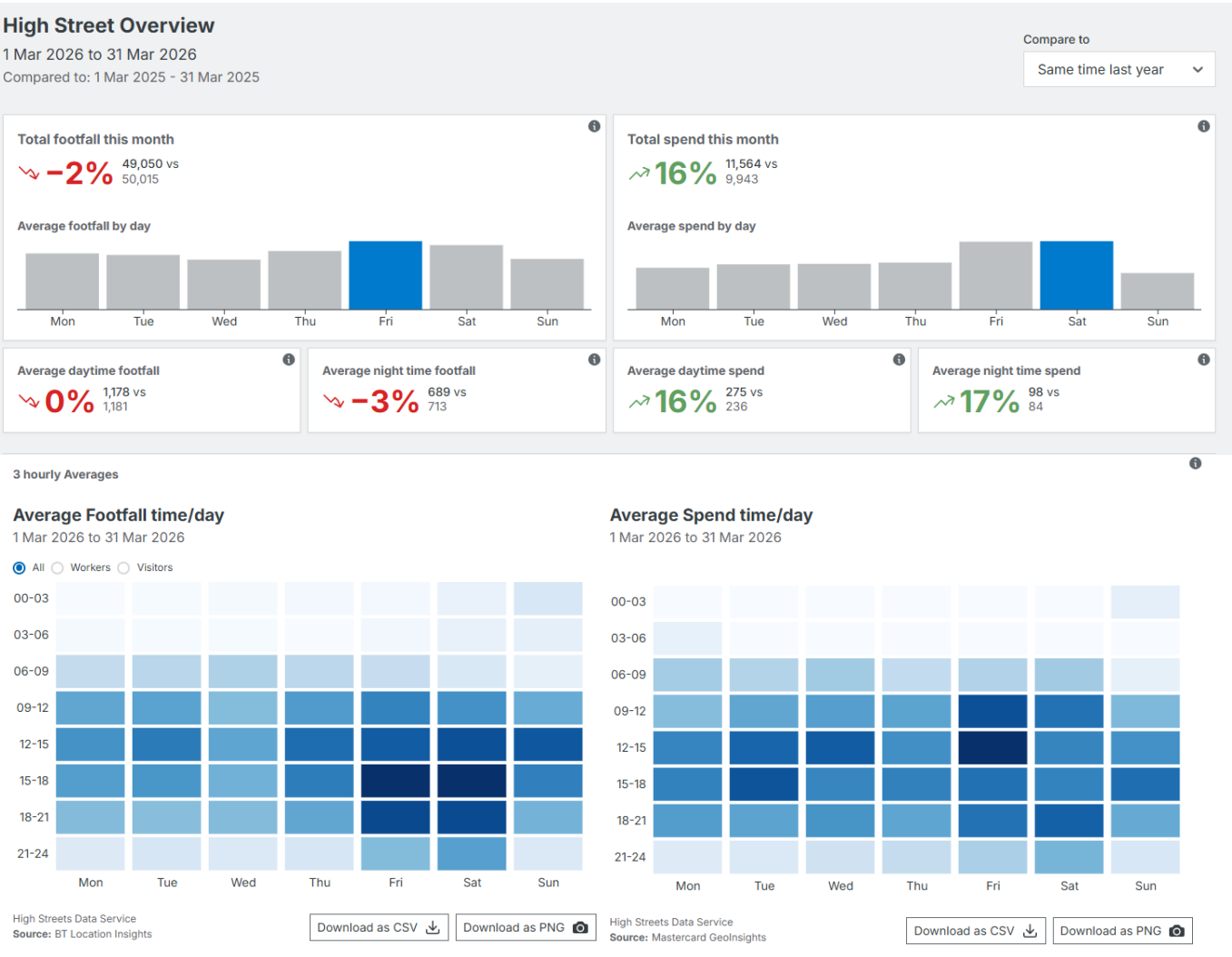
Download as PNG

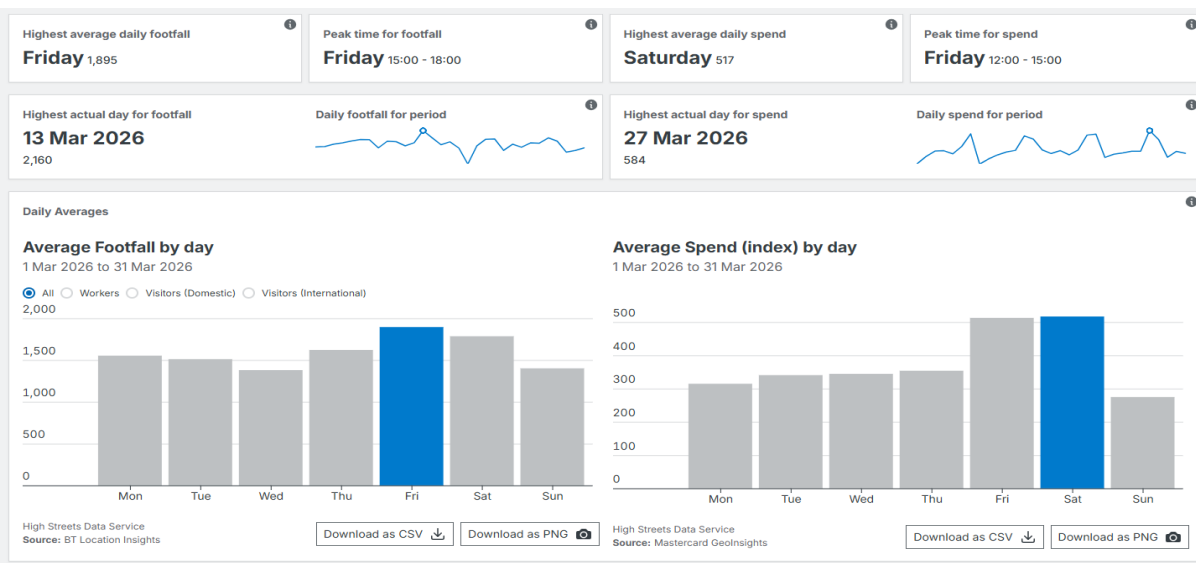
The data shows that daytime activity remains stronger than the night-time economy, with average daytime footfall broadly unchanged, while night-time footfall has slightly decreased. Despite this, spending has increased in both periods, with daytime spend up 16% and night-time spend up 17%. Most activity takes place during the day, accounting for 63% of footfall and 74% of total spend, compared to 37% and 26% at night. Across the week, both footfall and spend tend to peak

towards the end of the week, particularly on Fridays and Saturdays. Overall, the centre has a clear daytime focus, although evening spending is growing despite lower footfall.

Spend and
Pedestrian footfall

• **HSDS:**

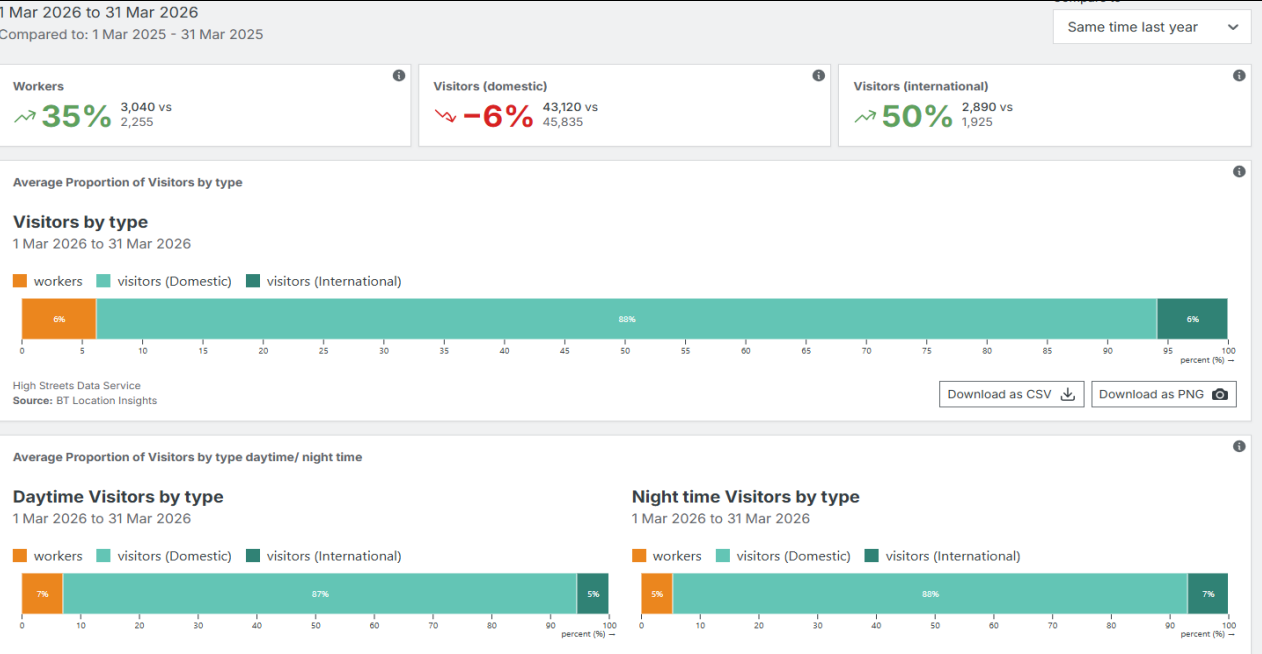




Activity through the week is steady, but it clearly picks up towards the end of the week. Friday sees the highest average footfall, with numbers building through the afternoon (around 15:00–18:00), and the busiest day overall was 13 March 2026. Spending follows a similar pattern but peaks slightly later, with the highest average spend on Saturdays and the

busiest spend day on 27 March 2026. The most active time for both footfall and spending is during the daytime, especially from late morning to mid-afternoon (around 12:00–15:00). Overall, the centre is busiest and most active from Friday into the weekend, particularly during the day and early evening.

Visitor economy



- **HSDS:**
The data shows a mixed picture of visitor patterns. The number of workers has increased significantly (up 35%), while domestic visitors have fallen slightly (down 6%). In contrast, international visitors have risen notably (up 50%), although they still make up a small share overall. Most visitors are domestic (around 88%), with workers and international visitors each accounting for roughly 6%. This pattern is broadly similar during both the day and night. Overall, the centre continues to rely heavily on domestic visitors, but there has been growth in both worker activity and international visits.

Conclusions:

Assessment of state of the centre/parade

New Eltham Centre appears to be a stable and well-performing Local Centre that has not changed significantly over the past ten years. Environmental quality is generally good, with well-maintained shopfronts and street trees, although there is limited seating and no dedicated public or green space within the centre itself, despite nearby facilities such as the park and library. The centre is well connected and is strongly service-led, with a focus on hair and beauty and food outlets, while traditional retail is more limited; however, it still provides a useful range of everyday services with only a small number of

	potentially harmful uses. Vacancy levels remain low, indicating strong occupancy, and activity is primarily focused during daytime hours, increasing towards the end of the week. Overall, the centre functions effectively as a convenient Local Centre and continues to meet the definition of a Local Centre set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The centre should retain its Local Centre designation. As highlighted in the assessment, the centre would further benefit from public realm improvements, particularly the provision of additional seating to enhance its attractiveness and usability for residents and visitors.
Mapped extent	The HSDS, as shown below, includes the New Eltham Library and extends further to the north compared to the Council's mapping. However, it is considered unnecessary to extend the centre north as no further commercial units are located there. It is recommended that the New Eltham Library be included in the centre, as well as the New Fashion Flowers shop next to the library and the VIRK TECH (New Eltham Key Cutting and All Sorts) store adjoining it. It is also recommended that The Beehive public house is included in the centre's mapped extent, but the residential property on the corner of Hainault Street and Footscray Road is removed from the centre. 

Appendix 1 New Eltham Centre site visit photos

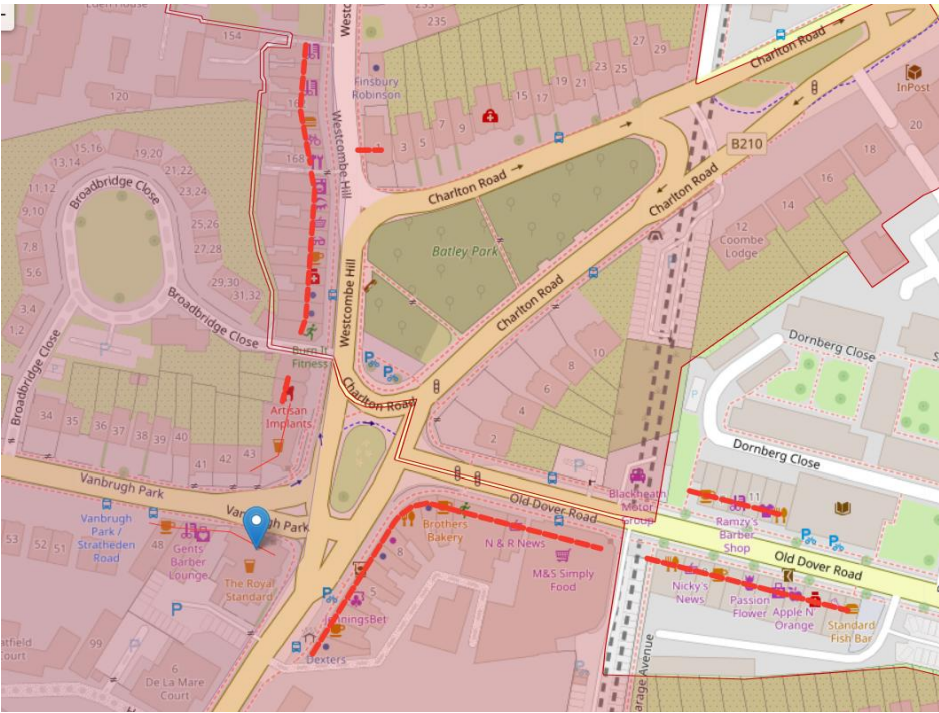
Environmental Quality

- Examples of Strong Environmental Quality



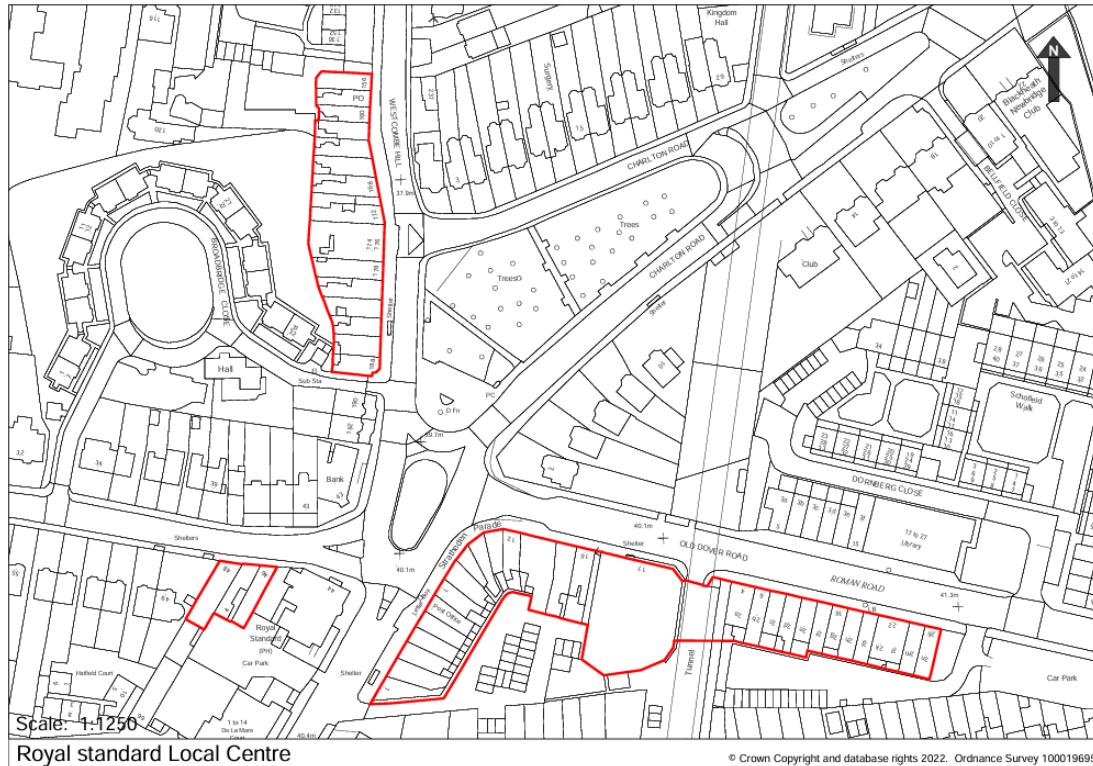
- Examples of Weak Environmental Quality



Centre/Parade name:	Royal Standard
Contextual overview information:	
Ward:	Blackheath Westcombe
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	Local Centre Frontage, World Heritage Site Buffer (covering part of the Centre), Conservation Area, Local Listed Building, Strategic Views and Local View 5(Eltham Park (North) to Central London).
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 1 Charlton Road which is in residential use, The Royal Standard Public House and The Green Goddess micro pub (43a and 44 Vanbrugh Park) which are in sui generis use and separate from the core frontage. Exclude 192 Westcombe Hill which does not have a ground floor frontage.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: Partial centre application.

Assessment data available for this Local Centre	The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.
Criteria	
Accessibility and Environmental quality	- Royal Standard Local Centre benefits from a high-quality public realm and an attractive and welcoming setting. The centre provides a high level of street tree coverage, as well as public bins and cycle parking facilities. The centre benefits from the adjoining Batley Park, which provides mature tree coverage, public seating, the Batley Memorial Drinking Fountain and public toilet facilities, with public toilet facilities available at the adjoining Blackheath Library. A rose garden is also located adjacent to the centre. These facilities, alongside features such as post boxes and outdoor dining areas along the street frontage, contribute positively to the attractiveness of the centre and visitor experience. - The centre is well-maintained, relatively free of litter and contains well-maintained shopfronts. Bins are provided throughout the public realm. The majority of buildings comprise shopfronts at ground-floor level with residential above, and make a positive contribution to the area's Conservation Area designation. The centre includes two Locally Listed Buildings (the Pub and Microbrewery), with other Locally Listed Buildings adjoining on its periphery. - The centre is well-served by community services with the Blackheath Standard Surgery also adjoining the centre. The centre is approximately 0.9 miles from Charlton Village Local Centre and Blackheath District Centre, which provide complementary retail, community and service functions. - The centre is well-connected and benefits from good public transport accessibility. The centre is approximately a 12-minute walk (approximately 0.5 miles) from Westcombe Park station, a 20-minute walk (approximately 0.9 miles) from Blackheath Station and 22-minute walk (approximately 1 mile) from Charlton Station. Royal Standard is served by numerous bus stops located throughout the area, providing frequent public transport connections to surrounding neighbourhoods and wider destinations. The provision of bus shelters enhances the comfort and convenience of public transport users. - In addition to Batley Park's proximity, the centre benefits from larger public open spaces located nearby, including Greenwich Park, Charlton Park and Hornfair Park, approximately 0.2, 0.8 and 1.1 miles away, which provide extensive recreational and amenity opportunities. - Overall, Royal Standard Local Centre demonstrates good environmental quality and accessibility, with a strong combination of green infrastructure, public amenities and sustainable transport facilities contributing positively to its

	attractiveness and functionality. The public realm could be further enhanced through the provision of additional seating and landscaping along the main street frontages. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 56 ○ Total number of units trading: 54 ○ Total number of units not trading: 2 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 46 ▪ Bakery: 1 ▪ Barber: 2 ▪ Bike shop: 1 ▪ Butcher: 1 ▪ Café: 5 ▪ Charity: 3 ▪ Pharmacy: 2 ▪ Complementary therapies and alternative medicine: 1 ▪ Dentist: 1 ▪ Dry Cleaners: 2 ▪ Estate Agents: 5 ▪ Florists: 1 ▪ Funeral Services: 1 ▪ Grocers: 2 ▪ Beauty Salon: 2 ▪ Hairdressers: 2 ▪ Hardware: 1

- Newsagent: 2
- Opticians: 2
- Pet Store: 1
- Post Office: 1
- Restaurant: 2
- Clothing Store: 1
- Travel Agent: 1
- Fitness Centre/Pilates Studio: 2
- Supermarket: 1
- Use Class F1: 1
 - Tutoring Centre: 1
- Sui Generis use classes: 7
 - Microbrewery: 1
 - Public House: 1
 - Salon – Beauty, tanning and nails (clinic and academy) - 1
 - Takeaway: 3
 - Bookmaker: 1
- Tally and percentage of occupied units in the centre that are Class E use? 46 / 85%
- Tally and percentage of occupied units in the centre that are Class F1 use? 1/ 2%
- Tally and percentage of occupied units in the centre that are Sui Generis? 7 / 13%
- If any units have been converted to residential use? None

The January 2026 Town Centre Audit, supported by the site visit survey, identified a strong and varied mix of uses within the centre. Of the 56 units recorded, 54 were occupied and trading, representing an occupancy rate of 96%. The majority of occupied units (46 units, 85%) fall within Use Class E, providing a broad range of retail, service, health and leisure uses, including cafés, pharmacies, estate agents, hair and beauty services, fitness facilities and a supermarket. A further 7 units (13%) are Sui Generis uses, comprising takeaways, a public house, a microbrewery, a bookmaker and a beauty academy, which contribute to the centre's overall offer and help support activity beyond core shopping hours. While the centre contains three takeaway uses, representing approximately 6% of all units and 43% of Sui Generis uses, this does not

indicate an over-concentration of hot food takeaway premises. This relatively low proportion does not suggest an over-dominance of such uses and does not detract from the centre's overall diversity of provision.

One unit (2%) falls within Use Class F1, operating as a tutoring centre and providing an educational and community function. Town Centre Audit data collected since January 2020 demonstrates that the centre has remained stable over time. The total number of units has changed little during the monitoring period, while the proportion of occupied and trading units has remained consistently high, ranging between 88% and 96%. Overall, the centre benefits from a diverse and balanced mix of uses that meets a wide range of day-to-day shopping, service, leisure and community needs, helping to support its vitality and viability.

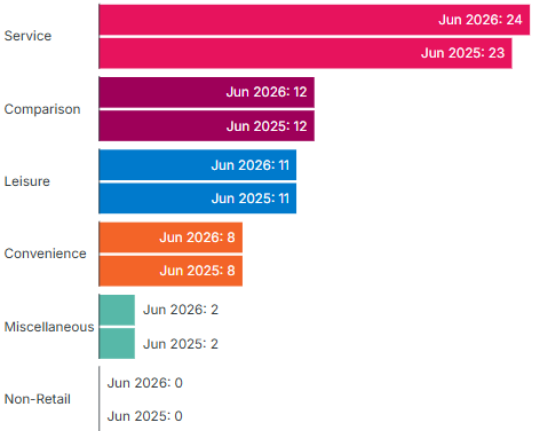
It is noted that the following businesses were removed from the Town Centre Audit data due to not being within the Local Centre designated boundary:

- Blackheath Library (17 Old Dover Road)
- Starkey Financial Planning (2 Charlton Road)
- The Blackheath Standard Surgery (11 Charlton Road)
- Greenland Villa Bed and Breakfast (9 Charlton Road)
- Finsbury Robinson: Accountants, Tax Advisors & Legal Services (237 Westcombe Hill)
- Blackheath Motor Group (1-3 Old Dover Road)

HSDS:

Businesses by classification

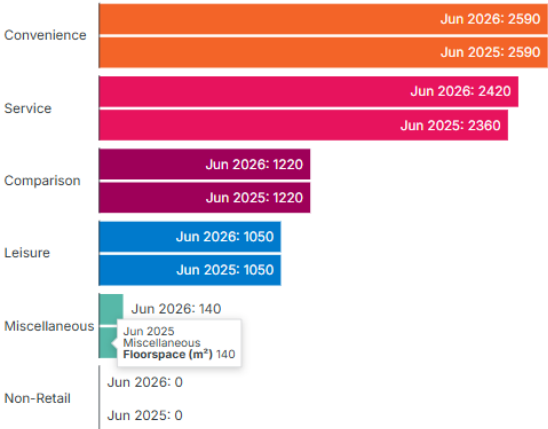
Jun 2026 vs Jun 2025



Service ↗ 1 from 23 to 24	Comparison 0 from 12 to 12
Leisure 0 from 11 to 11	Convenience 0 from 8 to 8
Miscellaneous 0 from 2 to 2	Non-Retail 0 (Jun 2026)

Floorspace (m²) by classification

Jun 2026 vs Jun 2025

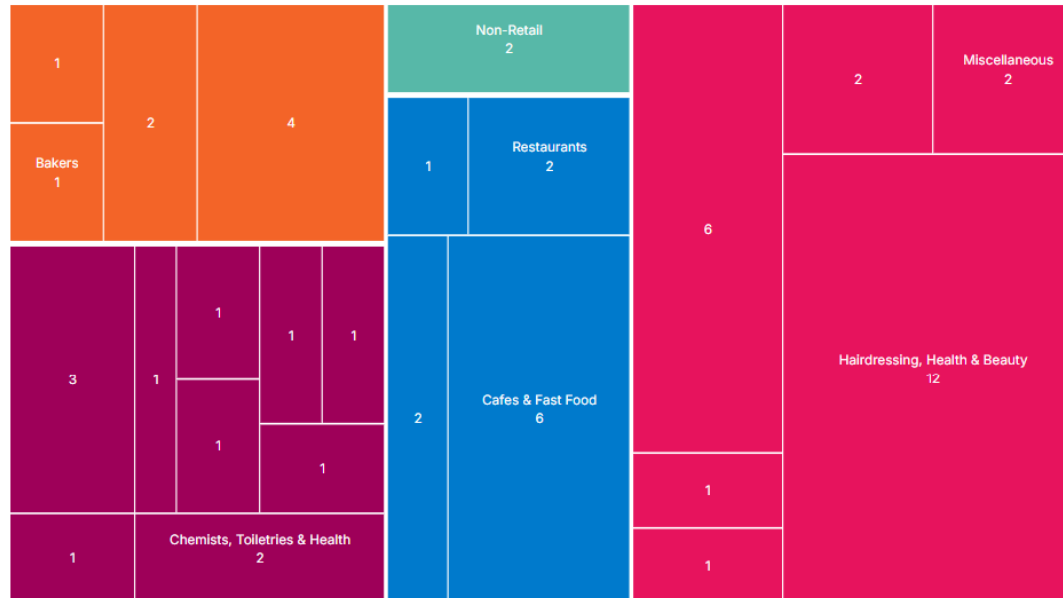


Convenience 0 from 2,590 to 2,590	Service ↗ 60 from 2,360 to 2,420
Comparison 0 from 1,220 to 1,220	Leisure 0 from 1,050 to 1,050
Miscellaneous 0 from 140 to 140	Non-Retail 0 (Jun 2026)

Proportion of Businesses by classification and category

Jun 2026

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



The data shows that there has only been one change in the number of businesses between June 2025 and June 2026, with one additional service use and a corresponding increase in service floorspace, suggesting the centre is relatively stable. Services uses comprise the largest share of businesses, followed by comparison and leisure uses. Hairdressing, health and beauty services are the most common, followed by cafes and estate agents. Convenience retail accounts for a smaller share of the businesses, although it continues to provide a mix of convenience uses. The centre has a considerable spread of convenience and comparison retail uses. Overall, the data reflects a robust, stable and diverse mix of uses that supports the vitality and viability of the centre.

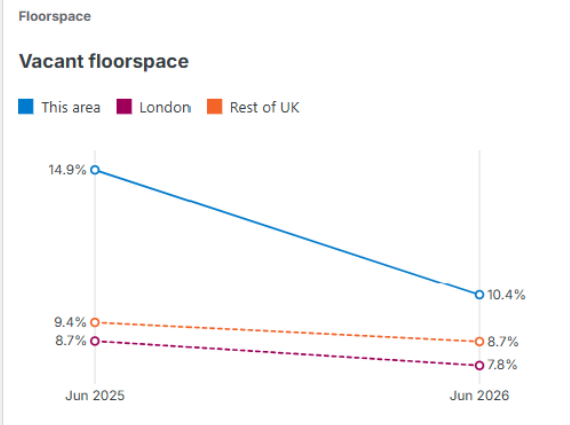
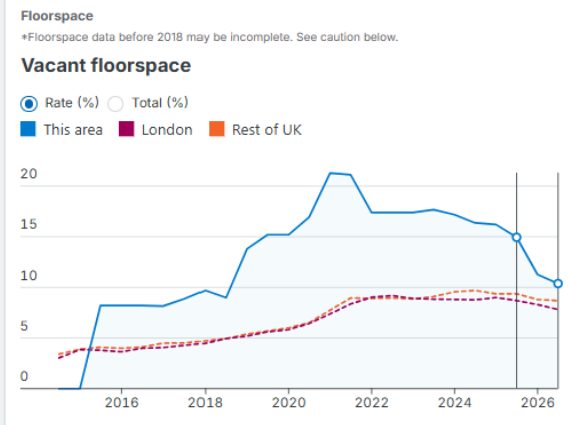
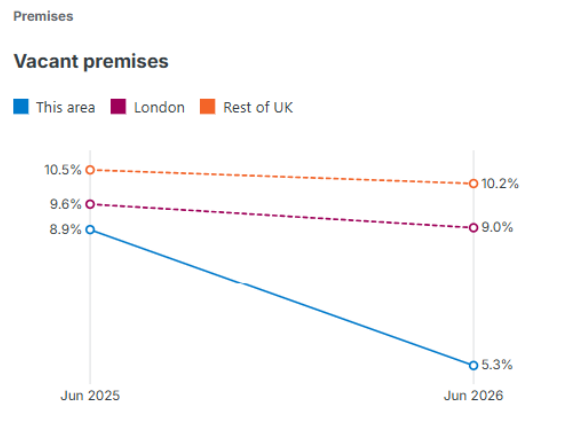
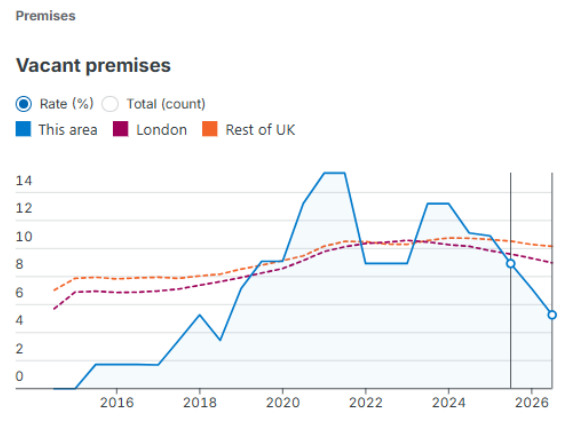
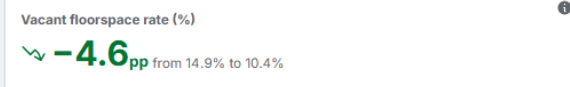
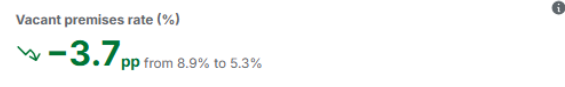
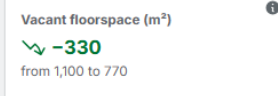
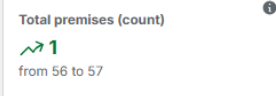
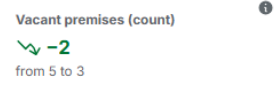
Vacancy Rates

- **January 2026 vacancy audits:**
 - Total units in use/not vacant: 60
 - Vacant units total: 2

- Vacant new build total: 0
- Vacant and advertised: 1
- Vacant and under refurbishment/regulatory/other process: 1
- Vacant, not advertised, not under refurbishment: 0

The Town Centre Audit data reflects that the vacancy rate within the centre is low, with only 2 vacant units out of a total of 62 units, equating to a vacancy rate of approximately 3.2%. Of these, one unit is actively being marketed, while the other benefits from an approved mixed-use redevelopment scheme (25/3213/F) that was approved 24 November 2025 which entails the installation “new shopfront to Class E unit, partial Change of Use to create two one-bedroom residential units (Use Class C3) to the rear ground floor, side infill extension and associated external alterations”, indicating that both vacant units are subject to ongoing processes and are not long-term inactive premises. This suggests that vacancy is not a significant concern and supports the conclusion that the centre remains healthy and well occupied.

- **HSDS:**

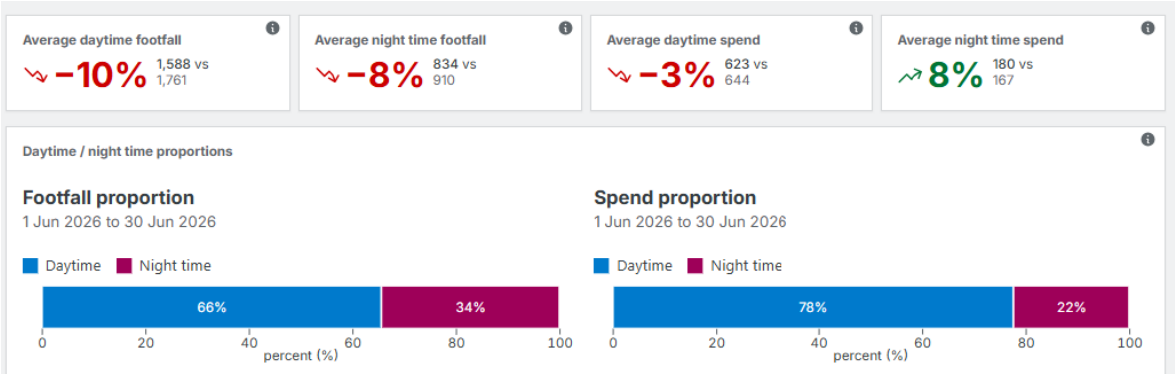


The data shows that vacancy levels have decreased over time and are currently low. The HSDS shows that in June 2025 there were five vacant units (8.9%), compared to higher levels in previous years, with the number of vacant units reduced by 3.7% to 3 units (5.3%) in June 2026. However, it is noted the HSDS geography is slightly larger than the centre’s mapped extent. It also shows an increase in total premises, which is also reflected in the Town Centre Audit with 13-15 Stratheden Place splitting into two units, creating one additional unit. Vacant floorspace has been reduced to 10.4%. The vacant premises rate is slightly below both the London and UK averages, however, the vacant floorspace rate is higher than the London and UK rates. Overall, this suggests the centre is performing relatively well, with a high level of occupancy and limited vacant space.

Night-time economy

The centre has a modest night-time economy, supported primarily by one microbrewery, one pub and two restaurants that help generate evening activity and footfall.

• **HSDS:**

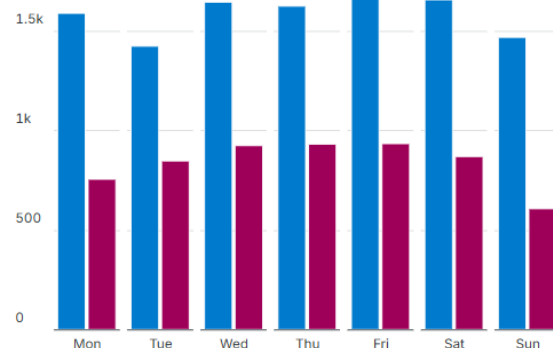


Daytime vs Night time averages by day

Average footfall

1 Jun 2026 to 30 Jun 2026

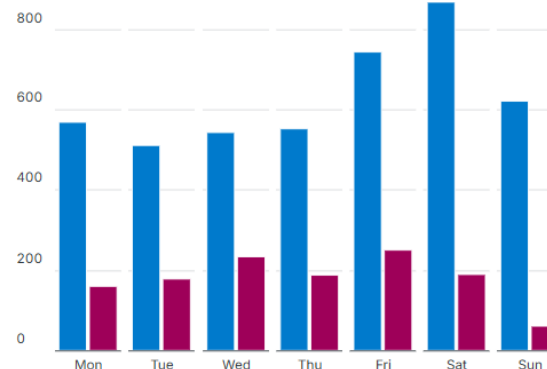
■ Daytime ■ Night time



Average spend (index)

1 Jun 2026 to 30 Jun 2026

■ Daytime ■ Night time



The data shows that daytime activity remains stronger than the night-time economy. However, average daytime footfall and spend dropped 10% and 3% respectively from May. In contrast, whilst night-time footfall dropped by 8%, night-time spend increased by 8%. Most activity takes place during the day, accounting for 66% of footfall and 78% of spend, compared to 34% and 22% at night. Across the week, footfall remains relatively steady peaking on a Friday, whereas spend increases quite significantly across the week, namely daytime spending, peaking on a Saturday. Overall, the centre has a clearly daytime focus, although it is showing a growth in night-time spending.

Spend and
Pedestrian footfall

- **HSDS:**

overview

1 Jun 2026 to 30 Jun 2026

Compared to: 1 Jun 2025 - 30 Jun 2025

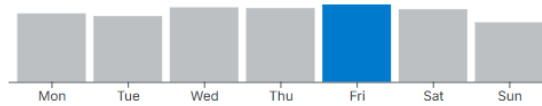
Compare to

Same time last year

Total footfall this month

↘ **-13%** 63,540 vs 72,830

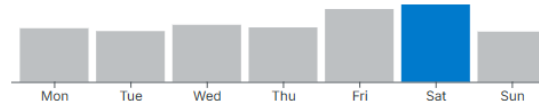
Average footfall by day



Total spend this month

↗ **17%** 24,083 vs 20,598

Average spend by day



Average daytime footfall

↘ **-14%** 1,588 vs 1,849

Average night time footfall

↘ **-15%** 834 vs 979

Average daytime spend

↗ **16%** 623 vs 536

Average night time spend

↗ **23%** 180 vs 146

Total footfall

↘ **-13%** 63,540 vs 72,830

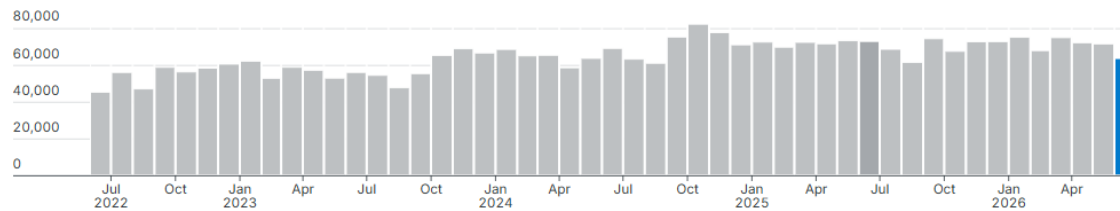
Total spend (index)

↗ **17%** 24,083 vs 20,598

Selected period in context

Total Footfall by month

1 Jun 2026 to 30 Jun 2026 (Highlighted)



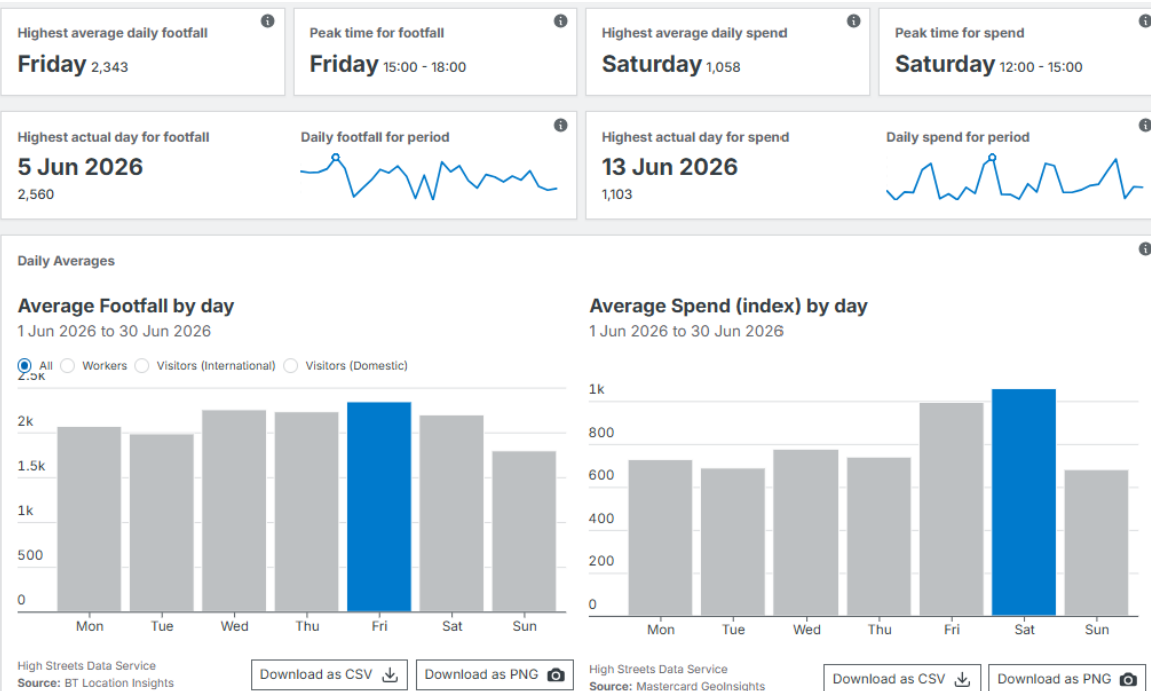
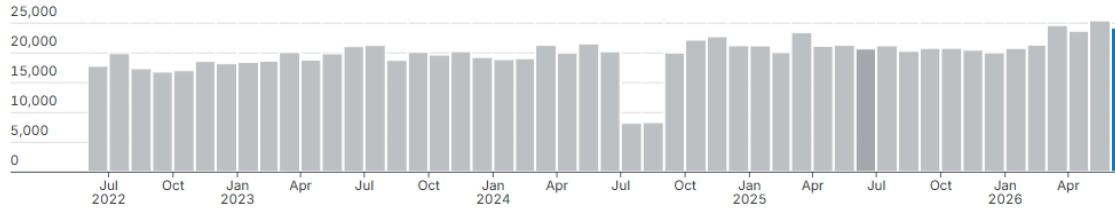
High Streets Data Service
Source: BT Location Insights

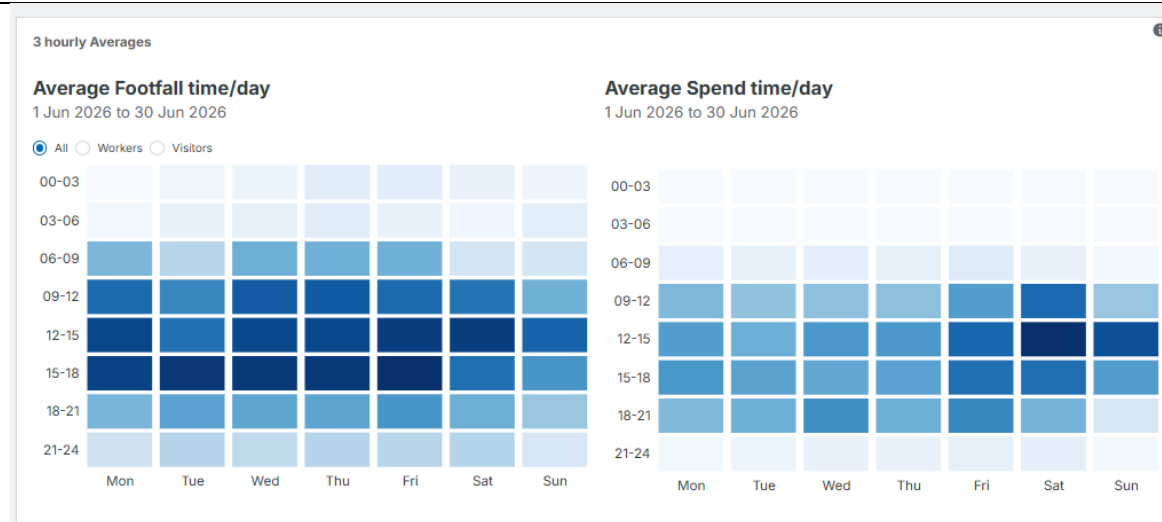
Download as CSV

Download as PNG

Total Spend (Index) by month

1 Jun 2026 to 30 Jun 2026 (Highlighted)





Footfall during the week is steady, with a slight increase on a Friday, which has the highest average footfall. Spend during the week shows more of a considerable increase across the week with a noticeable increase towards Fridays and Saturdays, with Saturday having the highest average spend. Footfall numbers grow across the day with 3-6pm showing the highest footfall average. Spend appears to be relatively consistent across the day Monday – Thursday, with greatest average spend showing from 12-3pm Friday to Sunday and fairly high either side. Total footfall has dropped over the previous period by 13%, but spend has increased by 17%, with a drop in both daytime and night-time footfall, but with an increase in spend for both (16% and 23% respectively). Footfall Both footfall and spend have gradually risen over the last four years despite some fluctuations. Overall, the centre shows steady footfall and spend across the week, increasing Friday to Saturday.

Visitor economy

- **HSDS:**

Who is visiting the area?

1 Jun 2026 to 30 Jun 2026
Compared to: 1 Jun 2025 - 30 Jun 2025

Compare to

Same time last year

Visitors (Domestic)

↓ -12% 56,535 vs 64,390

Visitors (International)

↗ 48% 4,895 vs 3,310

Workers

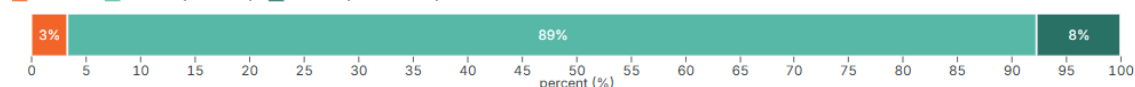
↓ -59% 2,110 vs 5,130

Average Proportion of Visitors by type

Visitors by type

1 Jun 2026 to 30 Jun 2026

Workers Visitors (Domestic) Visitors (International)

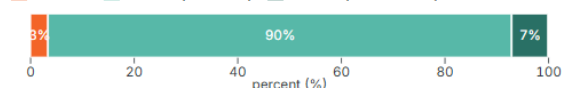


Average Proportion of Visitors by type daytime/ night time

Daytime Visitors by type

1 Jun 2026 to 30 Jun 2026

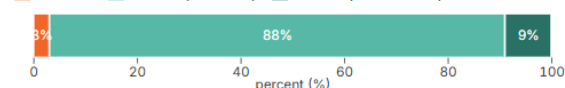
Workers Visitors (Domestic) Visitors (International)



Night time Visitors by type

1 Jun 2026 to 30 Jun 2026

Workers Visitors (Domestic) Visitors (International)



High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

The data shows a mixed-picture of visitor patterns, with international visitors significantly increasing by 48% between 2025 and 2026, whilst worker visits have significantly dropped (59%) and there has been more a subtle drop in domestic visitors (12%). However, domestic visitors still make up the largest group of visitors to the centre (89%), followed by international visitors (8%) and then workers (3%). This pattern is broadly similar during both the day and night. Overall, the centre continues to rely heavily on domestic visitors, but there has been growth in international visits and a decline in domestic and worker visits.

Conclusions:

Assessment of state of the centre/parade	- Royal Standard Local Centre is performing well and demonstrates strong vitality and viability. The centre benefits from a very high occupancy rate, with 54 of 56 units trading (96%), a low vacancy rate of approximately 3.2%, and no evidence of long-term vacant premises. Vacancy levels have generally declined over time and remain below national and London averages for vacant premises, indicating a healthy and resilient centre. - The centre provides a diverse and balanced mix of uses, with a broad range of retail, service, leisure and community functions meeting day-to-day needs. Use Class E premises dominate the centre's offer, supported by a limited number of Sui Generis and community uses. There is no evidence of an over-concentration of any particular use, including takeaways, and the mix of businesses has remained largely stable, with only one change recorded between June 2025 and June 2026. Long-term audit data also shows consistently high levels of occupation since 2020. - Environmental quality is high, supported by an attractive public realm, well-maintained buildings and shopfronts, strong tree coverage, access to Batley Park and other nearby green spaces, and the presence of heritage assets within and around the centre. The centre also benefits from good accessibility, with strong public transport connections and facilities that support walking and cycling. - Footfall and spending patterns indicate a centre with a predominantly daytime role, although there are signs of growth in evening spending supported by a modest night-time economy. Overall, Royal Standard Local Centre is a stable, attractive and well-functioning local centre that continues to meet the needs of local residents and visitors, and therefore remains consistent with the role and function of a Local Centre as defined in both the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The centre should remain designated as a Local Centre. The inclusion of Blackheath Library within the designated centre boundary is also recommended, as it provides an important community facility and would strengthen the centre's role in meeting local community needs. Given the centre's high occupancy levels, low vacancy rate, diverse mix of retail, service, leisure and community uses, strong environmental quality and accessibility, and overall positive indicators of vitality and viability, it is considered to be performing strongly. As such, the Council may wish to review the centre's status in future to determine whether designation as a District Centre would be appropriate.

Mapped extent	It is recommended that the Draft Local Plan's Royal Standard Local Centre mapped extent be extended to include the Blackheath Library.
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Appendix 1 Royal Standard Local Centre site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

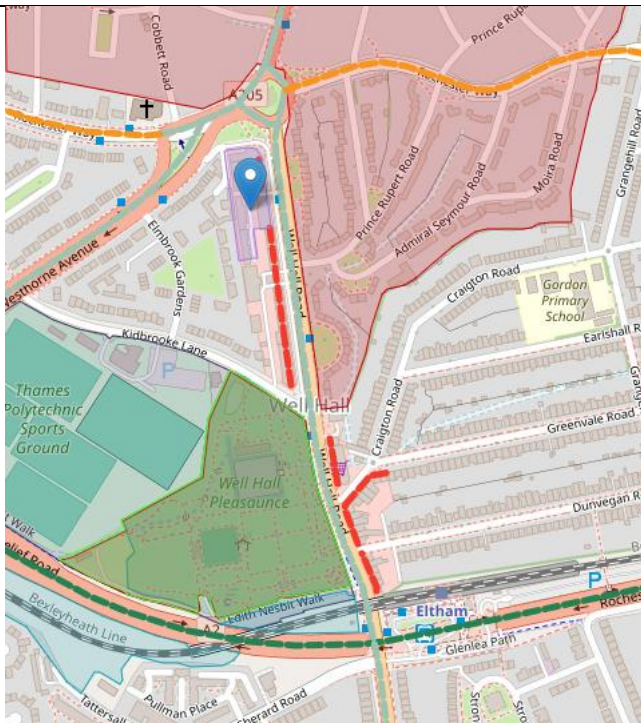






- Examples of Weak Environmental Quality

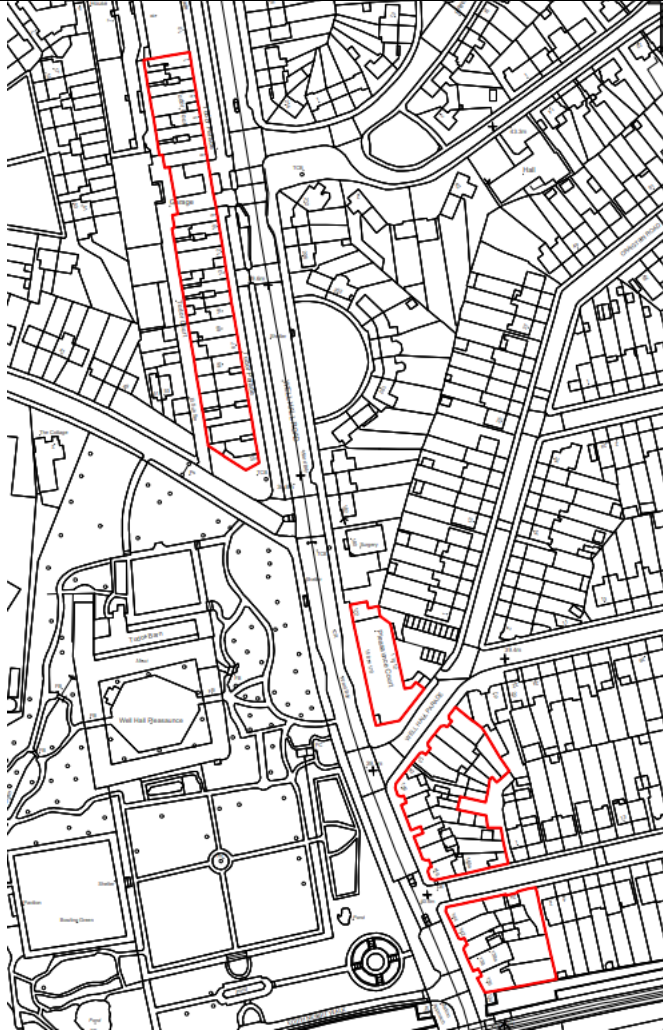


Centre/Parade name:	Well Hall
Contextual overview information:	
Ward:	The northern area of the centre is located within Eltham Page and southern area is within Eltham Park & Progress
Core Strategy Policy Overview:	
Town Centre Classification:	Local Centre
Applicable policy designations within Centre boundary:	• UDP Site proposal schedules (Proposal MU1). It should be noted that the mixed-use redevelopment of the site has now been completed with a commercial use on the ground floor and the site forms area of the designated centre boundary. • Historic Landscape • Community Open Space and SINC is located opposite the northern area of the parade (Well Hall Pleasaunce). • Conservation Areas are opposite both ends of the centre • London Distribution Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4

Direction:



- Article 4 Direction: *Exclude 1-5 Odeon parade at the edge of the frontage. All but one of the units are in sui generis use and not subject to the permitted development right.*
- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Local Centre	The assessment is based on observations recorded during the site visit, Greater London Authority's (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich's (RBG) Town Centre Audit.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the centre is mixed, as detailed below. There isn't a variation of architectural styles, and most units are along the ground floor with residential on the above floors. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the centre. • The centre's public realm provision is lacking despite provision of street trees, as it does not contain any open green space or dedicated public spaces. It should be noted that Well Hall Pleasaunce is located within close proximity of the centre, which provides a high-quality public space. • The southern area of the centre does not have many bins; however this area of the centre is clean, with clear pavements allowing for public movement. The northern area of the centre Has some bins but overall, the centre could benefit from additional waste provisions. It should also be noted that large commercial waste bins in front of some units, cause the area to look unattractive. • There is not much cycle parking in the southern area of the centre, however in the northern area of the centre there is some cycle parking. The southern of the centre would benefit from cycle parking. • On street car parking is provided in parking bays along Well Hall Road and Tudor Parade • The Local Centre contains a varied architectural character, with a mix of building styles and ages. There are also several heritage assets within and adjacent to the centre, including a Grade II listed building within the northern area of the centre and the Grade II listed Well Hall Pleasaunce nearby. Whilst the latter is not located within the centre boundary, it contributes to the wider historic setting of the area. • The site is served by many bus routes, with bus stops along the centre and Eltham Train Station is next to the centre, allowing for public transport accessibility south of the borough and beyond • There are no public facilities within the designated centre boundary. However, Eltham Medical Practice is located between the two area of the designated centre and provides an important community facility. In addition, there are pharmacies within the centre which, while not public facilities in the traditional sense, they provide essential services to the local community.

	There are no public toilets within the centre, however public toilets are available at Eltham Station and Well Hall Pleasaunce.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 50 - Total number of units trading: 45 - Total number of units not trading: 5 - Goods/Tables and Chairs outside: 1 <u>Types of units:</u> Use Class E: 32 - Accountants & Financial Adviser: 1 - Barber: 1 - Beauty Salon: 3 - Café: 3 - Chemist: 1 - Clothes: 1 - Dry Cleaners: 1 - Estate Agents: 1 - Nail Salon: 1 - Funeral Services: 2 - General Store: 1 - Architects: 1 - Hairdresser: 3 - Hair and Beauty Salon: 1 - Food Bank: 1 - Key Cutting & Shoe Repair: 1 - Newsagents: 1 - Nursery: 1 - Off Licence: 1 - Patisserie: 1 - Photographer: 1

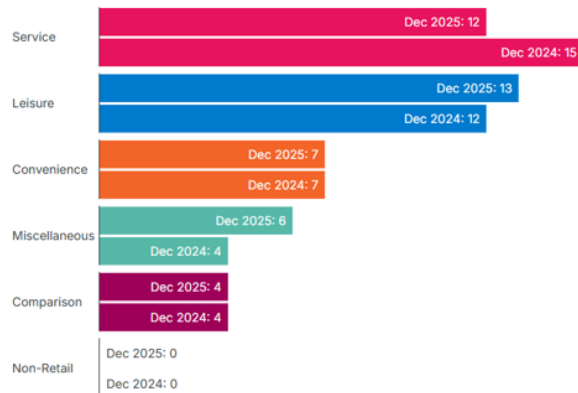
- Printers: 1
- Restaurant: 1
- Supermarket: 2
- Vape Supplies: 1
- Veterinary Surgery: 1
- **Sui Generis use classes: 13**
 - Takeaway: 8
 - Bookmaker: 2
 - Micropub: 1
 - Cab office: 1
 - Petrol Station: 1
- Tally and percentage of occupied units in the centre are Class E use? Tally total and percentage. 32 / 71%
- Tally and percentage of occupied units in the centre are Sui Generis? Tally total and percentage. 13 / 29%
- If any units been converted to residential use? None

The centre contains 50 units, of which 45 were occupied and trading at the time of the survey. The centre is dominated by Use Class E uses, providing a broad range of retail, service and community facilities, alongside 13 sui generis units, including takeaways, bookmakers, a micropub, a cab office and a petrol station. Overall, the centre benefits from a diverse mix of uses that meet local needs; however, there is a notable concentration of harmful uses, particularly takeaways and bookmakers, which make up the majority of the sui generis units within the centre.

- **HSDS data:**

Businesses by classification

Dec 2025 vs Dec 2024



High Streets Data Service
Source: Local Data Company

Download as CSV

Download as PNG

Leisure

↗ 1
from 12 to 13

Service

↘ -3
from 15 to 12

Convenience

0
from 7 to 7

Miscellaneous

↗ 2
from 4 to 6

Comparison

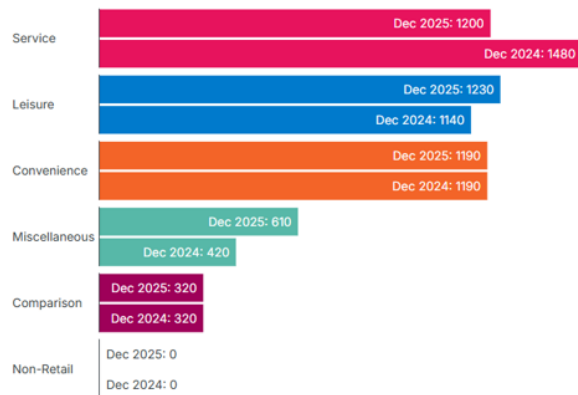
0
from 4 to 4

Non-Retail

0
(Dec 2025)

Floorspace (m²) by classification

Dec 2025 vs Dec 2024



High Streets Data Service
Source: Local Data Company

Download as CSV

Download as PNG

Leisure

↗ 90
from 1,140 to 1,230

Service

↘ -280
from 1,480 to 1,200

Convenience

0
from 1,190 to 1,190

Miscellaneous

↗ 190
from 420 to 610

Comparison

0
from 320 to 320

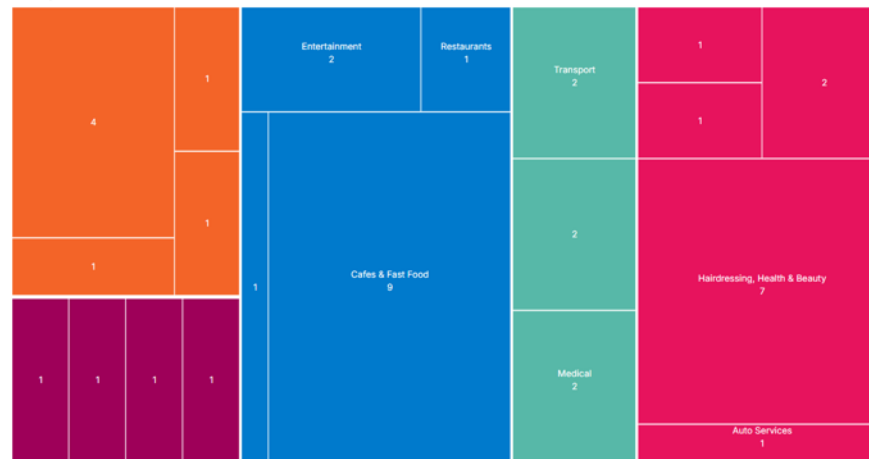
Non-Retail

0
(Dec 2025)

Proportion of Businesses by classification and category

Dec 2025

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



High Streets Data Service
Source: Local Data Company

[Download as CSV](#) [Download as PNG](#)

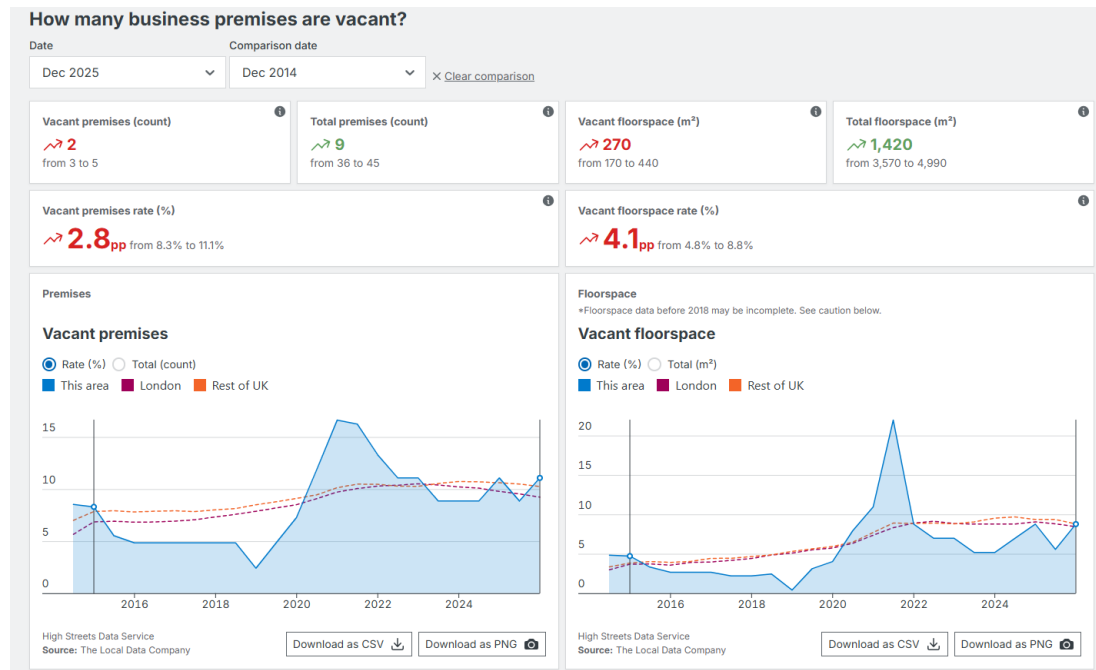
The majority of the use classes in the centre are E classes, however it should be noted that most of the SG use classes are takeaways. The HSDS shows that between Dec 2024 – Dec 2025 that there has been a loss in service uses and an increase of leisure and miscellaneous uses. As of Dec 2025 there are a variety of businesses in the centre, the majority of the businesses in the centre are leisure uses which is closely followed by service.

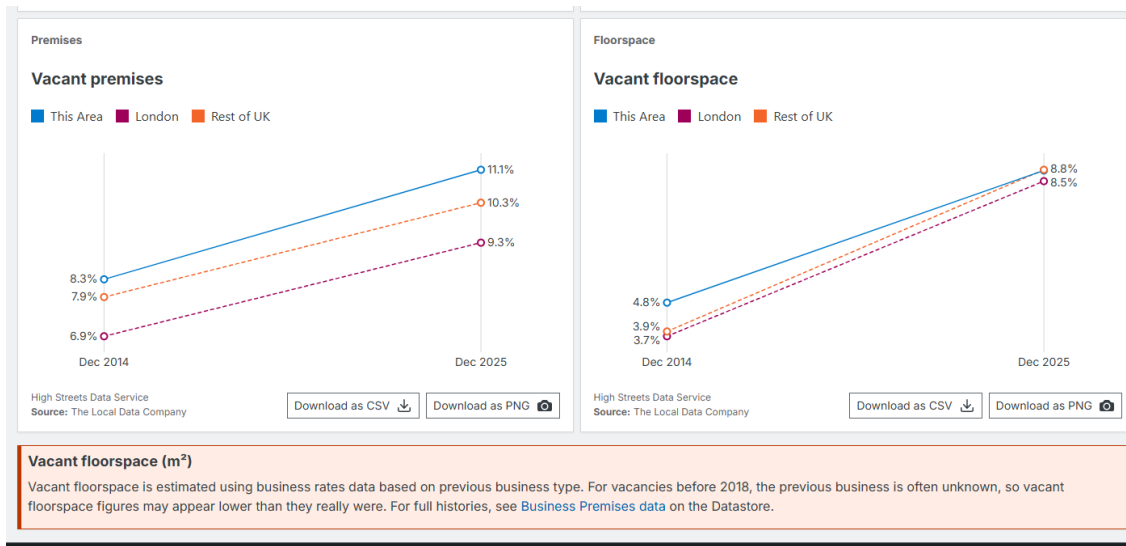
Vacancy rates

• **January 2026 vacancy audits:**

- Total units in use/not vacant: 46
- Vacant units total: 5
- Vacant new build total: 0
- Vacant and advertised: 0
- Vacant and under refurbishment/regulatory/other process: 1
- Vacant, not advertised, not under refurbishment: 4

• **HSDS:**



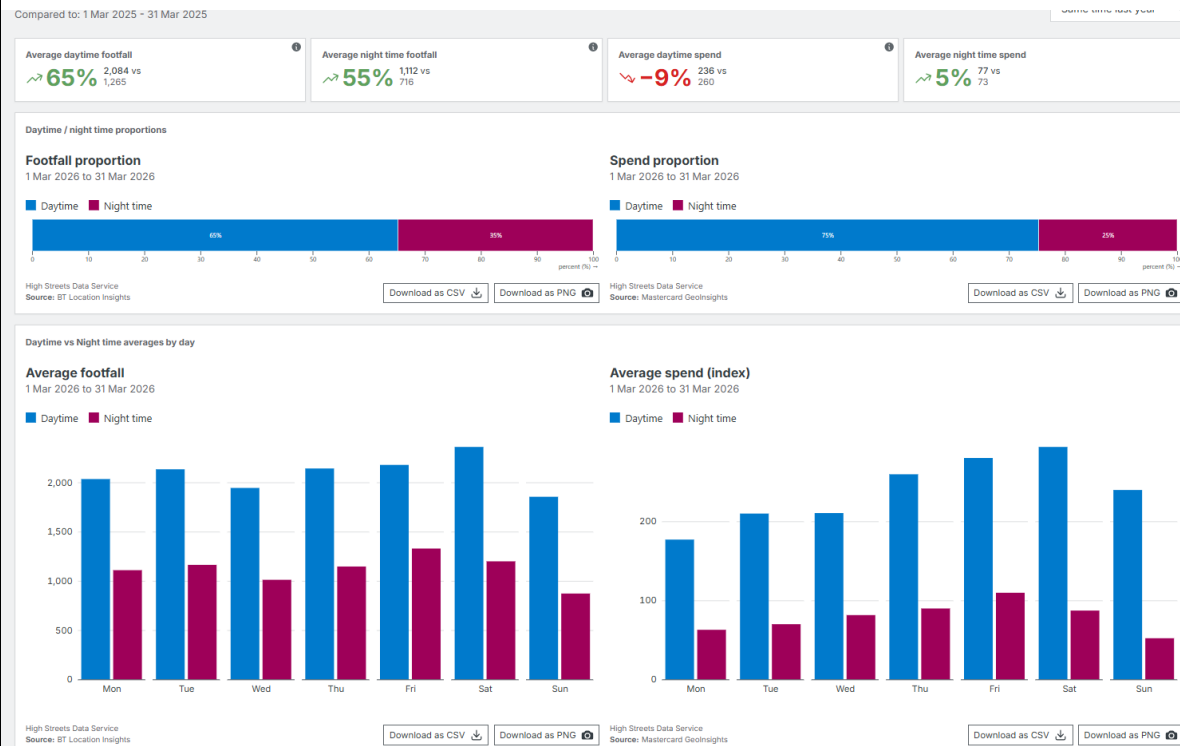


The vacant premises within the centre has increased by 2.8% over the comparison period, totalling 11.1% of vacant premises which sits above both the London and UK average. This a similar trend can also be seen with vacant floorspace. The centre was above the UK and London average, however the 8.8% vacant floor space in Well Hall is the same as the rest of the UK but slightly higher compared to the London average at 8.5%.

Night-time economy

The centre does not have many units that serve the night time economy, the only units that serves this purpose is the micropub and restaurant.

- **HSDS:**



The above data shows that the average nighttime and daytime footfall has increased from the same time last year, whilst there is a decrease in daytime spending and an increase of average spending in the centre. It can also be seen that the average amount of daytime and nighttime spending peaks between Friday-Sunday. However, the average footfall across daytime and nighttime is consistent across the week.

Spend and
Pedestrian
footfall

- **HSDS:**

1 Mar 2026 to 31 Mar 2026
Compared to: 1 Mar 2025 - 31 Mar 2025

Same time last year

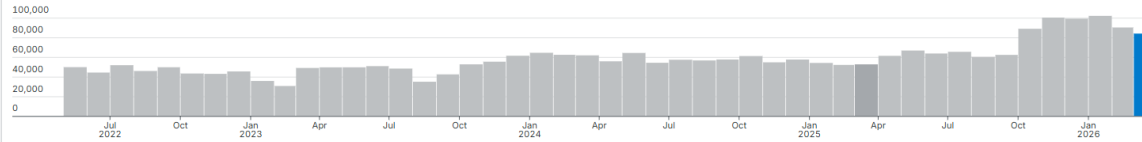
Total footfall
83,940 vs
52,640
59%

Total spend (index)
9,706 vs
10,342
-6%

Selected period in context

Total Footfall by month

1 Mar 2026 to 31 Mar 2026 (Highlighted)



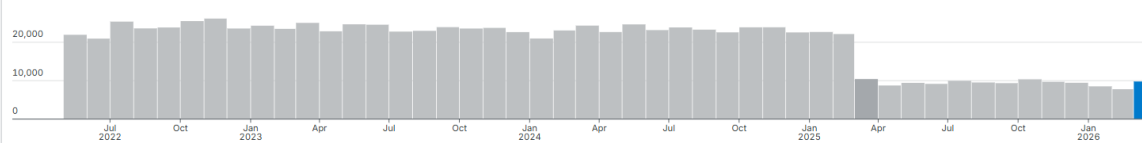
High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

Total Spend (Index) by month

1 Mar 2026 to 31 Mar 2026 (Highlighted)



High Streets Data Service
Source: Mastercard Geolights

Download as CSV

Download as PNG

Highest average daily footfall
Friday 3,000

Peak time for footfall
Saturday 12:00 - 15:00

Highest average daily spend
Friday 390

Peak time for spend
Sunday 12:00 - 15:00

Highest actual day for footfall
14 Mar 2026
3,240



Highest actual day for spend
19 Mar 2026
468

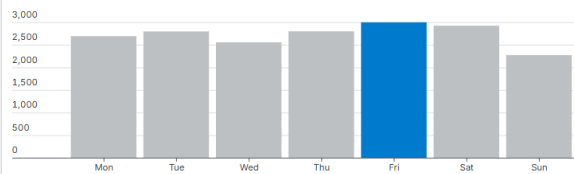


Daily Averages

Average Footfall by day

1 Mar 2026 to 31 Mar 2026

☒ All ☐ Workers ☐ Visitors (Domestic) ☐ Visitors (International)



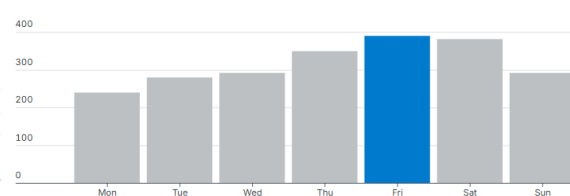
High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

Average Spend (index) by day

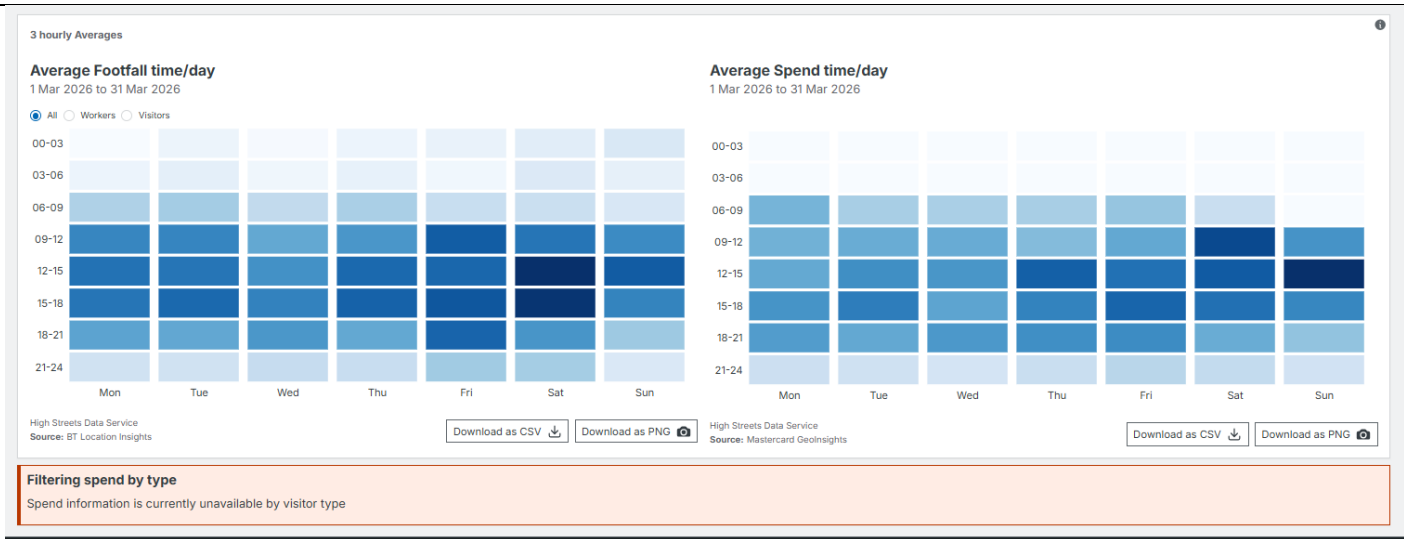
1 Mar 2026 to 31 Mar 2026



High Streets Data Service
Source: Mastercard Geolights

Download as CSV

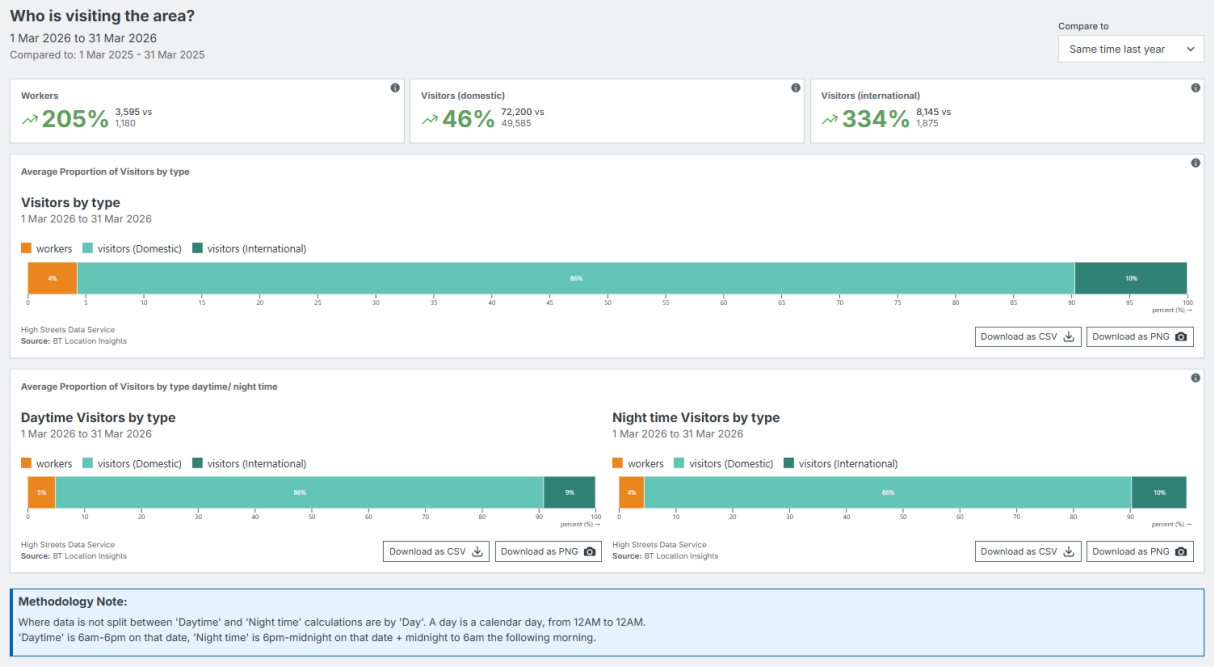
Download as PNG



The centre has experienced a significant increase in footfall (up 59%), while total spend has decreased by 6%. Although higher footfall would typically lead to increased spending, this suggests that visitors are spending less per visit. This is supported by the data, which shows that average spending has remained consistent with footfall trends, indicating a shift towards more visits but lower individual spend.

Visitor
economy

- **HSDS:**



The centre has seen a huge increase in visitors when comparing to last year, which the largest increase being 34% international visitors, followed by 205% of visitors being workers and a 46% being domestic. However, domestic visitors make up the majority of daytime and nighttime visitors, but international visitors still being higher than workers.

Conclusions:

Assessment of state of the centre/parade

The centre has not changed significantly in the ten years since the adoption of the core strategy; the areas of commercial units are all still located in the same roads of the centre with none of the uses converting to a residential use. The centre does still serve the local community however it should be noted that even though most of the uses falls under Class E which are a healthy mix of different commercial units, the predominant sui generis use is harmful takeaway establishments. A greater diversity of sui generis uses could help to broaden the centre's offer and further support its vitality and viability. The range and mix of uses present continue to meet the day-to-day needs of the local community, and the centre therefore remains consistent with the role and function of a Local Centre as defined in both the Core Strategy and the Draft Local Plan.

Recommendations for Reg 19 Local Plan	Overall, the centre is still serving the community with a good mix of E class uses that serve different members of the communities, however as mentioned above the number of hot food takeaways can be causing harm to the centre and the community it serves. The centre should remain as a designated Local Centre but would benefit from improvements to green spaces, public bins for waste provision and more cycle parking to encourage active travel. However, the centre is served well by other means of transport. The inclusion of Eltham Medical Practice within the designated centre boundary should also be considered, as it provides an important community healthcare facility and would strengthen the range of services available within the centre. However, the centre is served well by other means of transport.
Mapped extent	It is recommended that the Draft Local Plan's Well Hall Centre mapped extent is amended, with the southern boundary extended slightly to include Well Hall Florist and the northern boundary extended to encompass the Tesco on Odeon Parade, creating a single continuous centre perimeter and the potentially incorporating the GP surgery. It is noted that, as part of the Regulation 18 Draft Local Plan consultation, two additional units were added to the centre boundary, reflecting changes to the centre's composition and extent.

Appendix 1 Well Hall Local Centre site visit photos

Environmental Quality

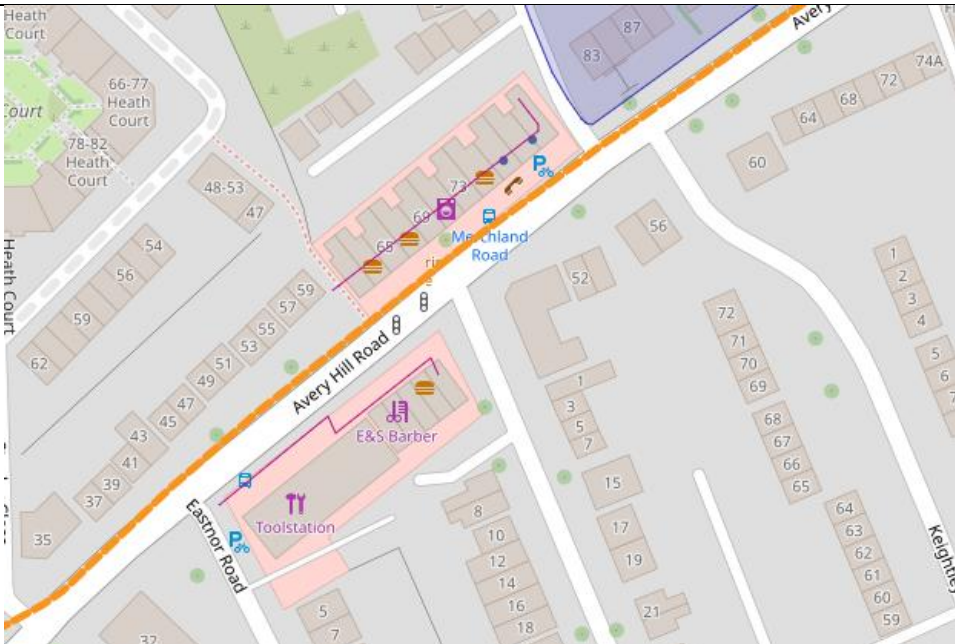
- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Appendix 3: Neighbourhood Parade assessments

Centre/Parade name:	Avery Hill
Contextual overview information:	
Ward:	Eltham Town & Avery Hill
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Adjacent to an area of a special character Local road
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	



Article 4 Direction: *Include entire centre. Provides a coherent and tightly drawn boundary of ground floor Class E uses, in shop type premises.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- The environmental quality of the Avery Hill Local parade is relatively high, with well-maintained shopfronts but there are some which are of a lower quality, but this does not detract from the overall quality of the parade. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. - There are numerous street trees, and a reasonable amount of street furniture such as bike racks and bins. However, additional seating would enhance the parade. - The parade's public realm is limited. Despite the presence of street trees, there is no dedicated public open/green space. However, Southwood Park is 0.3 miles away which can to an extent make up for the lack of public realm. - There is little variation across the parade; however, Units 38–40 Avery Hill Road display a more modern architectural style compared to surrounding buildings. This integrates well with the area, and there are no buildings of historic or religious significance. - There is short-term parking at one end of the parade, along with two bus stops located on either side of the road. - There are no public facilities or toilets within the immediate vicinity of the parade, and the nearest public toilet is at New Eltham Station which is 0.2 miles away.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 16 - Total number of units trading: 16 - Total number of units not trading: 0 - Goods/Tables and Chairs outside: 2 <u>Types of units:</u> Use Class E: 11 - Sign Shop: 1 - Convenience Store: 2

	▪ Phone shop: 1 ▪ DIY Store: 1 ▪ Barber: 1 ▪ Burger Restaurant: 1 ▪ Café: 2 ▪ Accountants: 1 ▪ Nail and Beauty Salon: 1 ○ Sui Generis use classes: 5 ▪ Takeaway: 4 ▪ Beauty aesthetics salon: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 11 / 69% ○ Tally and percentage of occupied units in the parade are Sui Generis? 5 / 31% ○ If any units been converted to residential use? 0 The January 2026 audit recorded 16 units, all of which were occupied and trading, the parade comprises 10 Class E units and 6 Sui Generis units, four of these units being a harmful takeaway use. The parade provides a mix of convenience retail, food and drink, personal services and professional services. No residential conversions were identified, and only one unit displayed goods or furniture outside.
Vacancy Rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 16 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0

	The parade has remained consistently well occupied throughout the monitoring period, with 16 units trading in all but one survey. In April 2022, 15 units were recorded as trading, but occupancy quickly returned to full capacity and has remained stable since, demonstrating the parade's resilience and ongoing viability.
Night-time economy	The parade has a very limited night-time economy offer, with the restaurant representing the only use.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing well, with units consistently occupied and trading over time, and a well-balanced mix of uses. Of the 16 units, only four are hot food takeaways, which are identified as harmful uses within the Local Plan. Whilst the lack of public realm is a minor shortcoming, given the relatively small size of the parade and its proximity to Southwood Park, it would not be practical or necessary to provide dedicated public green or open space. This issue does not justify any significant change to the parade's designation. Overall, the parade continues to meet the definition of a neighbourhood parade within both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its designation.
Mapped extent	N/A

Appendix 1 Avery Hill Neighbourhood Parade site visit photos

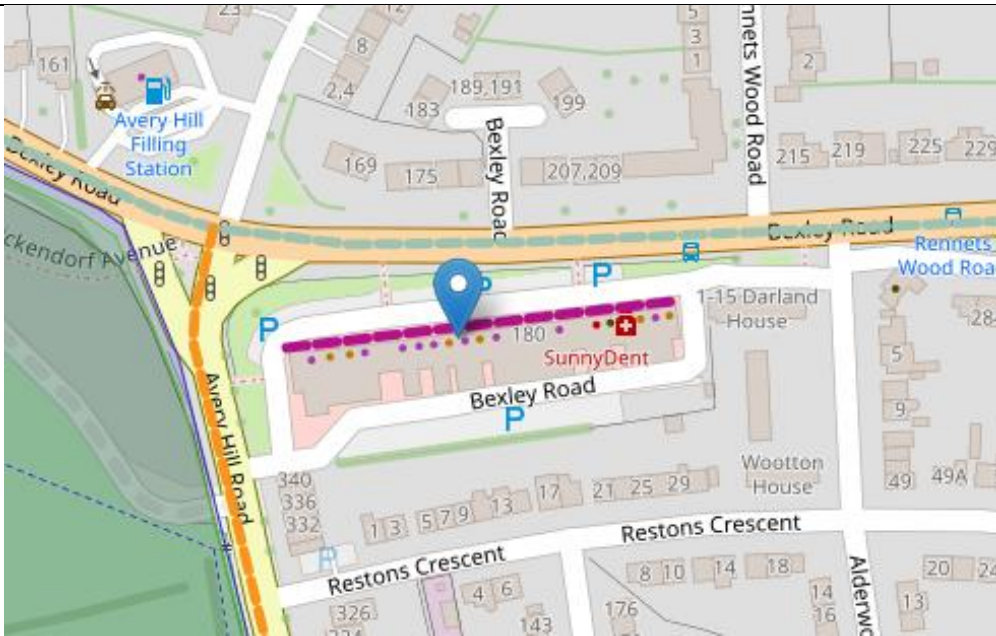
Environmental Quality

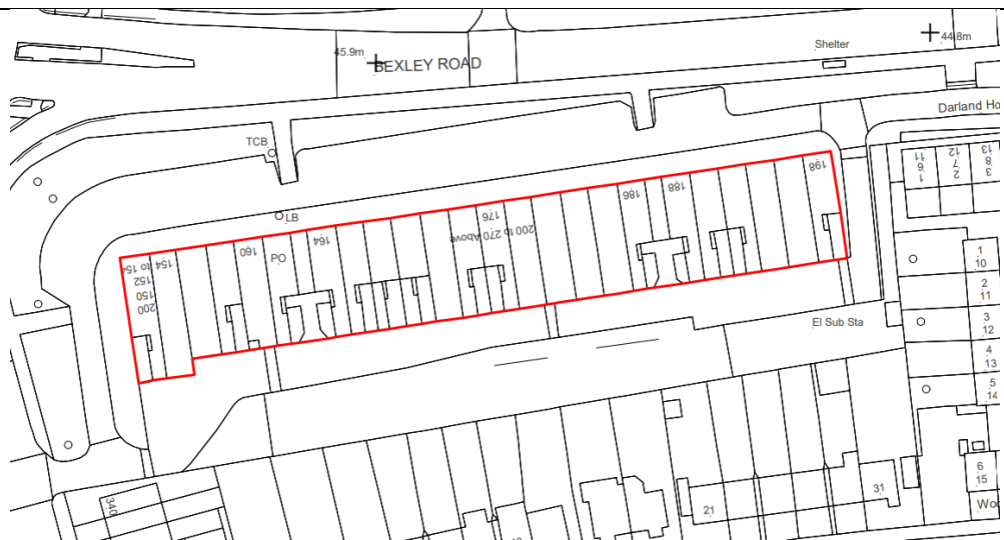
- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Bexley Road
Contextual overview information:	
Ward:	Eltham Town and Avery Hill
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	No other applicable designations within the centre. However, parade is nearby a London Distribution and Local Road.
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	



Article 4 Direction: *Include entire centre. It is more than 1km from any major or district centre in the Borough and provides a coherent and tightly drawn boundary of ground floor Class E uses in shop type premises.*

- 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. It should be noted that the HSDS data includes the petrol station located opposite the parade, and therefore some of the figures shown will reflect this. However, as this comprises a single unit, we do not consider it to have a significant impact on the overall data presented.

Criteria

Accessibility and Environmental quality

- The environmental quality of the Bexley Road parade is moderate, most of the frontages of the commercial units are well kept however some are tired and could do with updating but as a whole does not affect the environmental quality, there is a reasonable number of trees (not specifically along the street but within the green space opposite), it would be

	beneficial if some trees or planting would be along the parade itself. There are bins across the parade, but street furniture is slightly lacking, with a small number of cycle racks and no seating. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • There is not any variation in architectural styles in the parade, and no buildings of historical or religious significance. • The public realm is of a relatively good standard. Whilst the parade is small in scale, it benefits from some soft landscaping and small green spaces around existing trees. The nearby entrance to Avery Hill Park, located approximately 0.2 miles away, further enhances access to public open space and recreation opportunities. • There are no public toilets located within the parade, the closest public toilet is in Avery Hill Park which is around 0.5 miles away. • Car parking is located along the parade with disabled bays but no EV chargers.
Diversity of Uses	<u>January 2026 audit:</u> • Total number of units: 23 ○ Total number of units trading: 23 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 16 ▪ Newsagent: 1 ▪ Pharmacy: 1 ▪ Barber: 1 ▪ Supermarket: 1 ▪ Hairdressers: 1 ▪ Laundrette: 1 ▪ Boxing supplies: 1 ▪ Café: 1 ▪ Estate Agent: 1 ▪ Electrician: 1 ▪ Dry cleaners: 1

- Insurance office: 1
- Health care (Osteopath): 1
- Dentist: 1
- Nurse/Pre-school: 1
- Beauty Salon: 1

- **Sui Generis use classes: 7**

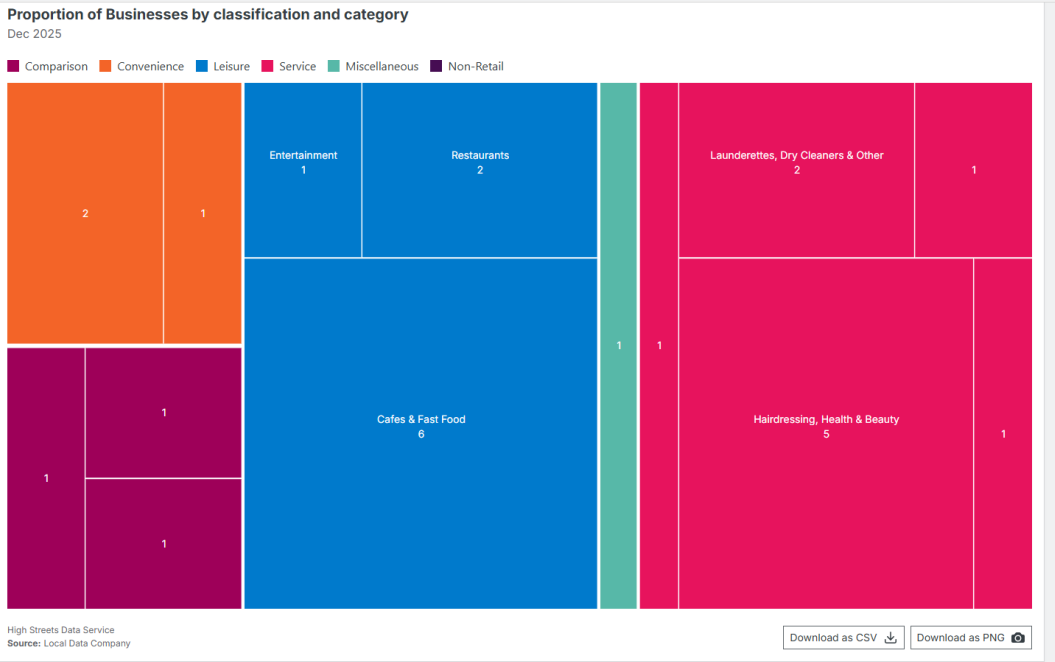
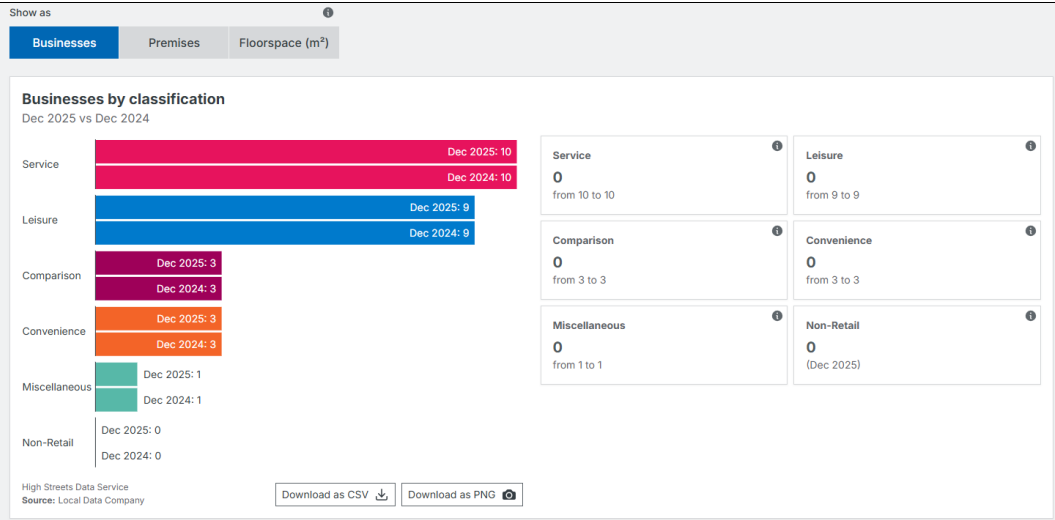
- Takeaway: 5
- Bookmaker: 1
- Micropub: 1

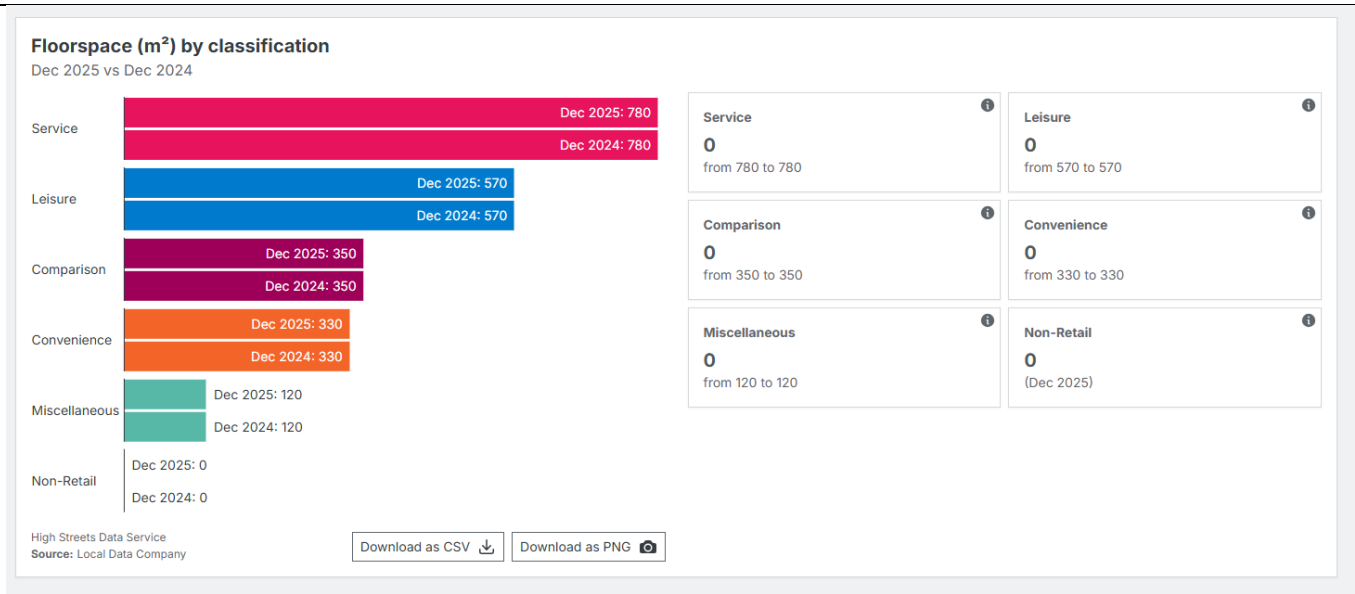
- **January 2026 vacancy audits:**

- Tally and percentage of occupied units in the parade are Class E use? 16 / 70%
- Tally and percentage of occupied units in the parade are Sui Generis? 7 / 30%
- If any units been converted to residential use? None

The January 2026 audit recorded 23 units, all of which were occupied and trading, with no vacant units identified. The parade benefits from a diverse mix of uses, comprising 16 Class E units (70%) and 7 sui generis units (30%). Class E uses include convenience retail, healthcare, childcare, personal services and professional services, helping to meet the day-to-day needs of the local community. The sui generis uses include a bookmaker, micropub and five hot food takeaways. Despite the presence of some harmful uses, the parade remains fully occupied and provides a broad range of services.

- **HSDS data:**



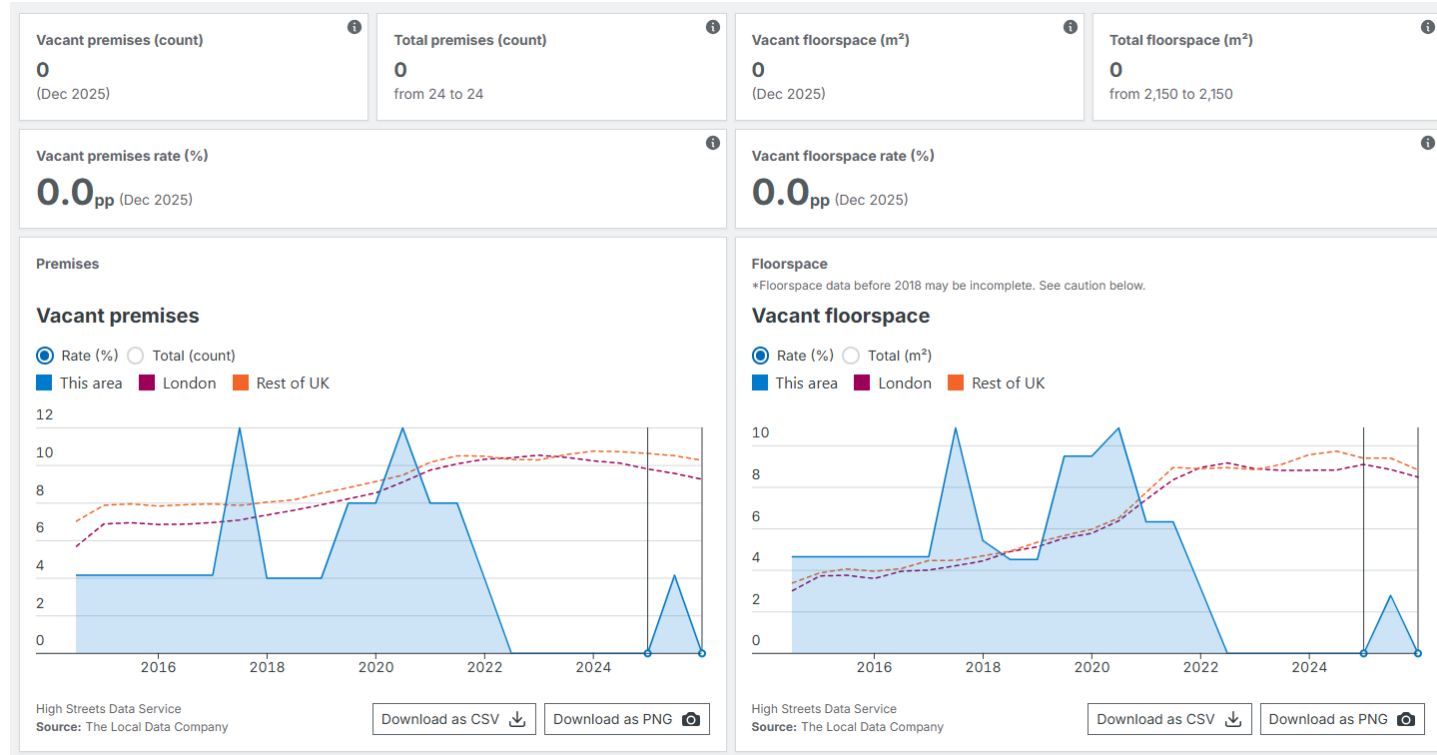


The HSDS data shows a highly stable local parade between December 2024 and December 2025, with no changes in overall business numbers or floorspace. Service and leisure remain the dominant uses, while comparison and convenience retail are limited, and there is only a minor increase in non-retail uses. The mix of the parade is mostly leisure, particularly cafés, fast food, and restaurants and personal services such as hair and beauty, indicating a parade focused more on food, drink, and services rather than traditional retail shopping.

Vacancy Rates

- January 2026 vacancy audits:**
 - Total units in use/not vacant: 23
 - Vacant units total: 0
 - Vacant new build total: 0
 - Vacant and advertised: 0
 - Vacant and under refurbishment/regulatory/other process: 0
 - Vacant, not advertised, not under refurbishment: 0

• **HSDS:**



Premises

Vacant premises

This Area

London

Rest of UK

Category	Dec 2024	Dec 2025
This Area	0.0%	0.0%
London	9.8%	9.3%
Rest of UK	10.6%	10.3%

High Streets Data Service

Source: The Local Data Company

Download as CSV

Download as PNG

Floorspace

Vacant floorspace

This Area

London

Rest of UK

Category	Dec 2024	Dec 2025
This Area	0.0%	0.0%
London	9.1%	8.5%
Rest of UK	9.4%	8.8%

High Streets Data Service

Source: The Local Data Company

Download as CSV

Download as PNG

The parade has seen many highs and lows in the HSDS, notably the peak of vacant premises was during 2020, which would be explained by Covid-19, however in June 2021 the number of vacant units dropped and the parade has seen near enough no vacant units, apart from it rising to 4.2% in June 2025. The vacant number of units dropped back down to 0 in December 2025, this is very positive when comparing to the London average of 9.3% and national average of 10.3%.

The parade offers limited night-time economy provision, with the micropub representing the only dedicated evening use within the parade.

- **HSDS:**

How do day and night compare?

1 Mar 2026 to 31 Mar 2026

Compared to: 1 Mar 2025 - 31 Mar 2025

Compare to

Same time last year

Average daytime footfall

↘ -15% 425 vs 503

Average night time footfall

↘ -5% 198 vs 207

Average daytime spend

↗ 11% 62 vs 56

Average night time spend

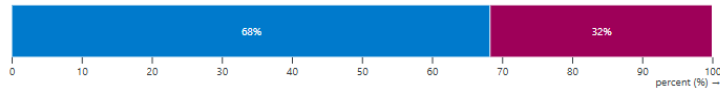
↗ 37% 30 vs 22

Daytime / night time proportions

Footfall proportion

1 Mar 2026 to 31 Mar 2026

Daytime Night time



High Streets Data Service
Source: BT Location Insights

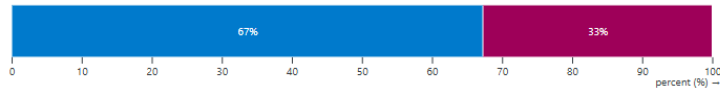
Download as CSV

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Spend proportion

1 Mar 2026 to 31 Mar 2026

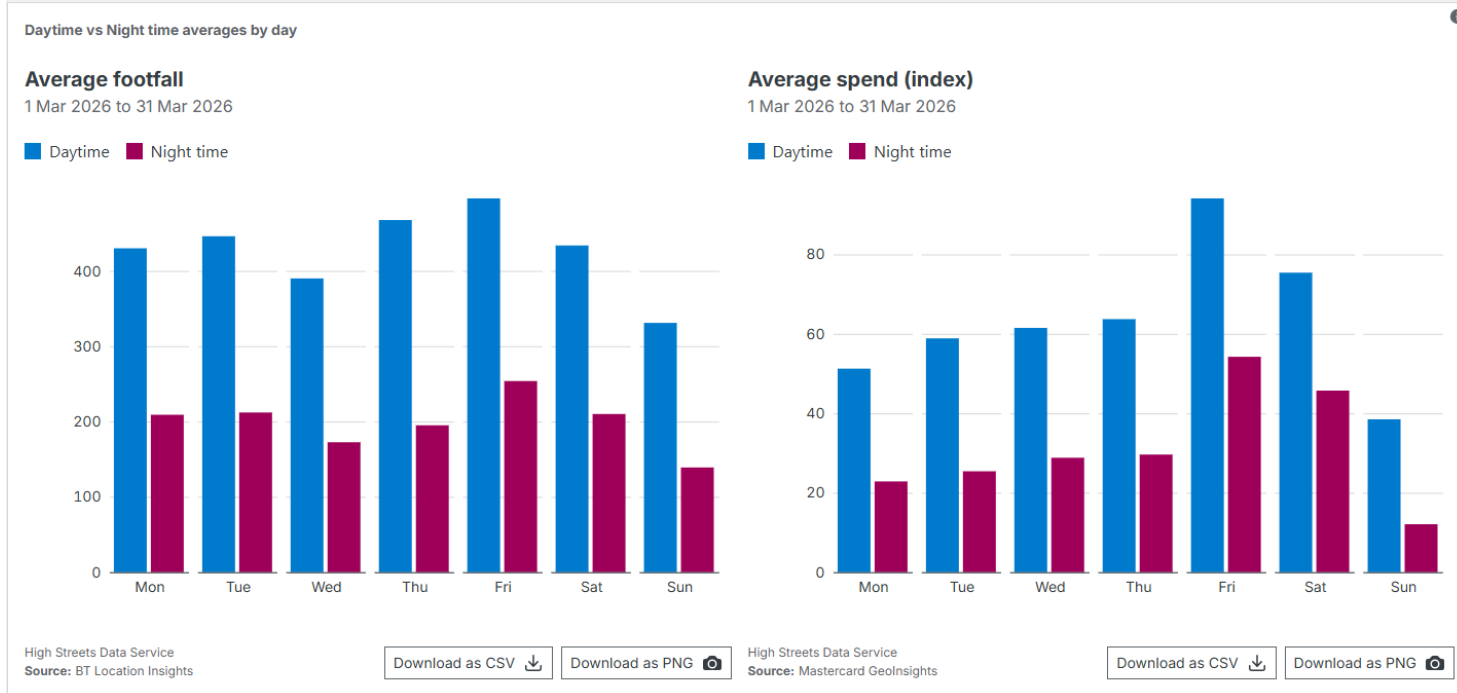
Daytime Night time



High Streets Data Service
Source: Mastercard Geolnsights

Download as CSV

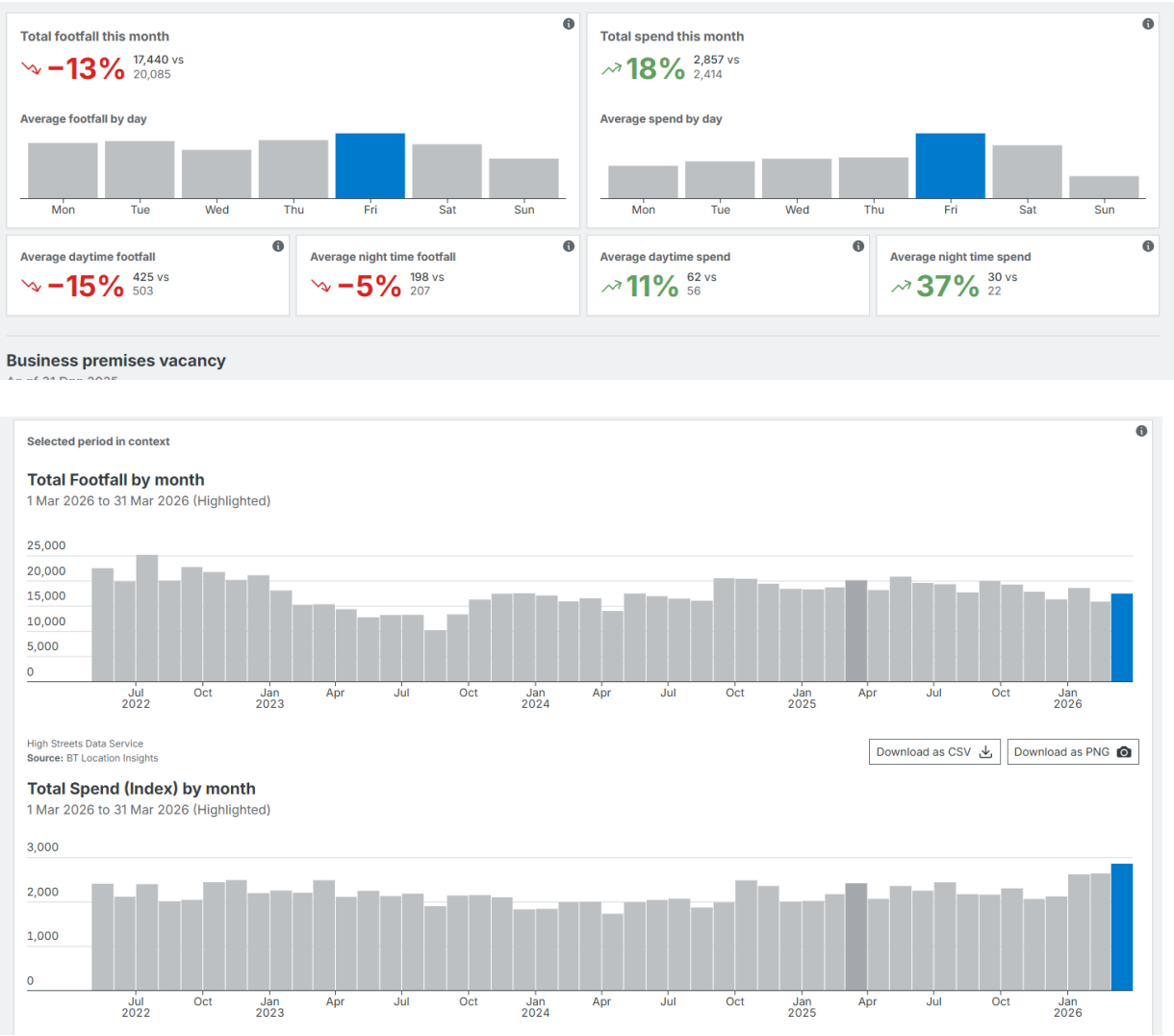
Download as PNG



When comparing to December 2024, we can see a 15% decrease in daytime footfall and 5% decrease in nighttime footfall but a 11% increase in daytime spend and 37% increase in nighttime spend. However, when looking at the data, footfall and spending is still highest in the daytime, and with the lack of night time economy provision this would be a contributing reason.

Spend and
Pedestrian footfall

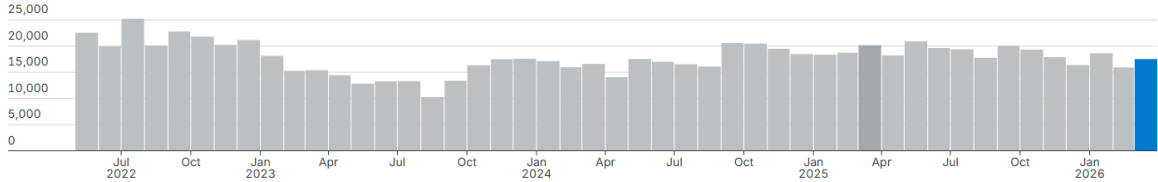
• **HSDS:**



Selected period in context

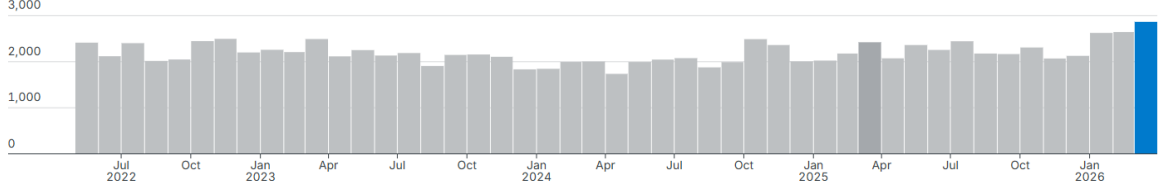
Total Footfall by month

1 Mar 2026 to 31 Mar 2026 (Highlighted)



Total Spend (Index) by month

1 Mar 2026 to 31 Mar 2026 (Highlighted)

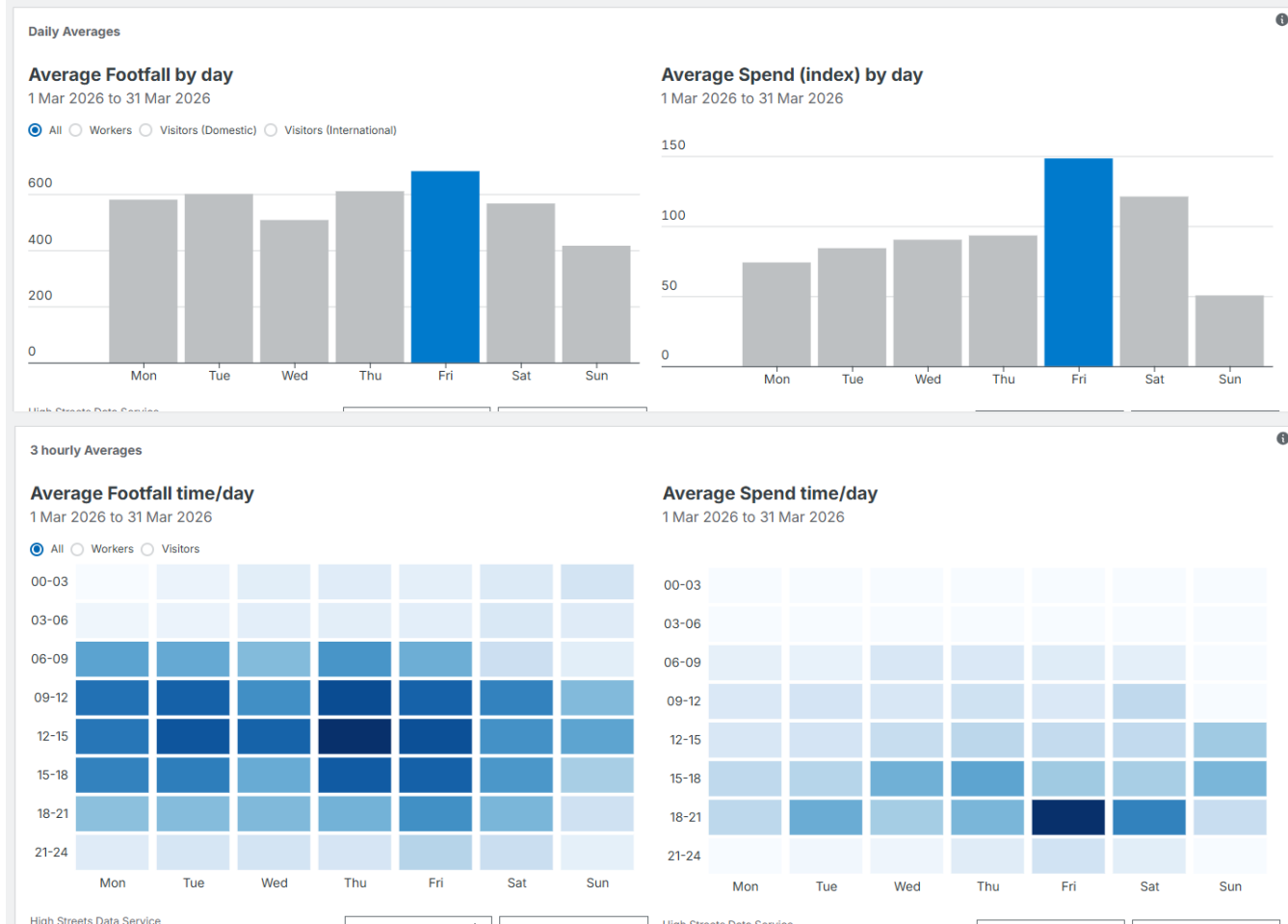


High Streets Data Service

Source: BT Location Insights

Download as CSV

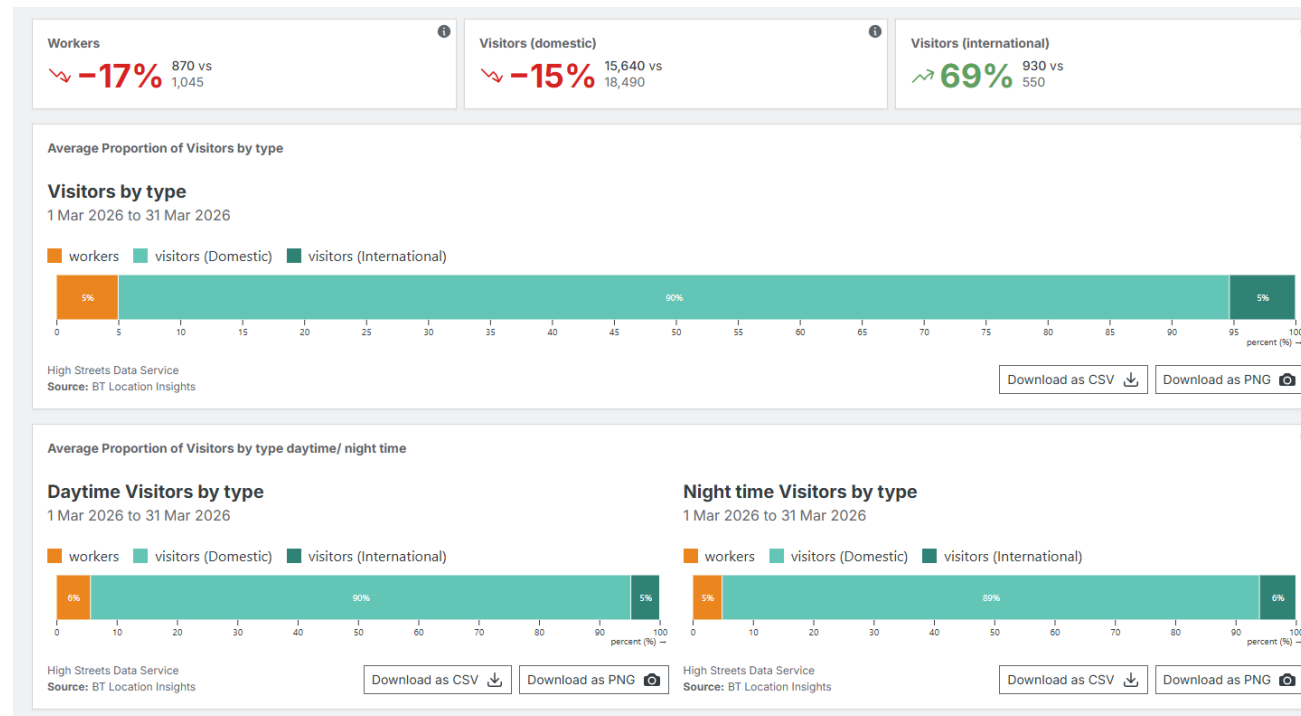
Download as PNG



Footfall and spend have been broadly stable over time, with March 2026 toward the higher end of recent levels. Activity is strongest on Fridays, with solid performance on Thursdays and Saturdays, and weakest on Sundays, showing a clear end-of-week peak. Overall, while visits have fallen by 13%, total spend has increased by 18%, indicating fewer visitors but higher spending.

Visitor economy

• **HSDS:**



Workers and domestic visitors have declined down by 17% and 15% while international visitors have increased significantly by 69%. Despite this, the area remains heavily dominated by domestic visitors around 90%, with workers and international visitors each making up only a small share.

Conclusions:

Assessment of state of the centre/parade

Overall, the parade is performing well and continues to serve the local community. Whilst footfall has decreased, spending has remained stable and vacancy levels are low, indicating that units are generally well occupied and trading successfully. The parade benefits from a strong mix of uses, comprising 16 Class E units and 7 sui generis units, providing a range of retail, service, health, food and community functions. The parade could benefit from additional convenience retail provision;

	however, there are relatively few harmful uses present, with takeaway uses accounting for only part of the wider offer. It should also be noted that some of the HSDS data may be slightly inflated due to the inclusion of the petrol station opposite the parade. RBG data indicates that the parade is functioning well and remains capable of meeting the day-to-day needs of the local community. Overall, the parade continues to meet the definition of a neighbourhood parade as set out in both the Core Strategy and the Draft Local Plan.
Recommendation for Reg 19 Local Plan.	The parade should retain its designation; it provides a range of commercial uses which serve the community and contains the small clusters of shops to serve the community, without changes being made to the parade.
Mapped extent	N/A

Appendix 1 Bexley Road Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Brewery Road
Contextual overview information:	
Ward:	Plumstead & Glyndon
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Strategic Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. Provides a coherent and tightly drawn boundary of ground floor Class E uses, in shop type premises.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data
available for this

The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.

Neighbourhood Parade	
Criteria	
Accessibility and Environmental quality	• During the site visit, a moderate level of pedestrian activity was observed. The overall environmental quality of the parade is mixed, although generally towards the lower end of the scale. Several shopfronts appear dated and in need of refurbishment, but they remain in a reasonable condition overall. However, the auto repair shop and the adjacent units on that side of the parade are of noticeably poorer quality. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • There is limited provision of street trees and street furniture within the parade, with only a small number of litter bins and cycle racks located along the parade. • Public realm provision within the parade is generally poor, with a lack of landscaping, seating and other amenity features. However, there is an accessible green space approximately 0.1 miles from the parade, which provides opportunities for recreation and access to open space. • There is some variation in architectural styles across the parade, although it is not particularly pronounced. There are no buildings of notable historic, architectural, or religious significance within the parade. • The buildings comprise of retail uses occupying the ground floors while some units have residential accommodation on the upper floors. • There are no public facilities or public toilets located within the parade itself, although a Post Office is present and provides an important local service, there is also a church located just on the outer edge of the parade. Public toilet facilities are available nearby at the Glyndon Community Centre, approximately 0.1 miles from the parade. • Short-stay parking is available along the parade and bus stops are located at the edge of the parade.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 16 ○ Total number of units trading: 16 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u>

- **Use Class E: 10**

- Chemist: 1
- Post office: 1
- Convenience store: 1
- Greengrocers: 1
- Off license: 1
- Local Supermarket: 1
- Café: 1
- Barbers: 2
- Nail shop: 1

- **Sui Generis use classes: 6**

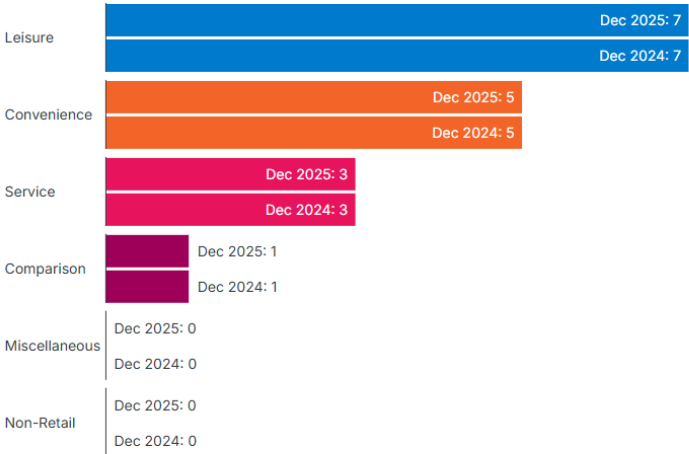
- Takeaway: 3
- Bookmaker: 2
- Garage / Auto repair: 1

- Tally and percentage of occupied units in the parade are Class E use? 10 / 63%
- Tally and percentage of occupied units in the parade are Sui Generis? 6 / 37%
- if any units been converted to residential use? None

- **HSDS data:**

Businesses by classification

Dec 2025 vs Dec 2024



Leisure 0 from 7 to 7	Convenience 0 from 5 to 5
Service 0 from 3 to 3	Comparison 0 from 1 to 1
Miscellaneous 0 (Dec 2025)	Non-Retail 0 (Dec 2025)

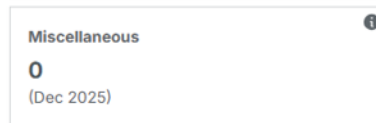
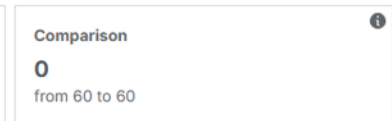
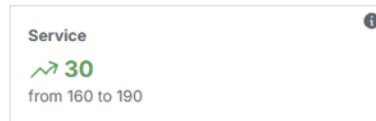
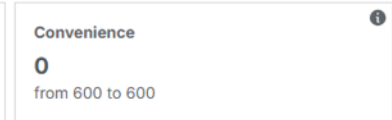
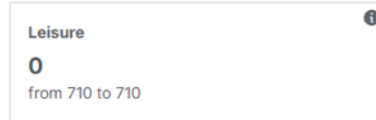
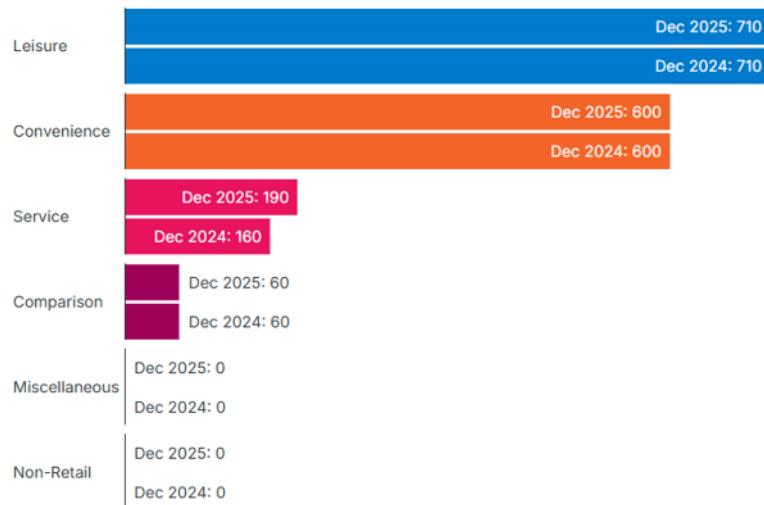
High Streets Data Service
Source: Local Data Company

Download as CSV

Download as PNG

Floorspace (m²) by classification

Dec 2025 vs Dec 2024



High Streets Data Service
Source: Local Data Company

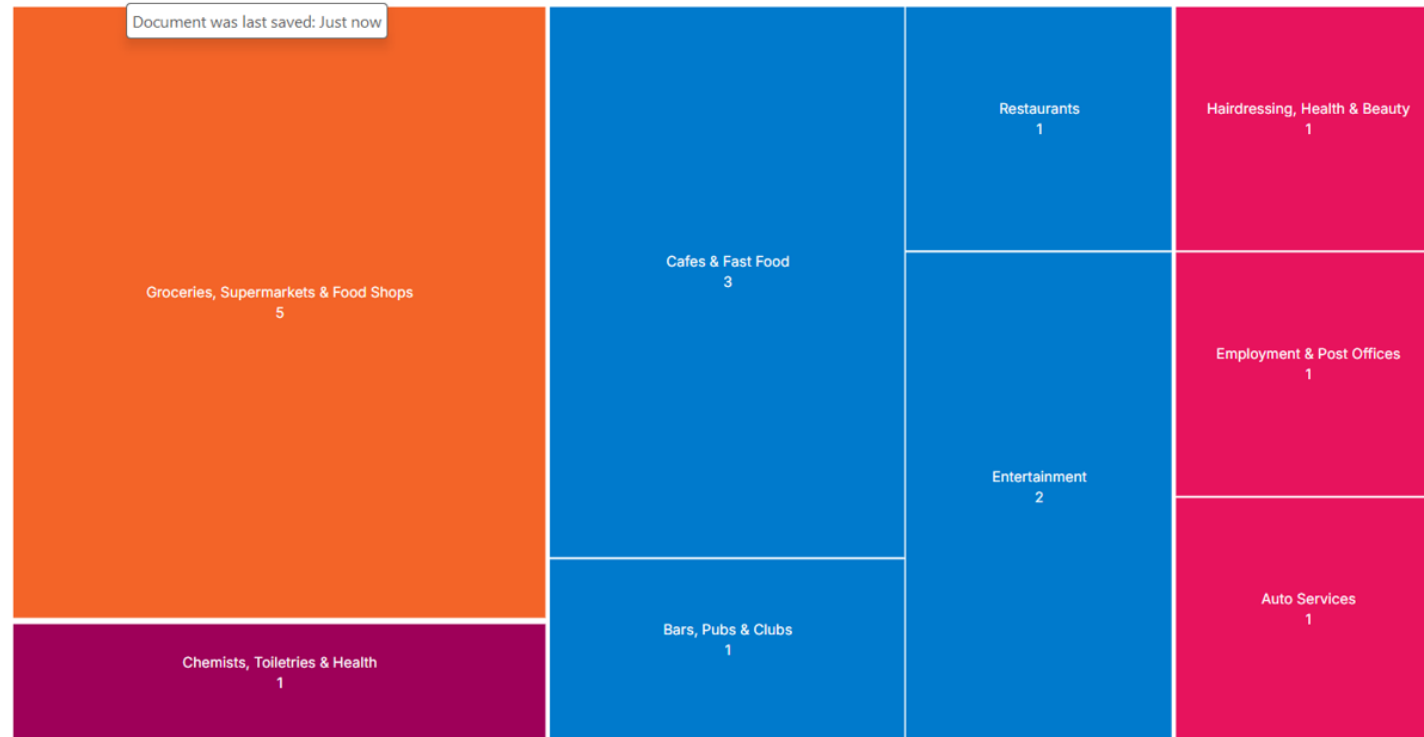
Download as CSV

Download as PNG

Proportion of Businesses by classification and category

Dec 2025

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



High Streets Data Service
Source: Local Data Company

Download as CSV

Download as PNG

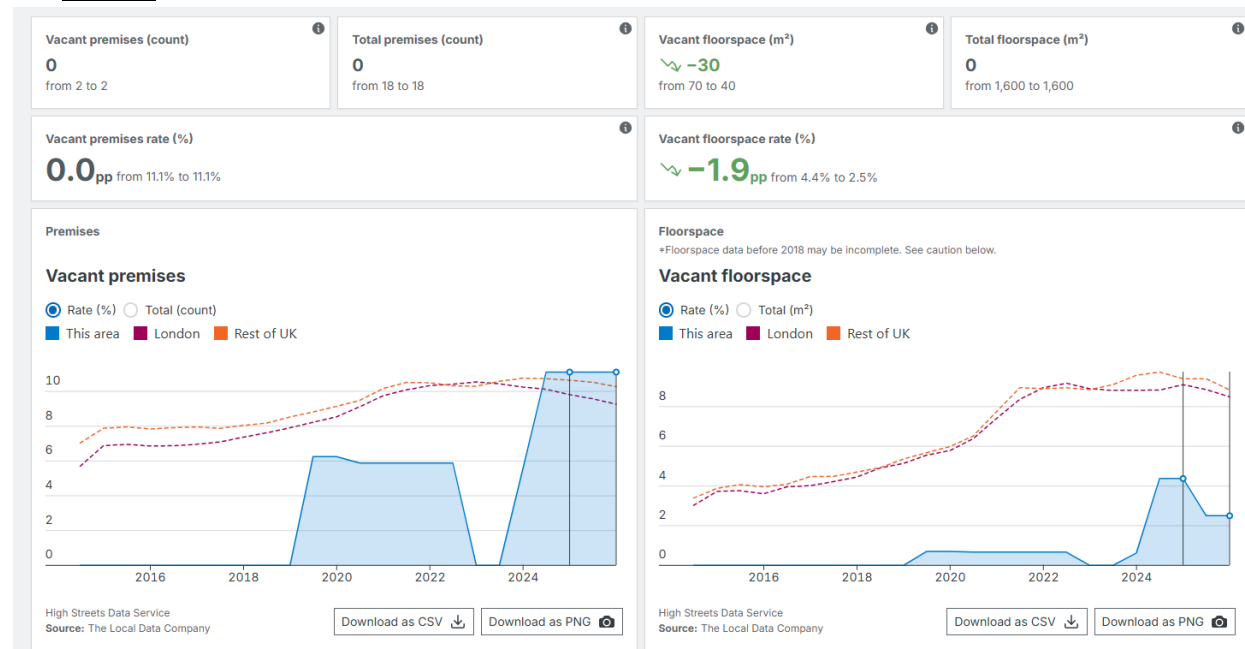
From the HSDS data we can see that the parade comprises a diverse mix of 16 businesses, with leisure uses representing the largest category, followed by convenience retail, service uses and one comparison retail unit. Key uses include grocery and food shops, cafés and fast-food outlets, entertainment venues, a restaurant, a chemist, a post office, and a hair and beauty business. The business mix has remained unchanged between December 2024 and December 2025, indicating a stable parade. Floorspace has also remained largely consistent, with only a small increase in service floorspace over the period.

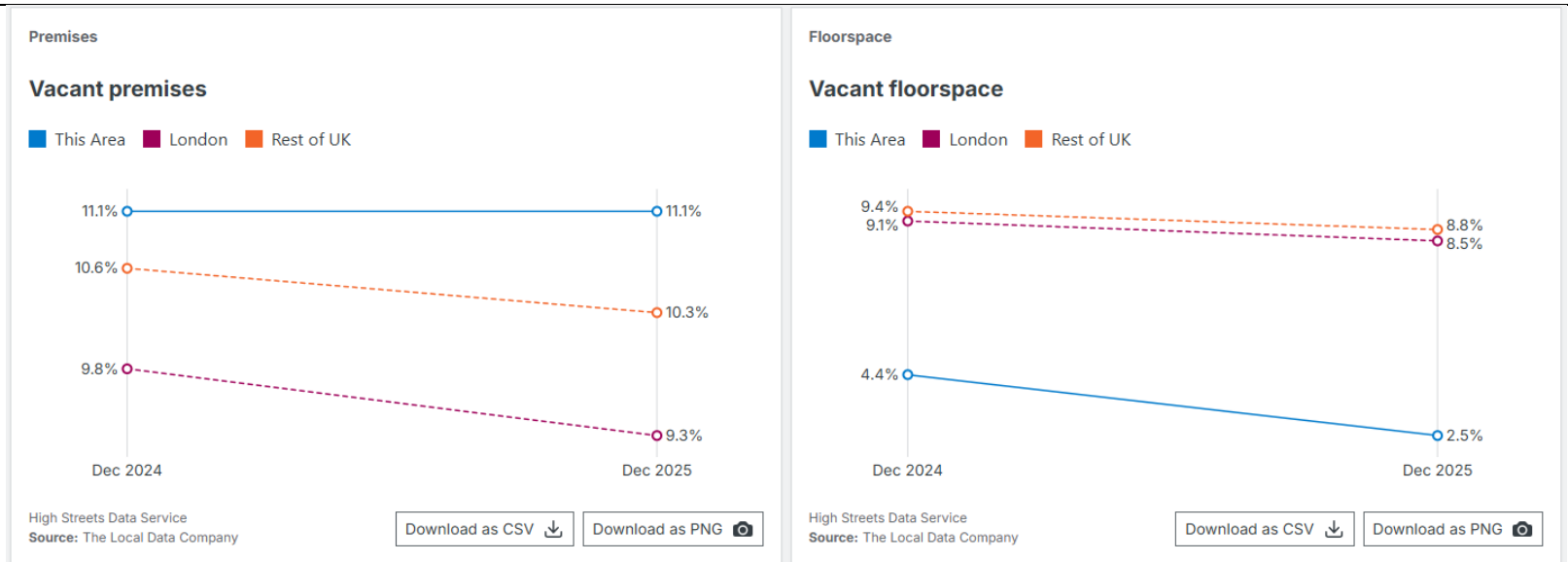
Vacancy rates

- **January 2026 vacancy audits:**

- Total units in use/not vacant: 16
- Vacant units total: 0
- Vacant new build total: 0
- Vacant and advertised: 0
- Vacant and under refurbishment/regulatory/other process: 0
- Vacant, not advertised, not under refurbishment: 0

- **HSDS:**





The vacancy data indicates that the parade has experienced consistently low levels of vacancy. Between December 2024 and December 2025, the number of vacant premises remained unchanged at 2 units out of 16 total units, with the vacancy rate remaining stable at 11.1%. Although the vacant premises rate is slightly higher than the London and UK averages, vacant floorspace decreased from over the same period. Overall, the data suggests that vacancy levels are stable and that the amount of unused floorspace within the parade has fallen, indicating a positive trend in occupancy.

Night-time economy

- **HSDS:**

Average daytime footfall

↘ -3% 1,741 vs 1,801

Average night time footfall

↘ -2% 1,395 vs 1,420

Average daytime spend

↗ 20% 106 vs 89

Average night time spend

↗ 27% 42 vs 33

Daytime / night time proportions

Footfall proportion

1 May 2026 to 31 May 2026

■ Daytime ■ Night time



High Streets Data Service
Source: BT Location Insights

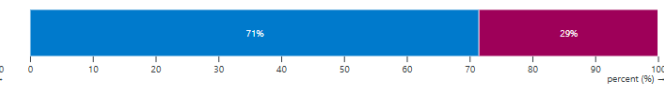
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Spend proportion

1 May 2026 to 31 May 2026

■ Daytime ■ Night time



High Streets Data Service
Source: Mastercard Geolinsights

Download as CSV

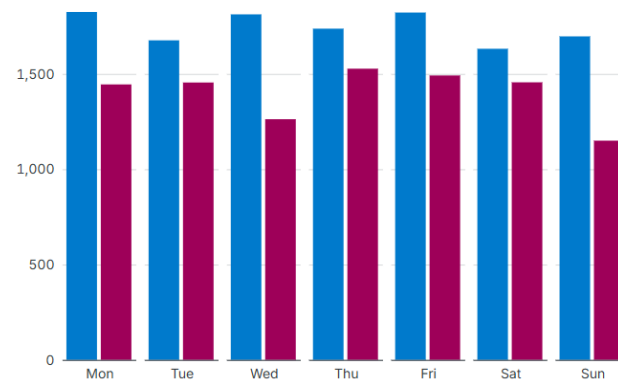
Download as PNG

Daytime vs Night time averages by day

Average footfall

1 May 2026 to 31 May 2026

■ Daytime ■ Night time



High Streets Data Service
Source: BT Location Insights

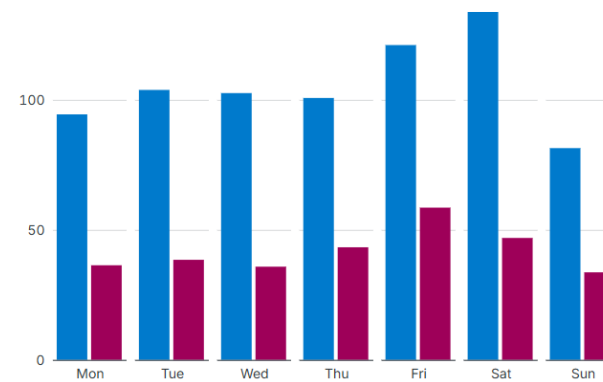
Download as CSV

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Average spend (index)

1 May 2026 to 31 May 2026

■ Daytime ■ Night time



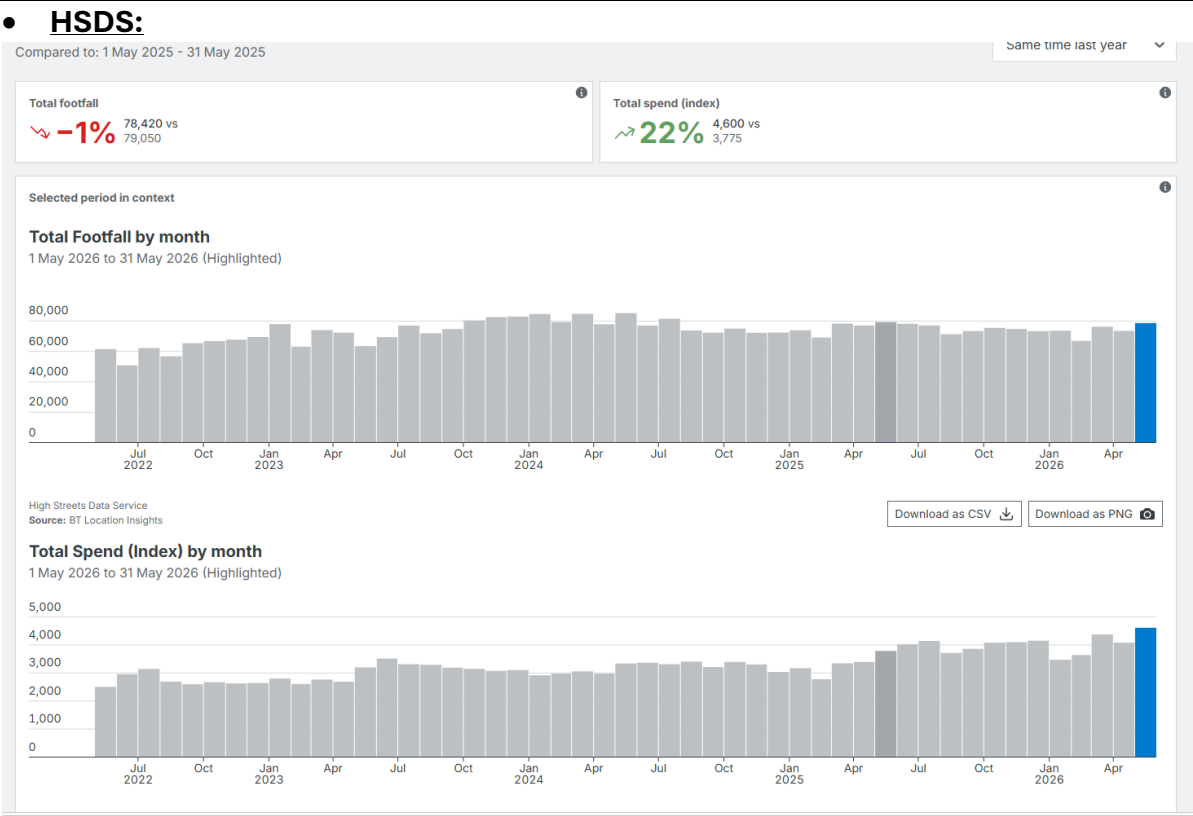
High Streets Data Service
Source: Mastercard Geolinsights

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Footfall and spending data suggest that the parade remains active throughout both the day and evening, with activity generally stronger during daytime hours. While footfall has decreased slightly since the previous period, spending has increased, indicating continued consumer confidence and use of local businesses. Overall, the data points to a stable and resilient parade with consistent visitor activity and healthy levels of expenditure.

Spend and
Pedestrian footfall



High Street Overview

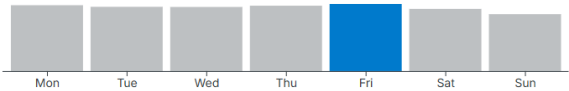
1 May 2026 to 31 May 2026
Compared to: 1 May 2025 - 31 May 2025

Compare to
Same time last year

Total footfall this month

78,420 vs 79,050
-1%

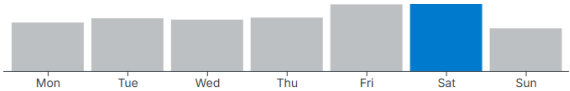
Average footfall by day



Total spend this month

4,600 vs 3,775
22%

Average spend by day



Average daytime footfall

1,741 vs 1,801
-3%

Average night time footfall

1,395 vs 1,420
-2%

Average daytime spend

106 vs 89
20%

Average night time spend

42 vs 33
27%

Highest average daily footfall

Friday 2,672

Peak time for footfall

Wednesday 12:00 - 15:00

Highest average daily spend

Saturday 181

Peak time for spend

Saturday 12:00 - 15:00

Highest actual day for footfall

22 May 2026
2,915

Daily footfall for period



Highest actual day for spend

22 May 2026
201

Daily spend for period

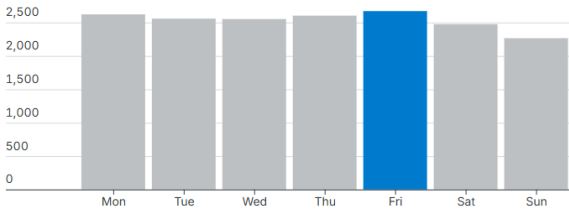


Daily Averages

Average Footfall by day

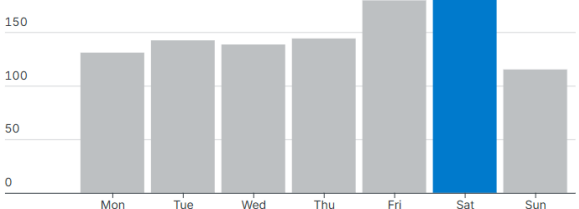
1 May 2026 to 31 May 2026

All Workers Visitors (Domestic) Visitors (International)



Average Spend (index) by day

1 May 2026 to 31 May 2026

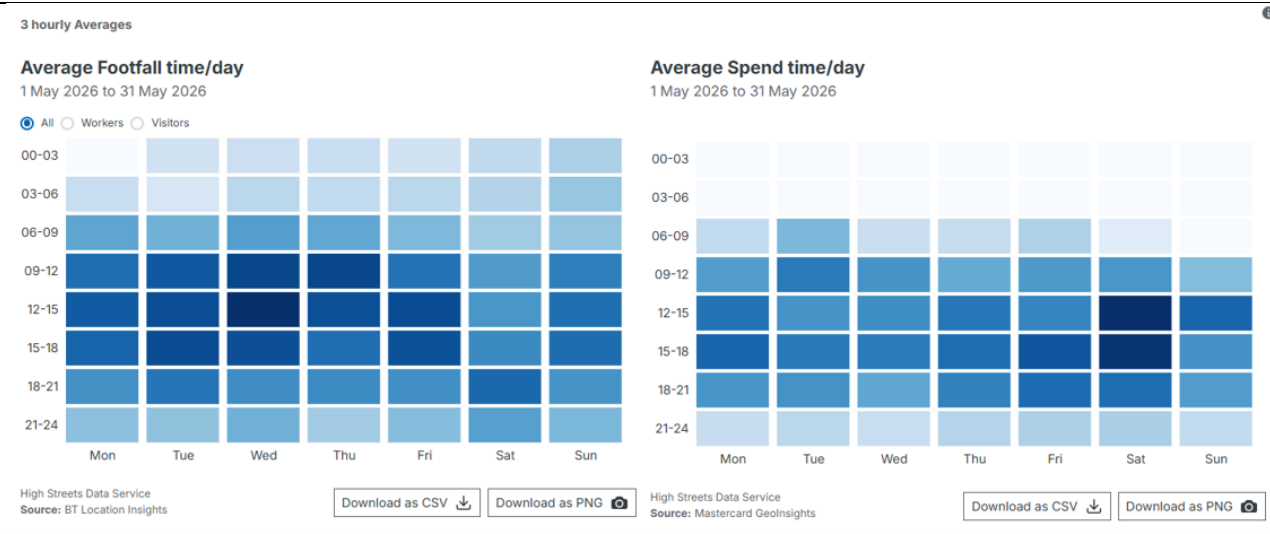


High Streets Data Service
Source: BT Location Insights

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High Streets Data Service
Source: Mastercard Geolights

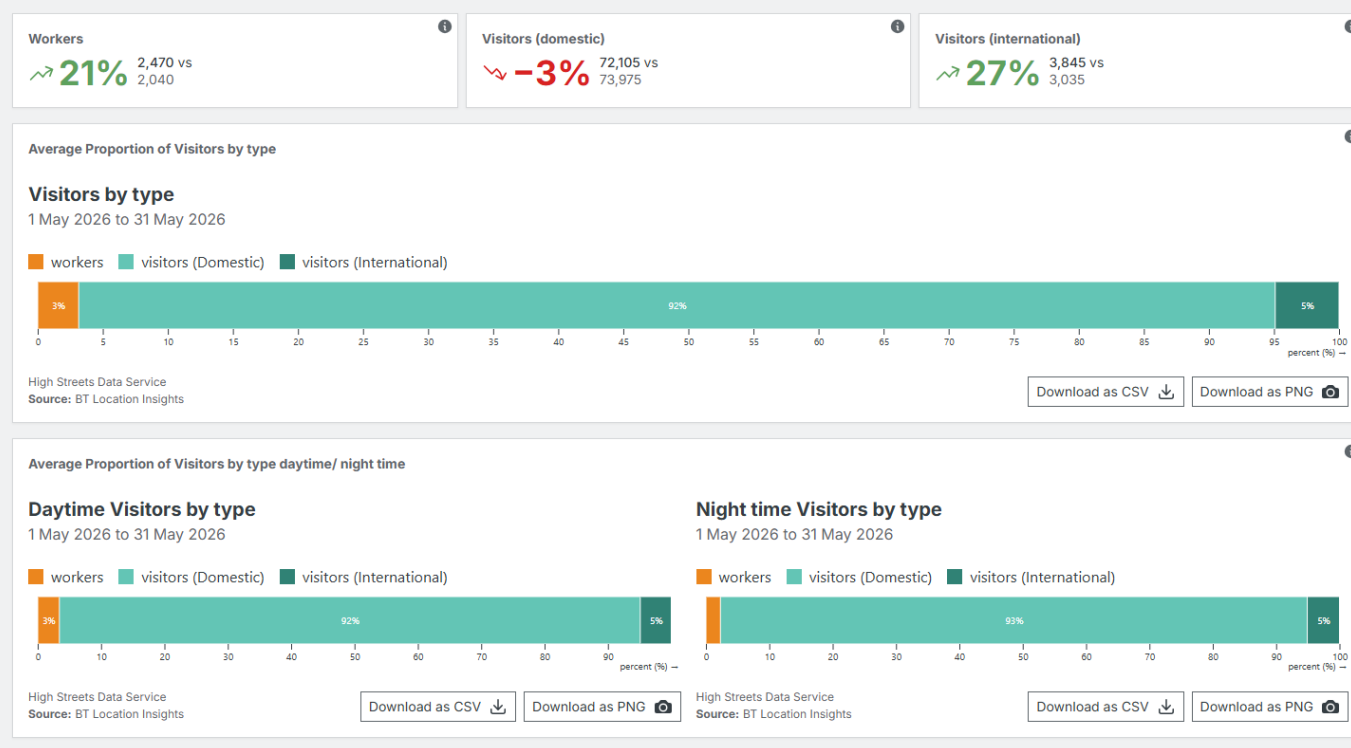
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The footfall and spending data suggests that the parade is performing well, with footfall remaining largely stable, falling by just 1% between May 2025 and May 2026, while total spending increased by 22%. Activity is concentrated during the daytime, particularly between 09:00 and 18:00, with Fridays recording the highest footfall and Saturdays the highest spend. Despite a slight decline in visitor numbers, increased spending indicates a healthy and resilient parade.

Visitor economy

- **HSDS:**



The visitor data shows that the parade is primarily used by domestic visitors, who account for majority of the visitors, while international visitors make up around 5% and workers around 3%. Compared with the previous year, the number of workers increased by 21% and international visitors increased by 27%, while domestic visitor numbers fell slightly by 3%. The visitor profile remains broadly consistent during both daytime and evening periods, with domestic visitors continuing to form most users.

Conclusions:

Assessment of state of the centre/parade

- Overall, the parade continues to meet the definition of a Neighbourhood Parade as set out in both the adopted Core Strategy and the emerging Draft Local Plan. The evidence indicates that the parade continues to serve the day-to-day needs of the local community, providing a range of convenience goods and services that are readily accessible

	to nearby residents. While there are a small number of harmful uses to the parade's primary retail and service function, these remain in the minority and do not undermine its overall role or vitality. • There is scope for environmental improvements, particularly through the refurbishment and enhancement of some of the older and less attractive shopfronts. Such improvements would help to strengthen the visual appearance of the parade, enhance its attractiveness to visitors, and reinforce its function as a local service parade.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	No proposed change to mapped extent.

Appendix 1 Brewery Road Neighbourhood Parade site visit photos

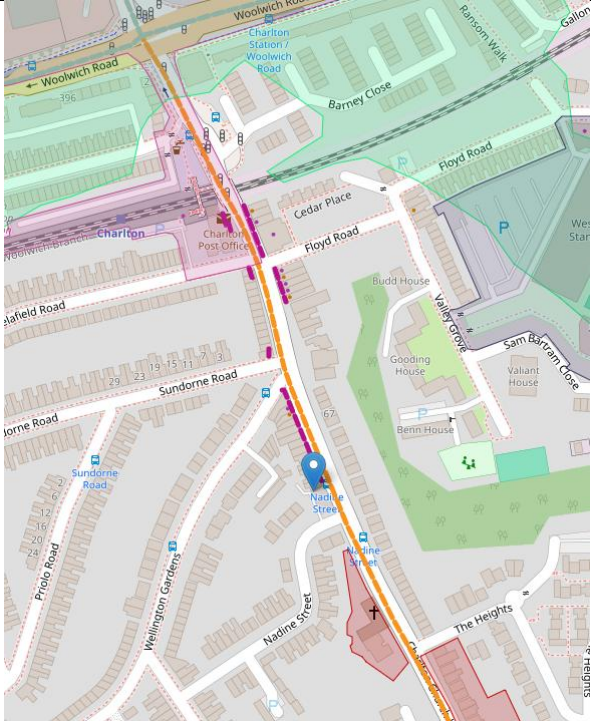
Environmental Quality

- Examples of Strong Environmental Quality



- **Examples of Weak Environmental Quality**



Centre/Parade name:	Charlton Church Lane
Contextual overview information:	
Ward:	Charlton Village & Riverside Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	- Local Roads - Strategic Development Locations
Core Strategy map screenshot (centre/parade boundary):	

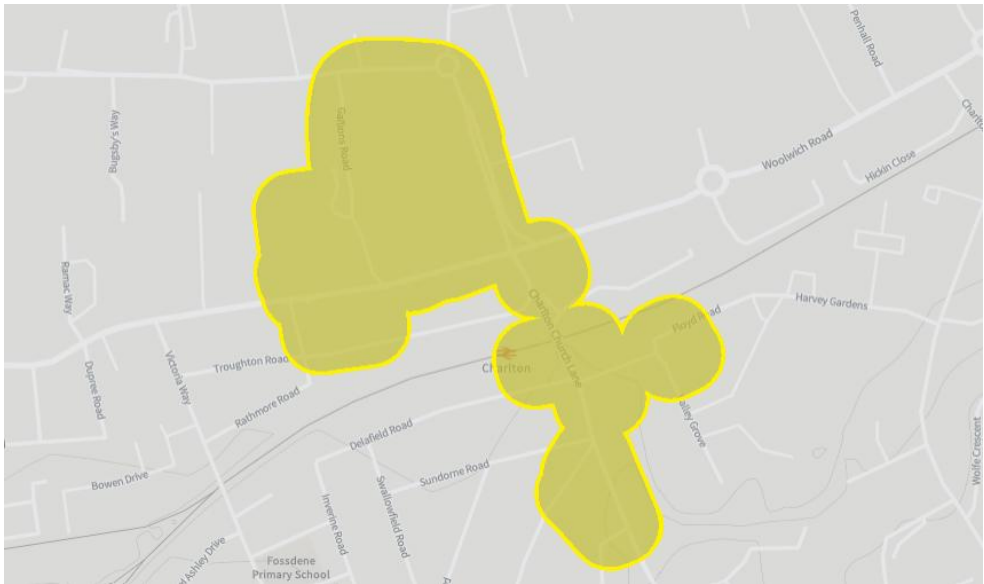
Other:

Article 4 Direction:



Article 4 Direction: Exclude 27-31 and 54-72 Charlton Church Lane at either end of the centre. There are mix of vacant units, sui generis uses and residential conversions which do not contribute to the centre's core retail function.

- Not greater than 1000m from a major/district centre.

	Article 4 requirement: Partial
Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS), as shown in the screenshot below, because the HSDS geography covers a much larger area than the parade's designated mapped extent. The HSDS area covers not only the Charlton Church Lane Neighbourhood Parade, but also a reasonably large area of land to the northwest of the parade into Charlton Riverside retail area including Makro Charlton wholesaler and other retail and service premises. As such, to ensure the assessment is based on the most accurate and representative information available, the HSDS has not been used for the purposes of this assessment. 
Criteria	
Accessibility and Environmental quality	The neighbourhood parade exhibits a clear contrast in environmental quality between its northern and southern sections. At the southern Charlton Village end, the public realm is relatively poor, with residential conversions and a lack of active frontages reducing vibrancy. Several shopfronts appear dated, and the streetscape is characterised by limited public realm features, with only bus stops and bins provided.

	• The absence of street trees, greenery, seating and other opportunities for people to dwell contributes to an environment that is functional rather than welcoming. The narrow carriageway and one-way traffic arrangement, necessitated by on-street parking, further reinforce this character. • Environmental quality improves towards Wellington Gardens and continues northwards towards Charlton Station. This section benefits from a more attractive and active streetscape, with a greater concentration of active uses, outdoor dining, street trees and public realm features. These elements create a more pleasant, animated and welcoming environment, providing a stronger sense of place and encouraging pedestrian activity. Overall, the northern section presents a noticeably higher-quality environment than the southern end of the parade. • The parade benefits from good public transport accessibility, with bus stops located at both the southern and northern ends of the parade. Charlton Railway Station is situated at the northern end of the parade, immediately outside the designation. There are no public facilities provided within the parade, including no public toilet provision. However, public toilet facilities are provided at Charlton Railway Station. • Parking provision is limited, with no parking available within the parade itself. However, short-stay parking is available on neighbouring roads, including Floyd Road and Delafield Road. • There are no dedicated public open spaces within the parade itself. Given the relatively small size of the parade and its narrow footways, the provision of such spaces may not be practical. While there is a limited supply of green space within the parade, Charlton Park is located 0.5 miles away. • The architectural style is generally consistent throughout the parade, with the exception of the building occupied by Sainsbury's, which has a more modern design. The buildings typically comprise commercial units at ground-floor level with residential accommodation on the upper floors. • The nearest centres to the parade are Charlton Village Local Centre, located approximately 0.4 miles away, which provides residents with access to a wider range of commercial uses and services. Charlton Riverside Retail Park is also located nearby, offering additional retail, leisure and service provision for residents.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 23 ○ Total number of units trading: 21 ○ Total number of units not trading: 2

- Goods/Tables and Chairs outside: 6

- Types of units:

- **Use Class E: 15**

- Convenience Supermarket: 1
- Off license: 3
- Post office/convenience store: 1
- Convenience: 1
- Barbers: 2
- Café: 1
- Chemist: 1
- Estate agents: 1
- Restaurant: 2
- Hairdressers: 1
- Beauty & Hair Salon: 1

- **Sui Generis use classes: 6**

- Takeaway: 4
- Minicab office: 1
- Bookmaker: 1

- Tally and percentage of occupied units in the potential parade that are Class E use? 14 / 71%
- Tally and percentage of occupied units in the potential parade that are Sui Generis? 7 / 28%
- If any units been converted to residential use? None

The January 2026 audit identified 23 units within the parade, of which 21 were occupied. Use Class E units comprise the majority of the parade, accounting for 15 units, whilst Sui Generis uses account for 6 units. The remaining 2 units were vacant. The parade therefore exhibits a broad mix of retail and service uses, although the presence of four takeaway units and a bookmaker is notable, given that these are identified as potentially harmful uses within the Draft Local Plan. No units were identified as having been converted to residential use.

Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 21 ○ Vacant units total: 2 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 2 The parade contains 23 units, of which 21 were occupied and trading at the time of the January 2026 audit, with 2 units vacant. Occupancy levels have improved over time, with the number of vacant units falling from 9 in October 2019 and December 2022, to 6 in January and July 2023, 5 in January 2024, 4 in July 2024, 3 in January 2025 and 2 in July 2025 and January 2026.
Night-time economy	The parade contains only two restaurants that contribute to the evening and night-time economy, indicating that its primary function is to serve day-to-day shopping and service needs rather than acting as a destination for evening activity.
Conclusions:	
Assessment of state of the centre/parade	• The parade is performing well, with a diverse mix of uses and a strong predominance of Use Class E premises, complemented by a small number of Sui Generis uses. However, the majority of the Sui Generis units comprise uses identified within the Draft Local Plan as potentially harmful , including takeaways and a bookmaker. • The parade has consistently maintained high occupancy levels over a number of years, with vacancy rates steadily declining, indicating an improvement in its vitality and viability. The parade also benefits from good accessibility, with bus stops located at both the northern and southern ends of the parade and Charlton railway station situated immediately to the north. • Nevertheless, the quality of the public realm is relatively poor and there is scope for enhancement to create a more attractive, welcoming and cohesive environment for businesses, residents and visitors. Overall, taking these factors into account, the parade is considered to be fulfilling the role and function of a Neighbourhood Parade as defined within the emerging Draft Local Plan and Core Strategy. It provides a range of day-to-day goods and services that meet the needs of the local community.

Recommendations for Reg 19 Local Plan	Retain the Neighbourhood Parade designation and amend the mapped extent to remove the units on Charlton Church Lane identified below, as these properties have since been converted to residential use and no longer contribute to the retail or service function of the parade. The proposed amendment would ensure that the designated boundary accurately reflects the current extent of active commercial uses and the established role of the Local Parade.
Mapped extent	It is recommended that the properties on Charlton Church Lane be removed from the parade's designated mapped extent of the Charlton Church Lane Neighbourhood Parade: • 54 and 54C Charlton Church Lane • 60 Charlton Church Lane • 62 Charlton Church Lane • 64 and 64B Charlton Church Lane • 66 and 66B Charlton Church Lane • 68 Charlton Church Lane • 68-70 Charlton Church Lane • 68A Charlton Church Lane • 70A Charlton Church Lane. All other units currently included within the Core Strategy's designated extent of Charlton Church Lane Neighbourhood Parade should be retained with the designated parade boundary. This recommendation would result in the removal of 70 Charlton Church Lane, which is an active commercial unit currently occupied by a beauty and hair salon. However, this unit is separated from the main cluster of commercial premises by a substantial number of residential properties. Its exclusion would therefore help to rationalise the parade boundary and ensure that the designation more accurately reflects the established concentration of commercial uses.

Appendix 1 Charlton Church Lane Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

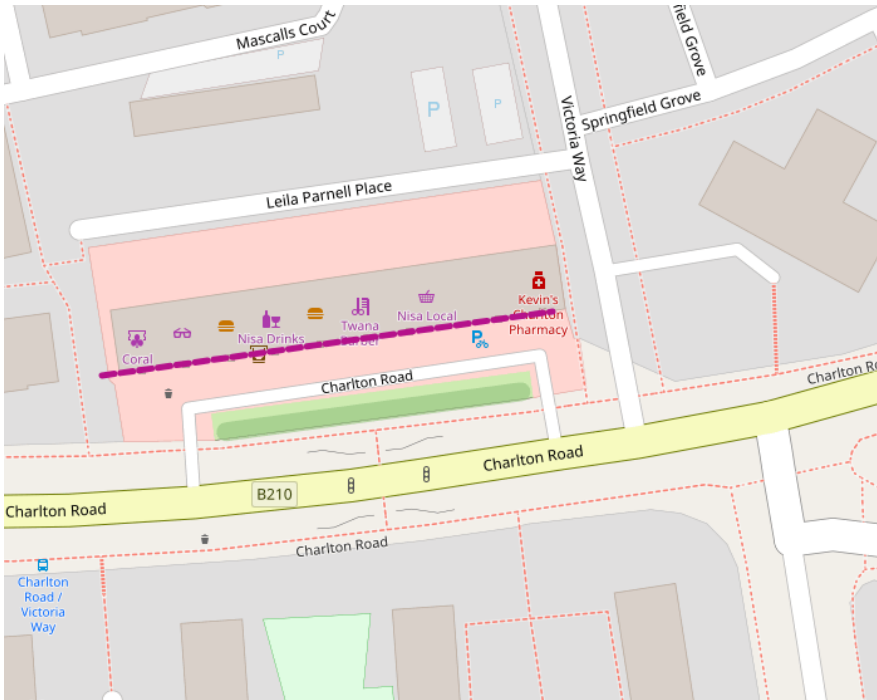




- Examples of Weak Environmental Quality

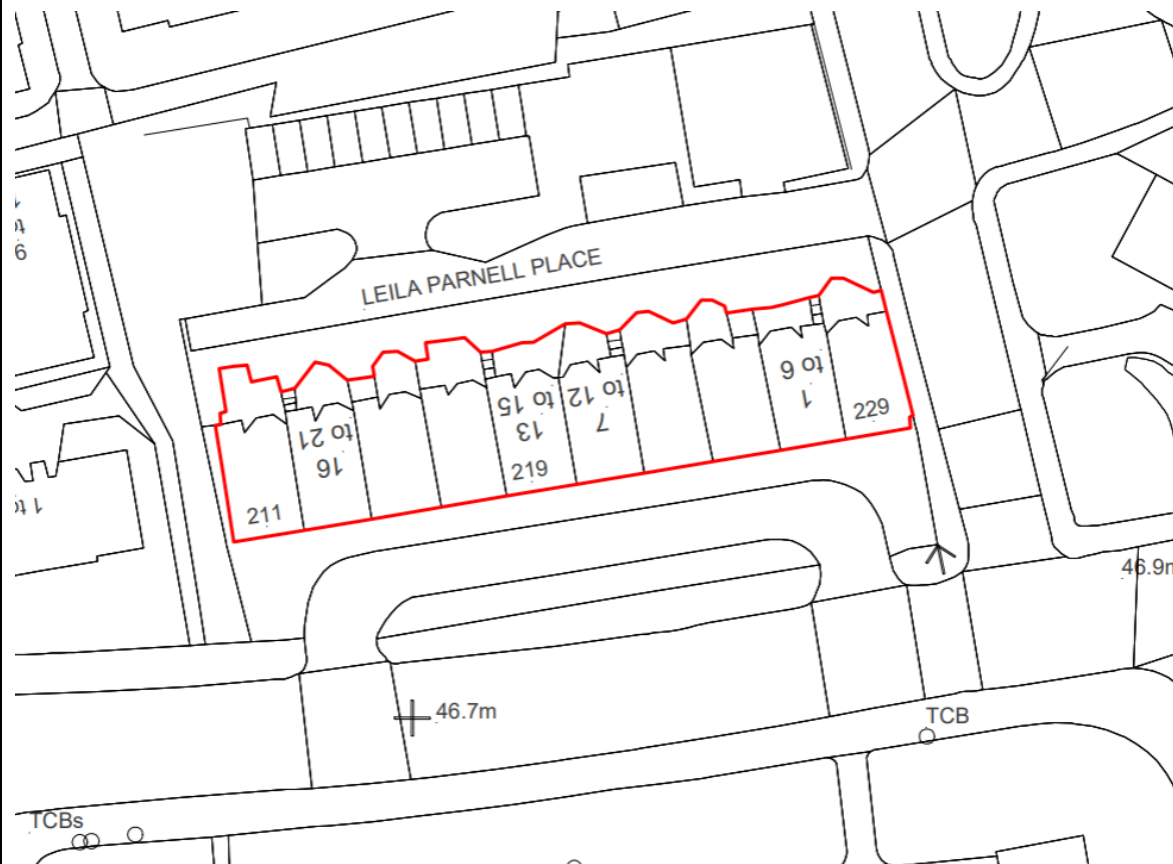




Centre/Parade name:	Charlton Road
Contextual overview information:	
Ward:	Charlton Hornfair
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Local View 1 (Shooters Hill to Central London).
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: Entire parade included.

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is moderate to good, with the majority of shopfronts appearing tidy and modern albeit not of outstanding attractiveness. A couple of shop frontages have cluttered displays which detract slightly from the overall quality of the parade. • The parade offers a modest provision of street furniture, with several public rubbish bins provided which may have contributed to the cleanliness of the parade as observed during the site visit. There is no significant clutter from street furniture that would impede pedestrian movement. • The parade is set back from the main road and buffered by a line of trees and planted area, contributing positively to the environmental quality and setting of the parade. Off-road parking is available on the service road to the front of the units. • There are no notable public facilities within the parade itself, including no public seating, no public toilet provision or dedicated public open space. However, the parade is within approximately 0.6 miles of the Royal Standard Local Centre and approximately 0.3 miles from Charlton Local Centre, which provide a range of community services. There are multiple public toilets within a 0.3-0.5 mile radius of the parade, including at Batley Park and Charlton House. In terms of healthcare provision, there are also multiple GP surgeries within a 0.5 mile radius of the parade. • While no public open space is available within the parade, it benefits from close proximity to larger green spaces including Charlton Park and Batley Park, located approximately 0.2 and 0.5 miles away respectively. • The parade benefits from multiple bus routes that run along Charlton Road connecting residents within the borough and to surrounding boroughs as well as Central London. The parade is within 0.6 miles of Charlton Station. • A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • Overall, the parade has a largely uniform appearance, comprising retail units with residential accommodation above. There are no designated heritage assets within the parade. The consistent built form and attractive landscaped frontage contribute positively to the parade's overall character.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 10

	○ Total number of units trading: 10 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 ● <u>Types of units:</u> ○ Use Class E: 7 ▪ Newsagent/Convenience stores: 2 ▪ Signwriter/ manufacturer: 1 ▪ Barber: 1 ▪ Tailors: 1 ▪ Opticians: 1 ▪ Chemist/ pharmacy: 1 ○ Sui Generis use classes: 3 ▪ Takeaway: 2 ▪ Bookmaker: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 7 / 70% ○ Tally and percentage of occupied units in the parade are Sui Generis? 3 / 30% ○ If any units been converted to residential use? N/A This Neighbourhood Parade has been maintained full occupancy since at least 2019 as identified in Town Centre Audit data, with no change in either the total number of units or the number of units trading over this period. The parade provides a diverse mix of retail and service uses, including convenience shopping, healthcare and personal services, a pharmacy, an optician, a barber and a tailor, which are complemented by a signwriting/manufacturing business. These use provide a range of day-to-day goods and services for local residents. The long-term stability of both occupancy levels and the mix of uses indicates that the parade continues to perform a resilient and important local function, meeting the everyday needs of the surrounding community.
Vacancy rates	<u>January 2026 vacancy audits:</u> ● Total units in use/not vacant: 10

	• Vacant units total: 0 • Vacant new build total: 0 • Vacant and advertised: 0 • Vacant and under refurbishment/regulatory/other process: 0 • Vacant, not advertised, not under refurbishment: 0 The January 2026 Town Centre Audit recorded no vacant units within the parade. Full occupancy indicates a strong level of commercial activity and demonstrates the parade's continued vitality and resilience.
Conclusions:	
Assessment of state of the centre/parade	Overall, the audit data and site survey demonstrate that the neighbourhood parade performs well in terms of occupancy levels and diversity of uses. With modern shopfronts set-back from the main road and a satisfactory appearance, the parade benefits from a good standard of environmental quality and continues to play an important role in meeting the day-to-day needs of the local community. This parade continues to meet the definition of a Neighbourhood Parade set out within both the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	Retain the Neighbourhood Parade designation.
Mapped extent	No change to the mapped extent of the Neighbourhood Parade is proposed.

Appendix 1 Charlton Road Neighbourhood Parade site visit photos

Environmental Quality

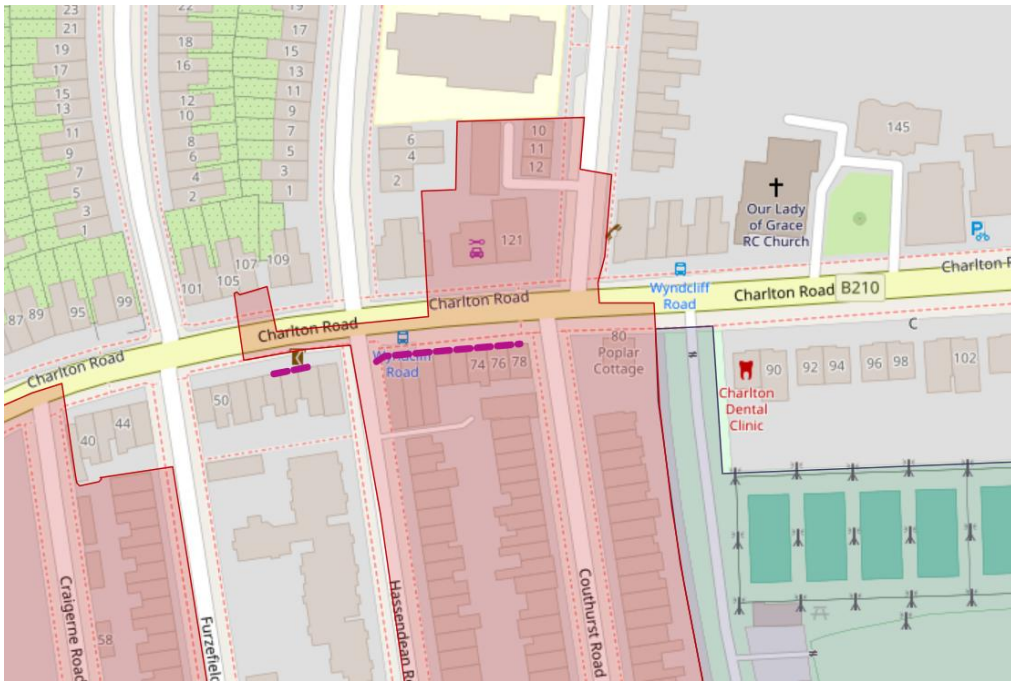
- Examples of Strong Environmental Quality



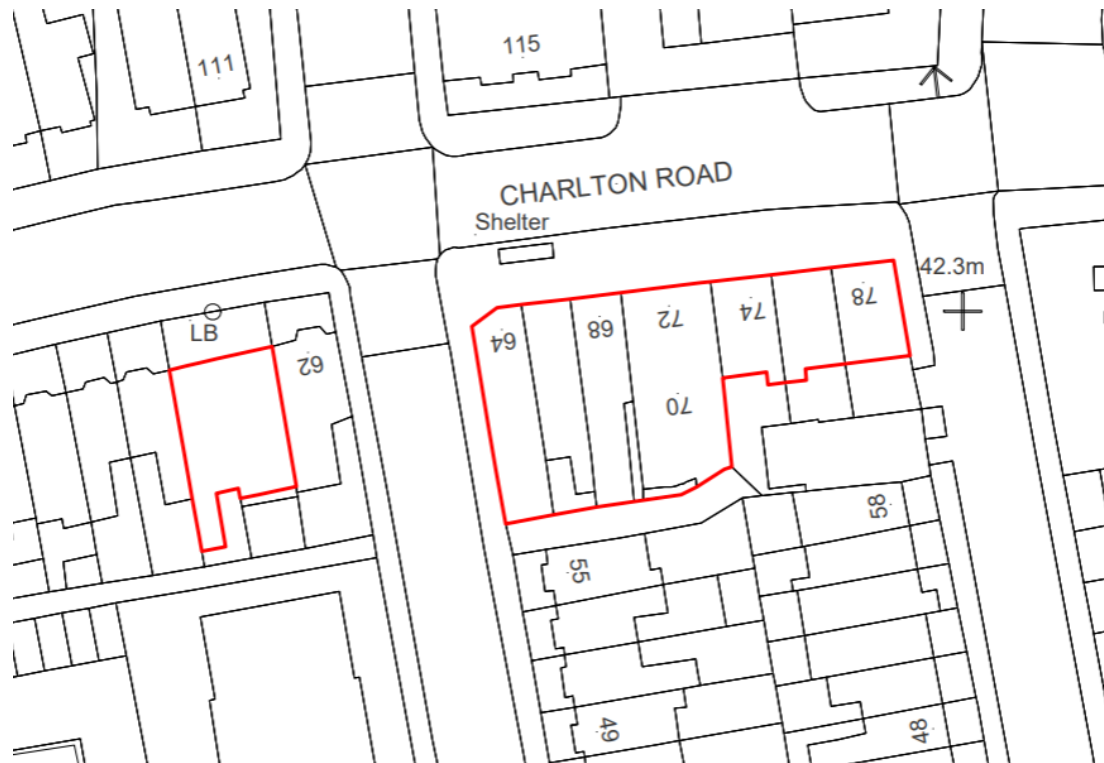


- Examples of Weak Environmental Quality



Centre/Parade name:	Charlton Road West
Contextual overview information:	
Ward:	Charlton Hornfair
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Conservation Area, Strategic View, Local View 1 (Shooters Hill to Central London) and Local View 5 (Eltham Park (North) to Central London).
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Directions: *Include entire centre. Provides a coherent and tightly drawn boundary of ground floor Class E uses, in shop type premises.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria**Accessibility and Environmental quality**

- The environmental quality of the parade is moderate, with shopfronts appearing orderly, albeit not of outstanding attractiveness. The parade provides a moderate amount of street furniture, including bins and a bus stop with shelter, as well as a post box located within the parade. However, no public seating or cycle racks are provided. A zebra crossing provides a pedestrian access across Charlton Road.
- While the parade was deemed to be relatively clean, some commodities were displayed beyond the frontage of one grocery store, creating a degree of visual clutter and impeding slightly on pedestrian accessibility. Roller shutters on units on the corner of Charlton Road and Couthurst Road detract from the visual attractiveness of the parade.
- The parade's public realm provision is limited. There is an absence of greening, street trees and public spaces, which limits the overall quality of the public realm environment.
- There is little variation in architectural style, and no buildings of notable historic, architectural or religious significance were identified within the parade.
- The buildings comprise shopfronts at ground-floor level with residential above.
- On-street parking is available along the parade, and a bus stop is located within the parade boundary. There are no public facilities within the parade itself. This includes an absence of public toilet provision, public seating and dedicated public open space. However, the parade is within approximately 0.3 miles of the Royal Standard Local Centre and approximately 0.5 miles from Charlton Local Centre, which provide a range of community services. There are multiple public toilets within a 0.3-0.5 mile radius of the parade, including at Batley Park and Charlton House. In terms of healthcare provision, there are also multiple GP surgeries within a 0.3 mile radius of the parade.
- While no public open space is available within the parade, it benefits from close proximity to larger green spaces including Charlton Park and Batley Park, located approximately 0.4 and 0.3 miles away respectively.
- The parade benefits from multiple bus routes that run along Charlton Road connecting residents within the borough and to surrounding boroughs as well as Central London. The parade is within 0.7 miles of Charlton Station and Westcombe Park Station.
- A selection of photographs is included in the Appendix to demonstrate examples of strong and weak environmental quality within the parade.
- Overall, whilst the parade is not of outstanding visual quality, it provides an adequate environment for commercial activity to function as a retail parade for the local community.

Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 6 ○ Total number of units trading: 5 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 1 • <u>Types of units:</u> ○ Use Class E(a): 6 ▪ Newsagent: 2 ▪ Clothing: 3 ▪ Heating shop: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 6 / 100% ○ Tally and percentage of occupied units in the parade are Sui Generis? 0 / 0% ○ If any units been converted to residential use? N/A The parade has a relatively limited diversity of uses, comprising six Class E units focused primarily on comparison retail and convenience shopping. The offer is concentrated around clothing retailers and newsagents, supplemented by a heating shop, providing a modest range of goods and services that cater for some day-to-day needs of the local community. Whilst the mix of uses is not particularly diverse, all units fall within Class E. The parade has remained relatively stable with no change in the to the total number of units or the number of units trading since January 2024. The parade therefore continues to perform a local retail function, albeit with a more specialised and retail-focused offer than many neighbourhood parades.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 6 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0

	○ Vacant, not advertised, not under refurbishment: 0 The January 2026 Town Centre Audit identified no vacant units within the parade, with all six units recorded as occupied. This has been the case since January 2023, indicating consistently strong occupancy levels and suggesting that the parade continues to perform a resilient local retail function.
Conclusions:	
Assessment of state of the centre/parade	Overall, the audit data and site survey demonstrate that the neighbourhood parade performs well in terms of occupancy levels and retains a local commercial function. While the environmental quality is moderate, the provision of Class E shops in this predominantly residential area helps to meet the day-to-day needs of the local community. The parade continues to meet the definition of a Neighbourhood Parade within both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	No change to the mapped extent of the Neighbourhood Parade.

Appendix 1 Charlton Road West Neighbourhood Parade site visit photos

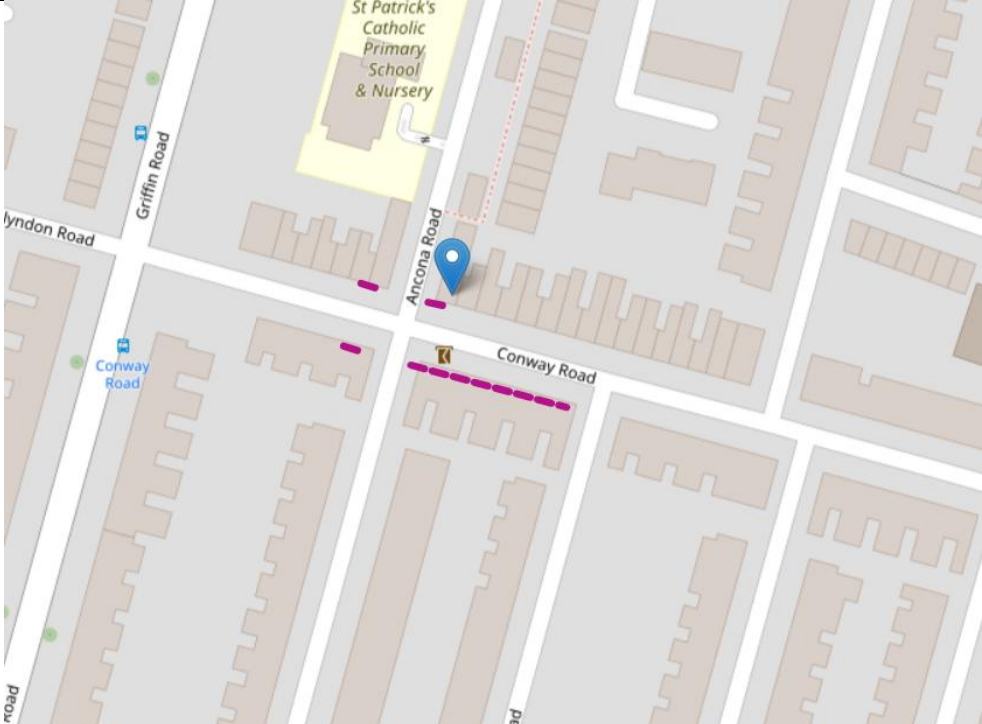
Environmental Quality

- Examples of Strong Environmental Quality



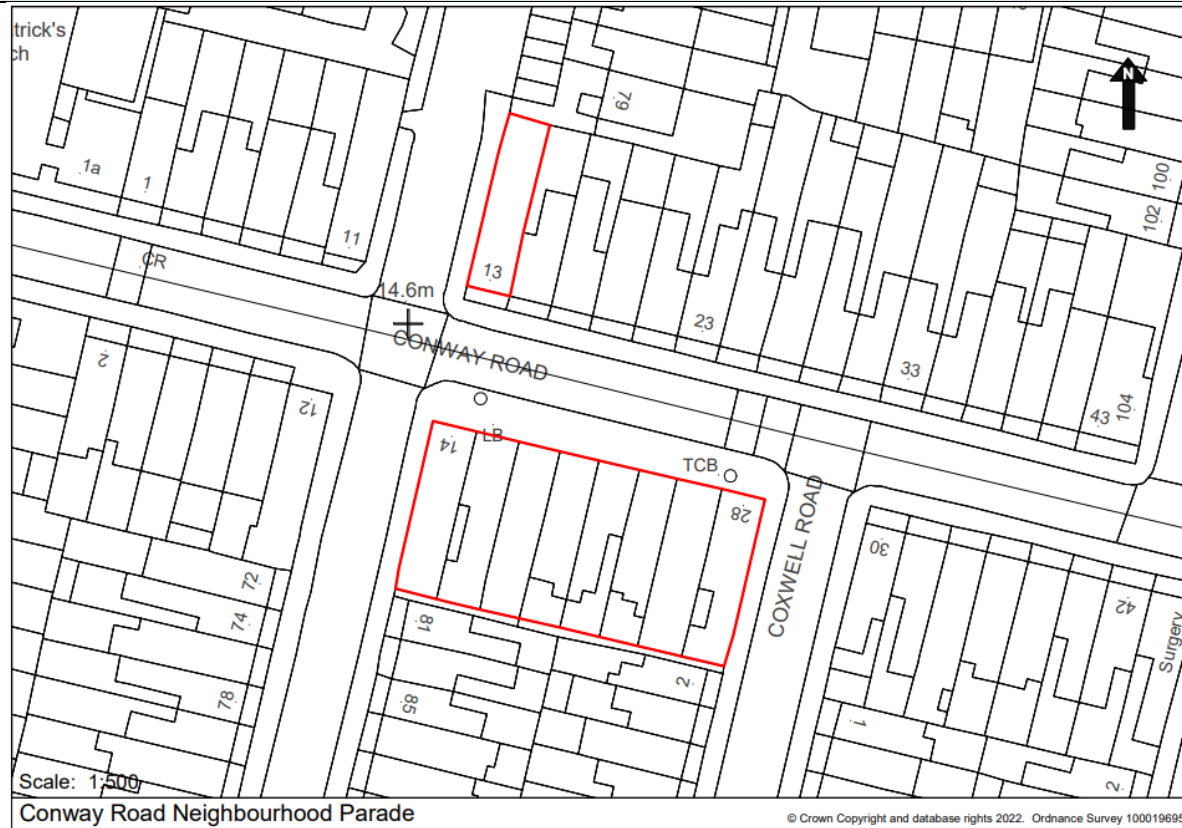
- Examples of Weak Environmental Quality



Centre/Parade name:	Conway Road
Contextual overview information:	
Ward:	Plumstead and Glyndon
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 11 Conway Road which is in sui generis use as an MOT garage and 12 Conway Road which appears to have been vacant for some time. Both are separated from the remainder of the parade by Ancona Road.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- The environmental quality of the Conway Road Neighbourhood Parade is generally poor. Public realm provision is limited. There are no street trees, planted areas or other forms of greenery within the parade, resulting in a predominantly hard-surfaced environment with limited visual amenity. The presence of storage crates and trolleys outside commercial premises, together with large commercial waste bins, discarded rubbish bags and other items, and the absence of public litter bins, contributes to a cluttered appearance and detracts from the overall quality of the streetscape. The shopfronts are of mixed quality, with many appearing dated and lacking visual appeal. Roller shutters and cluttered displays detract from the visual attractiveness of the parade. These factors collectively detract from the attractiveness of the parade and its wider sense of place. - A selection of photographs is included in the Appendix to demonstrate examples of weak environmental quality within the parade. - The parade contains a post box which provides a basic community facility; however, there are no other notable public facilities within the parade itself, including no public seating, no public toilet provision or dedicated public open space. However, the parade is within close proximity, approximately 670 feet to the Plumstead District Centre, with public toilets provided at Plumstead Centre, Plumstead Library, the Invicta Community Hall, and the Glyndon Centre, all located approximately 0.5 miles away from the parade. The parade is approximately 0.9 miles from Woolwich Major Centre. Its proximity to both centres provides a wide range of community services. In terms of healthcare provision, the closest GP surgery, Conway PMS clinic, is approximately 250 feet from the parade. - The parade is arranged around a road junction, with commercial units occupying several corners of the intersection. One corner unit was observed to be vacant and boarded up, reducing the continuity of active frontages and detracting from the vitality, attractiveness and perceived viability of the parade. - The parade benefits from a highly accessible location and strong public transport connectivity. The parade is within 0.2 miles of Plumstead Station and 1 mile from Woolwich Elizabeth Line Station. The nearest bus stop is approximately 260 feet away on Griffin Road, connecting the parade to Plumstead and beyond the borough, with additional bus route

	connections from Plumstead Station. There is no dedicated cycling infrastructure, nor any off-street parking available within the parade. • There is not a considerable variation in architectural styles, with no buildings of historic or religious significance. The buildings comprise commercial units at ground-floor level with residential above. • While no public open space is available within the parade, it benefits from close proximity to larger green spaces including Plumstead Common and Winn's Common, located approximately 0.4 and 0.7 miles away respectively.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 9 ○ Total number of units trading: 7 ○ Total number of units not trading: 2 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 5 ▪ Convenience store: 2 ▪ Barber: 1 ▪ Grocers: 1 ▪ Clothing and repairs: 1 ○ Sui Generis use classes: 3 ▪ Takeaway: 2 ▪ Auto repair with MOT services: 1 ○ Tally and percentage of occupied units in the potential parade are Class E use? 5 / 62.5% ○ Tally and percentage of occupied units in the potential parade are Sui Generis? 3/ 37.5% ○ If any units been converted to residential use? None. The January 2026 audit identified eight units as trading. However, the site visit undertaken for this assessment found that one unit (Parma Pizzeria) appeared to be under refurbishment and not actively trading at the time of the visit and as such

	was discounted from the total number of units trading at this time. Google Maps identified Parma Pizzeria as being temporarily closed, supporting the site visit finding. The parade comprises a total of nine units, of which eight were occupied and seven were trading at the time of the site visit, with one unit vacant. The parade provides a modest but varied mix of local commercial uses. Use Class E premises account for five units (62.5% of the occupied units), comprising two convenience stores, a barber, a grocer and a clothing repair business. These uses provide a range of day-to-day retail and service functions that support the needs of the surrounding residential community. Three units (37.5% of the occupied units) comprise Sui Generis uses, including two takeaway food outlets and an auto repair garage with MOT testing facilities. Despite the vacant unit, the January 2026 audit has shown that the parade's occupancy has remained steady with no changes in the number of units trading since April 2022. Overall, despite its small scale and the presence of a vacant unit, the parade retains a predominance of Class E uses and continues to provide a range of convenience retail and service functions consistent with its role as a neighbourhood parade serving local residents. The absence of any significant changes in occupancy levels since 2022 also suggests a relatively stable commercial function, although the vacant unit and temporarily closed premises indicate some ongoing challenges to vitality and viability.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 8 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 1 The town centre audit notes that a Planning Application (24/3756/F) for the vacant unit at 11 Conway Road seeking the conversion of the existing vacant commercial unit (Use Class E) and single dwellinghouse into three flats (Use Class C3), in addition to demolition of existing rear garage, and construction of two-storey attached infill development amongst other changes, was refused on 10 March 2025. The parade has remained relatively stable since April 2022, with no further

	vacancies identified. This suggests that, notwithstanding the existing vacancy, overall occupancy levels within the parade have remained resilient over this period.
Conclusions:	
Assessment of state of the centre/parade	- Conway Road Neighbourhood Parade is a stable parade that continues to serve the day-to-day needs of its immediate community, with units consistently occupied and trading over time, and containing a limited but locally focused mix of retail and service uses. Whilst the majority of the units remain within Class E, the parade also includes 3 Sui Generis uses, including two takeaway food outlets which are identified as harmful uses. However, one of these units was observed to be temporarily closed and undergoing refurbishment at the time of the site visit. The parade is further supported by its proximity to Plumstead and Woolwich Town Centres. - However, the parade's environmental quality is generally poor, with no street trees, public seating, or public litter bins. Furthermore, some dated or visually cluttered shop frontages, alongside litter and clutter outside some units, are detracting from the overall attractiveness, vitality and vibrancy of the parade. - The introduction of public realm enhancements including green infrastructure, seating, bins and cycle parking could help enhance the appearance and functionality of the parade. - Any units that are currently not trading or are vacant should be encouraged back into active use, as this would help to further strengthen the vitality and vibrancy of the parade. - Overall, the parade continues to fulfil a local convenience function and retains a predominance of Class E uses. Despite environmental quality issues and the presence of a vacant unit, occupancy levels have remained stable over time and the parade continues to meet the definition of a Neighbourhood Parade as set out in both the Core Strategy and the Draft Local Plan. Accordingly, it is considered appropriate that the parade retains its designation.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	It is recommended that the designated Neighbourhood Parade boundary be revised to encompass the entirety of Unit 12 Conway Road, reflecting the full extent of the commercial premises. Conversely, the vacant unit at 11 Conway Road should be excluded from the designated boundary, as it falls outside the Article 4 Direction area and no longer contributes to the designated retail frontage.

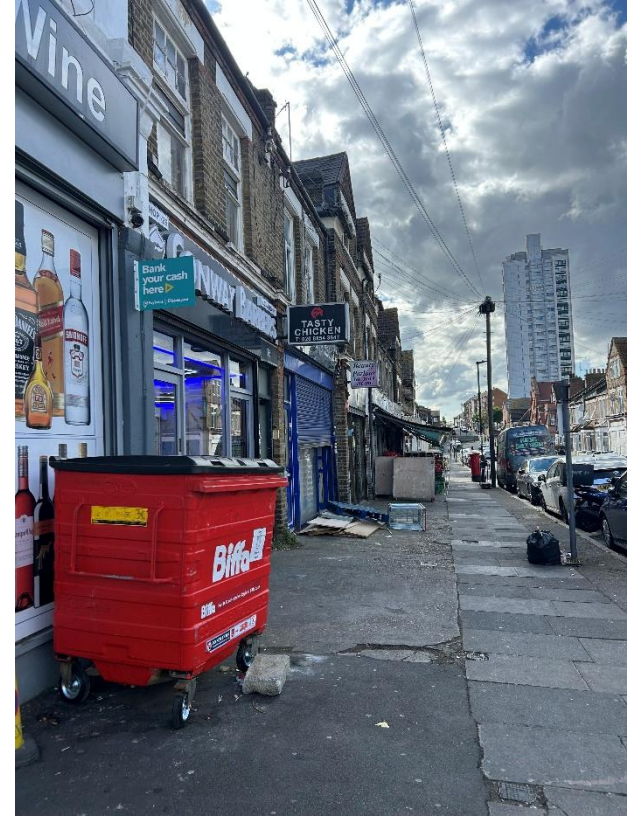
Appendix 1 Conway Road Neighbourhood Parade site visit photos

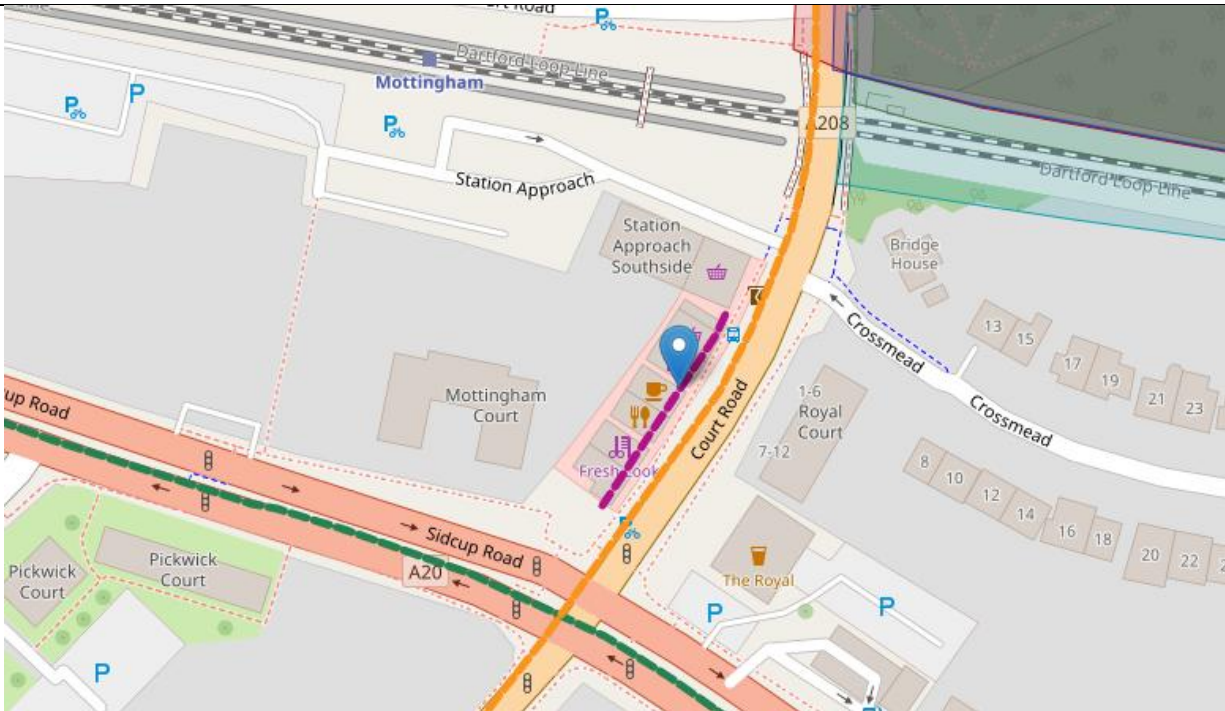
Environmental Quality

- Examples of Weak Environmental Quality



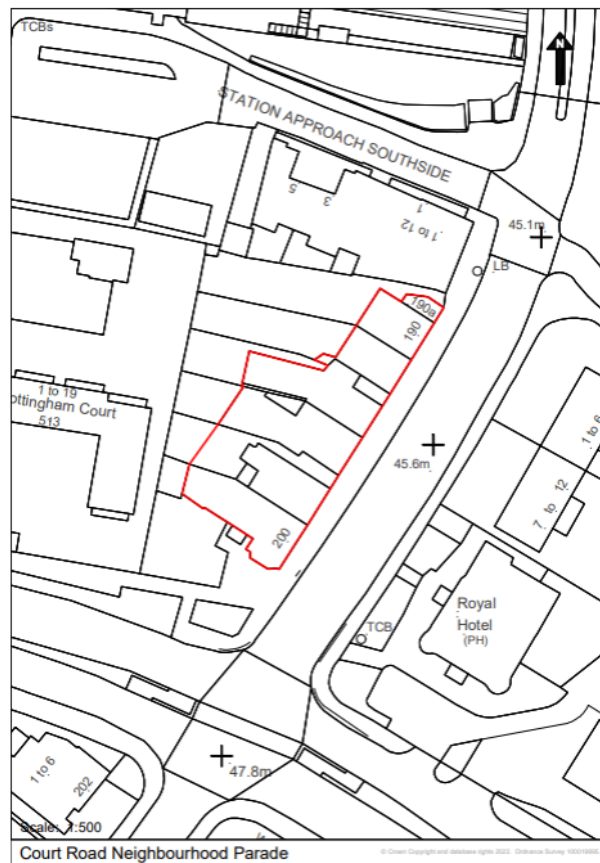




Centre/Parade name:	Court Road
Contextual overview information:	
Ward:	Mottingham, Coldharbour and New Eltham
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Local Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:

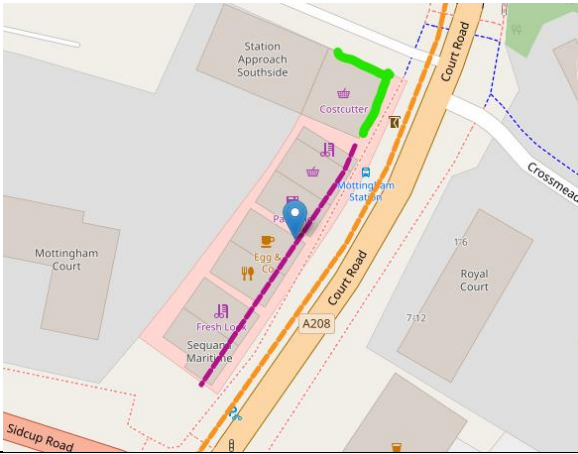


Article 4 Direction: *Include entire centre. Provides a coherent and tightly drawn boundary of ground floor Class E uses, in shop type premises.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Parade is fully covered

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- The environmental quality of the Court Road neighbourhood parade is relatively high, with well-maintained shopfronts. However, the area lacks street trees, planting, and street furniture, and only a limited number of cycle racks are provided at the edge of the parade. There is also a significant deficiency in public realm provision. Given the parade's size and location, opportunities for enhancement are limited. However, the Tarn Bird Sanctuary, located approximately 0.1 miles away and Fairy Hill Park is located 0.3 miles away, which helps to compensate the lack of green space in the parade. - A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. - There is some considerable difference in architecture of the parade, as 188 Court Road is a modern architectural style but does stand out. The parade is mainly characterised with commercial on the ground floor with residential on the floors above. 188 Court Road (Costcutter) is not in the core strategy designation but has been included within this assessment and in the 2026 audit blow. - Short term car parking with limited hours is provided on the road and there is a bus stop located right beside the parade and Mottingham train station is 0.1 mile away. - No public facilities are provided within the parade, including no public toilet provision within the neighbourhood itself.
Diversity of uses	<u>January 2026 audit</u> - Total number of units: 8 - Total number of units trading: 8 - Total number of units not trading: 0 - Goods/Tables and Chairs outside: 1 <u>Types of units:</u> Use Class E: 7 - General Store: 2 (Includes Costcutter which is not included within the designation)

	▪ Hairdresser: 2 ▪ Dry Cleaners: 1 ▪ Restaurant: 1 ▪ Café: 1 ▪ Offices: 1 ○ Sui Generis use classes: None ○ Tally and percentage of occupied units in the parade are Class E use? Tally total and percentage - 8 / 100% ○ Tally and percentage of occupied units in the parade are Sui Generis? Tally total and percentage - None ○ If any units been converted to residential use? - None The January 2026 audit found that all eight units within the parade were occupied and trading, with no vacancies, business closures, or changes since the previous survey, indicating a stable and well-established parade. All units fall within Use Class E, comprising two general stores (one of which is not currently designated within the parade boundary), two hairdressers, a dry cleaner, a restaurant, a café and an office. No sui generis uses or residential conversions were identified. The parade continues to maintain a 100% occupancy rate.
Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 8 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 Since the first RBG survey was undertaken in April 2022, the parade has not experienced any vacant units, demonstrated consistently high occupancy levels and indicating a stable and resilient neighbourhood parade.

Night-time economy	The parade has a very limited night-time economy offer, with the restaurant representing the only use.
Conclusions:	
Assessment of state of the centre/parade	Overall, the parade is performing well, with internal Greenwich monitoring data showing no vacant units since April 2022, demonstrating a consistently high level of occupancy. Whilst the parade lacks street furniture and greenery, its small size limits opportunities for significant public realm enhancements. The parade continues to serve the local community effectively, with an appropriate mix of Class E uses and no harmful uses present, and continues to meet the criteria set out in the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its designation as a Neighbourhood Parade. It is also recommended that the designated boundary is amended to include the Costcutter unit located beneath the residential flats, as it provides an important convenience retail function that supports the day-to-day needs of the local community. The inclusion of this unit would more accurately reflect the extent of the parade and would remain consistent with the definition of a Neighbourhood Parade set out in the Local Plan.
Mapped extent	The unit highlighted in green below should be incorporated into the designated boundary. 

Appendix 1 Court Road Neighbourhood Parade site visit photos

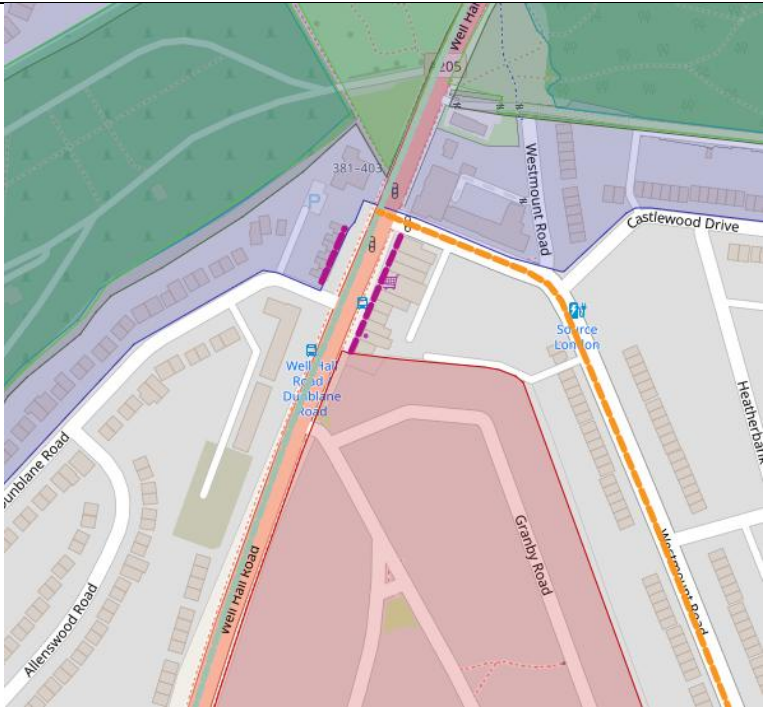
Environmental Quality

- Examples of Strong Environmental Quality



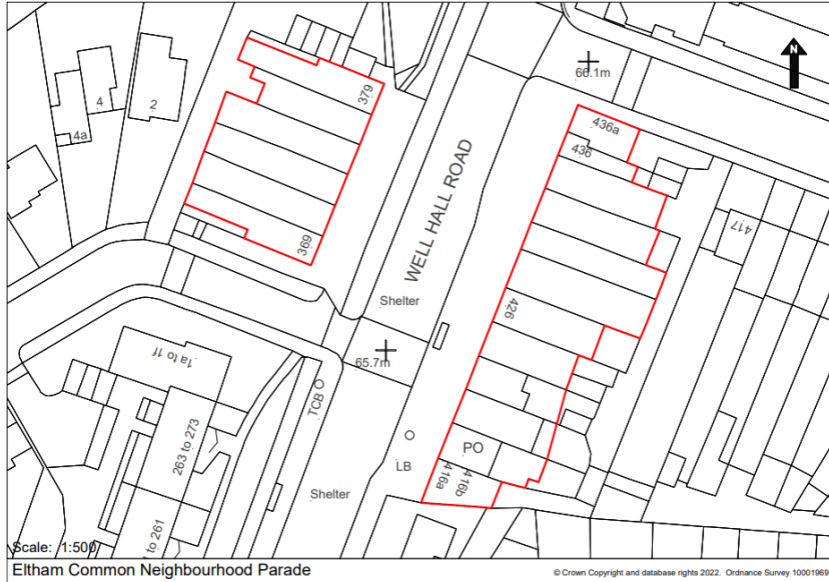
- Examples of Weak Environmental Quality



Centre/Parade name:	Eltham Common Road
Contextual overview information:	
Ward:	Eltham Park and Progress
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Part of the site is adjacent to the Progress Estate Conservation Area which is covered by an Article 4 Direction. The west part of site is located within an area of special character. London distribution road Local roads
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: Full

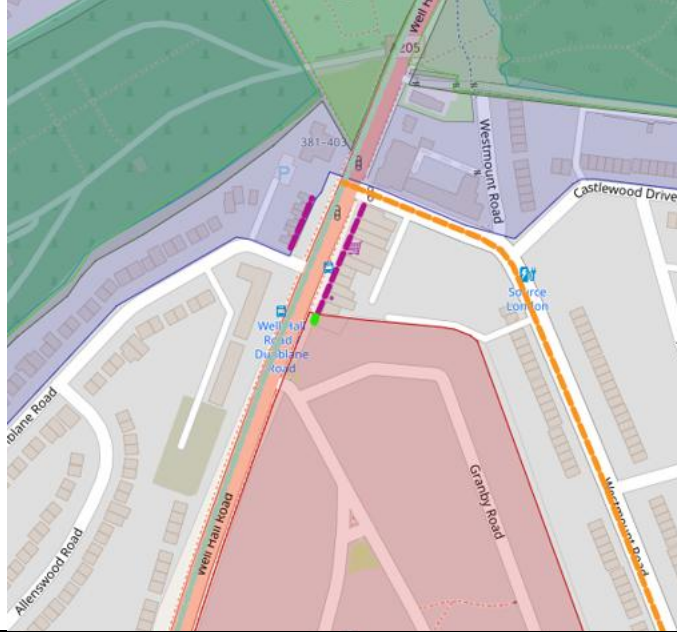
Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is generally high, with well-maintained frontages. However, the presence of a large waste bin by the cycle racks, along with trolleys/crates outside one of the stores, detracts from the overall quality of the space. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • During the late-afternoon site visit, there appeared to be a reasonable level of footfall, with businesses open and trading at the time of the survey. • Street furniture is varied, with numerous cycle racks and bins provided; however, there is a lack of seating. • The parade lacks street trees, planting and green space. While Eltham Common is within a reasonable distance, public realm and green infrastructure within the parade itself are limited. However, due to the size of the parade, it would not be viable for a dedicated public open/green space within the parade. • The majority of buildings comprise ground floor shopfronts with residential accommodation above. • There is no significant variety of architectural styles within the parade, nor are there any designated heritage assets within the parade. • There is no formal car parking provision within the parade. However, during the site visit, vehicles were parked along the frontages, and it is unclear whether this is permitted. Two bus stops provide accessibility to and from the parade. • There are no public facilities within or immediately surrounding the parade, including a lack of public toilet provision. However, a post office is located within one of the newsagents.
Diversity of Uses	<u>January 2026 audit</u> • Total number of units: 18 ○ Total number of units trading: 17 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 ○ changes: 1 • <u>Types of units:</u> ○ Use Class E: 13 ▪ Motorcycle store: 1 ▪ Supermarket: 1

	▪ Pet shop: 1 ▪ Pharmacy: 1 ▪ News agent/post office: 2 ▪ Barber: 1 ▪ Hairdresser: 1 ▪ Mechanic (Tyre Service): 1 ▪ Restaurant: 2 ▪ Funeral Services: 1 ▪ Construction company site office: 1 ○ Sui Generis use classes: 4 ▪ Tattoo Parlor: 1 ▪ Takeaway: 3 ○ Tally and percentage of occupied units in the parade are Class E use? 13 / 76% ○ Tally and percentage of occupied units in the parade are Sui Generis? 4 / 23% ○ If any units been converted to residential use? None Compared to 2022, the parade has remained broadly stable, with most units continuing to trade. Since January 2025, only one unit has been vacant at any given time. Occupancy rates have generally been consistent, with limited turnover, with one change in January 2023, three in January 2024, and one in January 2026.
Vacancy Rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 17 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 1

	Overall, the parade has maintained a high level of occupancy, with most units consistently trading. Since the first survey in April 2022, the parade has experienced only a small number of vacancies.
Night-time economy	There are two restaurants which support nighttime economy provision within the parade.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing well, as evidenced by internal audits and observations from the site visit, where a good level of footfall was observed. Some minor improvements could be made, such as better management of trolleys and crates left outside stores, the introduction of additional seating to better support the local community, and opportunities for additional urban greening. The parade continues to serve the needs of the local community, with a strong mix of predominantly Class E uses alongside a limited number of sui generis uses, only four units falling under a harmful use. Overall, the range of businesses remains varied, with no harmful concentrations, and the parade fits within the definition set out in the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade is performing well, as evidenced by internal audits and observations from the site visit, where a good level of footfall was observed. The parade continues to serve the needs of the local community, with a strong mix of predominantly Class E uses alongside a limited number of sui generis uses, only four of which are considered harmful uses. The range of businesses remains varied, with no harmful concentration of uses, and the parade continues to meet the definition of a Neighbourhood Parade as set out in the Core Strategy and Draft Local Plan. There is also potential to extend the designated boundary to include the adjacent unit, which falls within the Conservation Area and is covered by the associated Article 4 Direction. Minor improvements to the public realm, including better management of trolleys and crates, additional seating and urban greening, would further enhance the attractiveness and functionality of the parade.
Mapped extent	The mapped boundary could be extended to include the unit highlighted in green. It should be noted, however, that the unit already falls within the Conservation Area.



Appendix 1 Eltham Common Road Neighbourhood Parade site visit photos

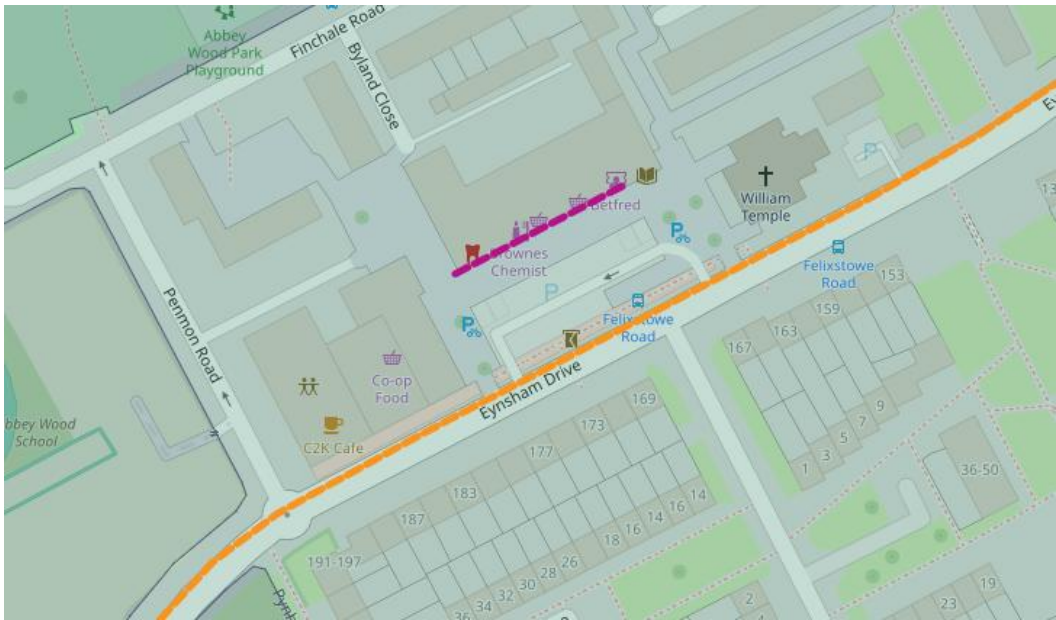
Environmental Quality

- Examples of Strong Environmental Quality

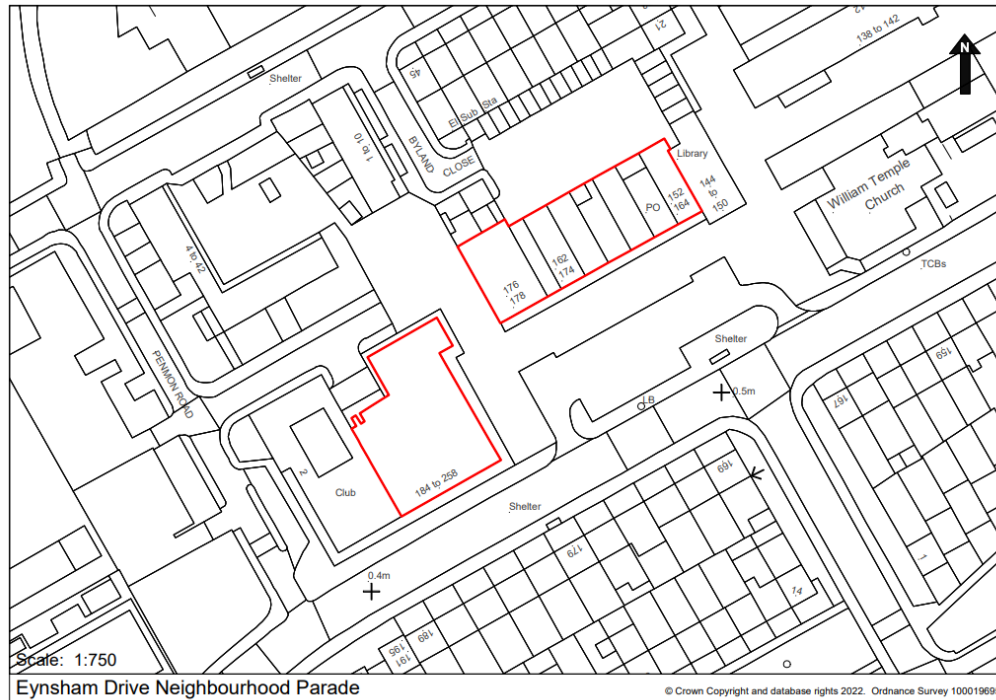


- Examples of Weak Environmental Quality



Centre/Parade name:	Eynsham Drive
Contextual overview information:	
Ward:	Abbey Wood
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Strategic Development Locations Flood Risk Area Local Road
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Direction: *Exclude 152 Eynsham Drive which is in sui generis use at the end of the parade.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement:

Assessment data available for this potential centre/parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria

Accessibility and Environmental quality	• The environmental quality of the parade is mixed, with shopfronts varying in quality and condition. The parade benefits from a good provision of public realm features, including bins, seating and cycle racks. There are no street trees within the designated parade boundary, although street trees are present on the periphery of the parade, and no urban greening within the parade. However, some areas are affected by litter, which detracts from the overall appearance of the parade. A selection of photographs is included in the Appendix to illustrate examples of both positive and negative aspects of environmental quality observed within the parade. • The parade does not contain any dedicated public open space or green infrastructure. However there is a public park which includes a play park located 0.2 miles away, which can provide an easily accessible place for residents. • There are no public facilities located within the parade. However, the pharmacy, dentist and post office provide valuable services to the local community. In addition, Abbey Wood Library is situated immediately adjacent to the parade, just beyond the designated boundary, and contributes to the wider provision of community facilities in the area. Two churches are also located within approximately 0.2 miles of the parade, with a further church located less than one mile away. • No public toilets are available within the parade; however, toilets are located 0.6 miles away at Sainsburys and Abbey Wood Train Station. • The parade benefits from a reasonable level of accessibility. Limited parking is available within the vicinity of the parade, while bus stops are located within walking distance. Abbey Wood Station, approximately 0.7 miles away, provides access to National Rail and Elizabeth line services. The parade displays a consistent architectural character, with no significant variation in building form or appearance. All properties comprise commercial premises at ground-floor level with residential accommodation above.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 7 ○ Total number of units trading: 6 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 4 ▪ Post Office: 1

	▪ Grocers: 1 ▪ Pharmacy: 1 ▪ Dentist: 1 ○ Sui Generis use classes: 2 ▪ Bookmaker: 1 ▪ Takeaway: 1 ○ Tally and percentage of occupied units in the potential parade that are Class E use? 4 / 57% ○ Tally and percentage of occupied units in the potential parade that are Sui Generis? 2 / 29% ○ If any units been converted to residential use? None The parade comprises seven units. At the time of the January 2026 survey, five units were occupied and trading, one unit was occupied but not trading, and one unit was vacant. The parade contains four Class E units, comprising a post office, grocer, pharmacy and dentist, and two Sui Generis units, comprising a bookmaker and takeaway. No units have been converted to residential use. The parade has remained stable over time, with the Town Centre Audit indicating a consistent level of total units and number of units trading from surveys undertaken since April 2022.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 8 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The Town Centre Audit indicates that the parade has no vacant units, with all eight units recorded as occupied and in active use. The absence of vacancy suggests that the parade is performing strongly and continues to fulfil an important local retail and service function. The Town Centre Audits also shows that the parade has maintained a 0% vacancy rate since July 2024, demonstrating a sustained level of occupancy and continued demand for commercial premises within the parade.

Conclusions:	
Assessment of state of the centre/parade	• The parade is performing well. It benefits from a diverse mix of uses, with the majority of units falling within Class E and providing a range of services that meet the day-to-day needs of the local community. Potentially harmful uses are limited in number and do not dominate the parade. As noted above, there remains scope to enhance the parade through public realm improvements, particularly measures to address litter and improve the overall environmental quality. • There are also a number of adjacent uses that contribute to the function and vitality of the parade but fall outside the current designation boundary, including the Co-op, a café located immediately to the west of the Co-op, and Abbey Wood Library. Consideration should be given to whether these uses ought to be incorporated within the designation, as they strengthen the parade's offer and contribute to its role in serving the local community. Overall, the parade meets the criteria and definition set out in the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its neighbourhood parade designation; however, the designation boundary should be extended to incorporate the three units identified below, as they form a logical extension of the parade and make a positive contribution to its retail and service offer.
Mapped extent	The mapped extent to be amended to include: • 138 Eynsham Drive (Abbey Wood Library) • 182 Eynsham Drive (Co-op) • 2 Penmon Road (C2K Café)

Appendix 1 Eynsham Drive Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Fiveways
Contextual overview information:	
Ward:	Mottingham, Coldharbour & New Eltham Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Local Road Strategic Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 738 Sidcup Road which is a Premier Inn at the end of the parade and not subject to the permitted development right.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority (GLA) High Street Data Service (HSDS) data was not used as part of this assessment, as it covers a wider area that includes units outside the designated parade's boundary and would therefore not provide an accurate representation of the parade's performance.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the Fiveways is moderate, with some well-maintained shopfronts and some of a lower quality, there are numerous street trees, some form of urban planting would enhance the parade. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • One unit has goods displayed outside, which, while not obstructing the pavement, contributes to a cluttered appearance. A separate unit is also being used for storage, with bathroom sinks stacked against the windows, detracting from the overall appearance of the parade. • The parade is lacking in street furniture, with only a small number of bins, minimal cycle racks and no seating. • There is some variation of architectural styles across the parade, and no listed buildings. • The parade's public realm is limited. Whilst some street trees are present, there is no dedicated green space within the parade. However, given the parade's size and location, the provision of dedicated public open space would not be practical or viable. This is partly offset by the proximity of Altash Gardens, located approximately 0.3 miles away, which provides access to public green space and a children's play area. • There is parking on one side of the parade for general use, while the opposite side of the road is designated for loading only, with provision for short-term disabled parking. • There are no bus stops located directly within the parade; however, two bus stops on Southwood Road are approximately 0.1 miles away, and New Eltham Train station is located 0.5 miles away. • There is a hotel located on the edge of the parade, which contributes to the mix of uses and provides visitor accommodation within the local area. No public facilities are located within the parade and no public toilets. The closest toilet is 0.5 miles away at New Eltham Train station.
Diversity of Uses	<u>January 2026 audit:</u> • Total number of units: 22 ○ Total number of units trading: 20

- Total number of units not trading: 2
- Goods/Tables and Chairs outside: 0
- Types of units:
 - **Use Class E: 19**
 - Convenience Store: 1
 - Funeral Services: 1
 - Laser beauty clinic:1
 - Thai Massage salon:1
 - Bridal shop :1
 - Nail salon:1
 - Butchers:1
 - Pharmacy: 1
 - Catering equipment: 1
 - Restaurant: 3
 - Window store: 1
 - Barber: 1
 - Car accessories store: 1
 - Construction office/storage: 1
 - Café: 2
 - Auction store: 1
 - Off licence: 1
 - **Sui Generis use classes: 1**
 - Takeaway: 1
- Tally and percentage of occupied units in the parade are Class E use? 19 / 86%
- Tally and percentage of occupied units in the parade are Sui Generis? 1 / 5%
- If any units been converted to residential use? – None

During the site visit, a diverse mix of uses was observed, comprising 19 Class E units and 1 sui generis units. Class E uses include a range of retail, service and food and drink businesses, such as a convenience store, pharmacy, butchers, cafés,

	restaurants, barbers, and beauty and health-related services, helping to meet the day-to-day needs of the local community. The parade contains only a limited number of sui generis uses, comprising a laser beauty clinic and a single hot food takeaway, meaning harmful uses are not a dominant feature of the parade . Overall, the mix of uses is varied and well balanced, with a strong emphasis on Class E uses.
Vacancy Rates	January 2026 vacancy audits: - Total units in use/not vacant: - Vacant units total: 2 - Vacant new build total: 0 - Vacant and advertised: 0 - Vacant and under refurbishment/regulatory/other process: 0 - Vacant, not advertised, not under refurbishment: 2 The units appeared vacant at the time of the site visit and were not actively trading. No marketing or letting boards were displayed, indicating that they were not being actively promoted for occupation.
Night-time economy	The parade has a very limited night-time economy offer, with restaurants representing the only use.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing relatively well, it benefits from a strong and diverse mix of uses, with most units falling within Class E and providing a range of retail, service, food and drink, health and beauty functions that meet the day-to-day needs of the local community. Harmful uses are limited and do not dominate the parade. As noted, there is scope to improve street furniture and urban planting; however, given the parade's location on a particularly busy road, it may not be an ideal environment for seating and lingering. The parade still fits within the Neighbourhood Parade definition within the 2014 Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation, as it continues to provide a range of services that meet the day-to-day needs of the local community and remains consistent with the definition of a Neighbourhood Parade set out in the Core Strategy and Draft Local Plan.
Mapped extent	N/A

Appendix 1 Fiveways Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



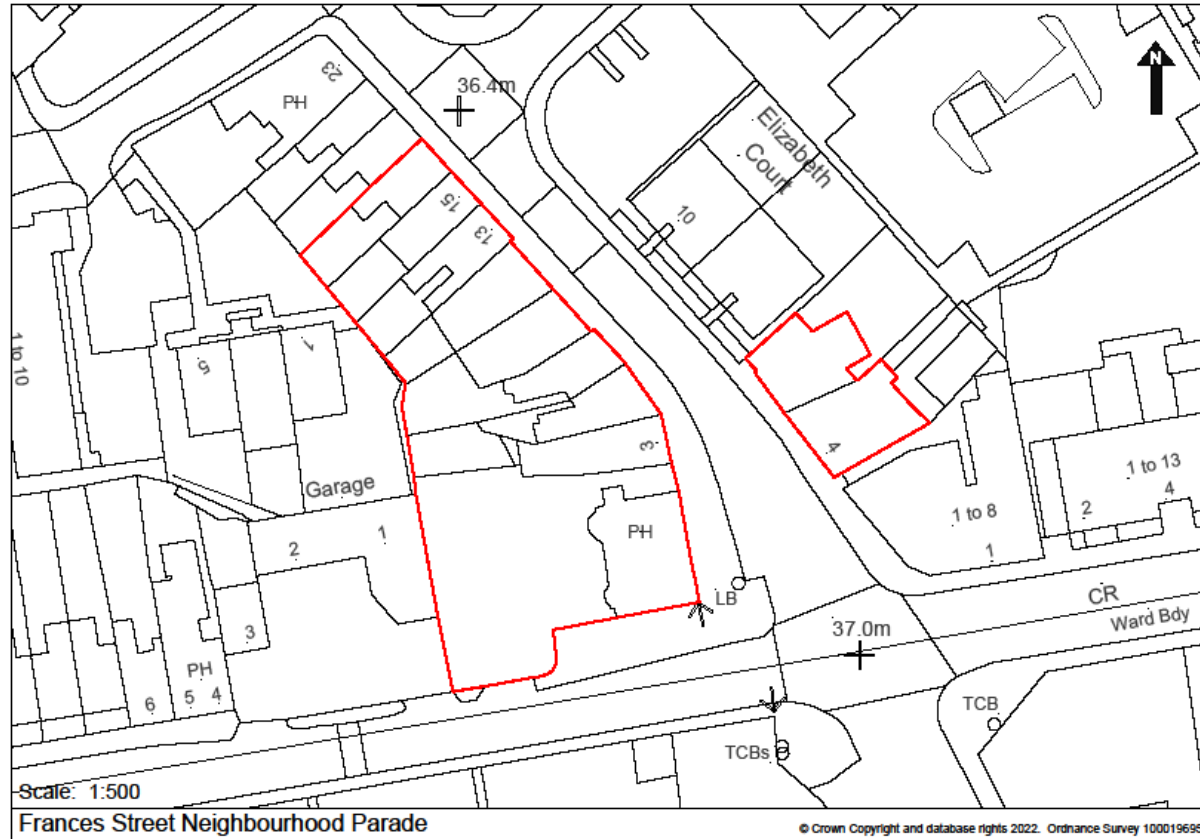
- Examples of Weak Environmental Quality



Centre/Parade name:	Frances Street
Contextual overview information:	
Ward:	Woolwich Dockyard
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 17-23 Frances Street at the edge of the protected frontage, the units are in sui generis use and not subject to the permitted development right. While 1 Frances Street (former pub) is vacant, it has planning permission for change of use to class E so should be included within the Article 4 Direction.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS), as shown in the screenshot below, because the HSDS geography covers a much larger area than the parade's designated mapped extent. As such, to ensure the assessment is based on the most accurate and representative information available, the HSDS has not been used for the purposes of this assessment. 
Criteria	
Accessibility and Environmental quality	Overall, the environmental quality of the parade is mixed. During the site visit, approximately half of the shopfronts were observed to be well maintained and contributed positively to the character of the parade, while the remainder appeared dated and in need of refurbishment. This inconsistency in the quality and appearance of shopfronts detracts from the overall attractiveness and visual cohesion of the parade.

	- Public realm provision is limited, comprising primarily public litter bins and a post box. However, although there is no dedicated open space within the parade itself, the surrounding area benefits from street trees, planting and other greenery along the road. In addition, Greenhill Terrace, located opposite the parade, provides access to mature trees and open spaces, which contribute positively to the wider environmental setting and enhance the area's overall amenity value. Public seating is provided opposite the parade at the junction of Repository Road and Hillreach. The parade also benefits from its proximity to several areas of open space, including Woolwich Common, Maryon Wilson Park and Charlton Park, located approximately 0.5, 0.6 and 0.7 miles away respectively. - All units comprise ground-floor commercial premises with residential uses above. There are no designated heritage buildings within the parade's designated boundary. - The parade is relatively well connected, being located approximately 0.3 miles from Woolwich Dockyard Station, 0.6 miles from Woolwich Arsenal DLR and National Rail Station, and from 0.7 miles of Woolwich Elizabeth Line Station. The closest bus stop is approximately 210 ft from the parade, with bus stops provided along Artillery Place and Repository Road, providing connections to a range of destinations across south-east London. - There are no notable public facilities within the parade itself, including no public toilet provision. However, the parade is approximately 0.3 miles from Woolwich Town Centre, which provides a wide range of community facilities and services. There are a number of public toilets within close proximity including at Woolwich Dockyard Station, The Woolwich Centre, and Queen Elizabeth Hospital, which are approximately 0.3, 0.6 and 1 mile away respectively. - Parking provision is limited within the immediate vicinity of the parade due to the constrained width of the carriageway. A dedicated loading bay for goods vehicles is provided at the southern end of the parade. - A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 13 - Total number of units trading: 10 - Total number of units not trading: 4 - Goods/Tables and Chairs outside: 0

- Types of units:

- Use Class E: 6
 - Grocery store: 1
 - Barber: 2
 - Beauty Salon/ Eyebrow Bar: 1
 - Convenience store: 2
- Sui Generis use classes: 5
 - Takeaway: 5
- Tally and percentage of occupied units in the parade that are Class E use? 6 / 55%
- Tally and percentage of occupied units in the parade that are Sui Generis? 5 / 45%
- If any units been converted to residential use? None

It is noted that the Town Centre Audit included the unit at 1 Hillreach, occupied by Abbey Autos Centre Ltd (MOT Testing Station). However, this unit falls outside the designated Neighbourhood Parade boundary and has therefore been excluded from the analysis below.

The parade provides a modest mix of retail, service and food takeaway uses. Class E premises account for the majority of occupied units and include convenience retail and personal services, whilst takeaway uses comprise a significant proportion of occupied commercial premises. Although the range of uses is relatively limited, the parade continues to provide a local service function that supports the day-to-day needs of nearby residents.

The parade has remained relatively stable over the audit period, with four units identified as non-trading since January 2023. At the time of the January 2026 Town Centre Audit, this comprised two vacant premises, namely 6 Frances Street and the former betting shop at 19-21 Frances Street, together with two additional non-trading units. The former betting shop at 19-21 Frances Street is currently subject to an active redevelopment scheme, with construction works ongoing and a Certificate of Lawfulness granted in December 2024 confirming the implementation of planning permission for a mixed-use redevelopment incorporating commercial floorspace. As such, this vacancy appears to be temporary and associated with redevelopment activity rather than a loss of commercial function. One of the two remaining non-trading units, at 15

	Frances Street, was not recorded as vacant in the audit. However, it appeared closed at the time of the survey and was identified on Google Maps as temporarily closed. Whilst the parade therefore contains a number of non-trading units, the evidence suggests that a proportion of these are associated with redevelopment activity or temporary closure rather than a permanent loss of commercial floorspace. Notwithstanding this, the parade continues to provide a range of convenience retail and service uses that meet the day-to-day needs of the local community.
Vacancy rates	• January 2026 vacancy audits: ○ Total units in use/not vacant: 10 ○ Vacant units total: 2 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 1 The January 2026 Town Centre Audit identified two vacant premises within the parade: 6 Frances Street and the former betting shop at 19-21 Frances Street. The latter is currently undergoing redevelopment and therefore appears to be temporarily unavailable for occupation. In addition, 15 Frances Street was recorded as non-trading, although not vacant, and was identified on Google Maps as temporarily closed. Accordingly, whilst the parade contains a small number of vacant and non-trading premises, the evidence suggests that this is due in part to redevelopment and temporary closure rather than a wider loss of commercial activity. Vacancy levels have remained relatively stable since the April 2022 Town Centre Audit.
Conclusions:	
Assessment of state of the centre/parade	• Frances Street Neighbourhood Parade serves as a local convenience hub for its local community. There has been little change in the composition of the parade over the past ten years, with many units remaining within Class E use. • As identified through the Town Centre Audit and site visit survey, the parade contains a small number of vacant and non-trading units. However, the former betting shop at 19-21 Frances Street is currently undergoing redevelopment, indicating that part of the recorded vacancy associated with redevelopment activity rather than a lack of

	commercial demand. Nonetheless, bringing the remaining vacant and non-trading units back into active use would help to strengthen the vitality and vibrancy of the parade and reinforce its local retail function. • The parade's environmental quality was observed to be reasonable, although some litter was observed. Public facilities within the parade are limited. While public seating is provided opposite the parade, there are no public toilets or public open spaces within the parade itself. However, the parade benefits from its close proximity to Woolwich Town Centre and the wider range of facilities and services available there. Investment in the public realm through measures such as public seating, green infrastructure and wayfinding improvements would help enhance the amenity of the parade. • Overall, Frances Street should be retained as a Neighbourhood Parade, as it continues to serve the day-to-day convenience needs of the local community. The evidence indicates that the parade remains relatively stable overall, notwithstanding a small number of vacant and non-trading units. Improvements to shopfront appearance and maintenance would help to enhance the visual quality of the parade, whilst engagement with property owners could assist in bringing vacant and non-trading premises back into active use, further supporting the vitality and viability of the parade.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	No changes are proposed to the mapped extent of the Neighbourhood Parade.

Appendix 1 Frances Street Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

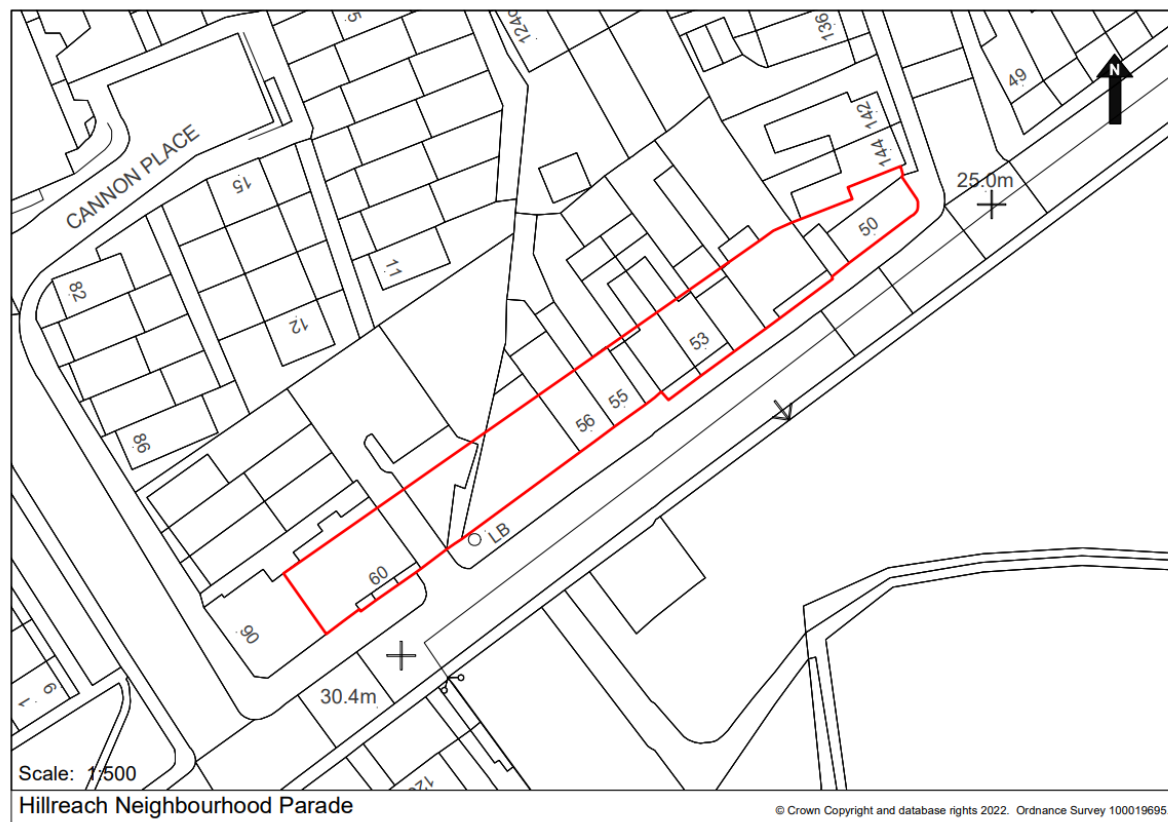


- Examples of Weak Environmental Quality



Other:

Article 4 Direction:



Article 4 Direction: *Exclude in entirety, none of the units are in Class E use.*

- Not greater than 1000m from a major/district centre: No
- Article 4 requirement: None

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- The environmental quality of Hillreach Neighbourhood Parade is generally poor. Public realm provision is limited. There are no street trees, planted areas or other forms of greenery within the parade, resulting in a predominantly hard-surfaced environment with limited visual amenity. Whilst the area appeared to be kept relatively clean, the parade lacks a cohesive commercial character and appears fragmented, with no continuous frontage of active commercial premises. A selection of photographs is included in the Appendix to demonstrate examples of weak environmental quality within the parade. - The parade no longer functions as a coherent commercial frontage. At its western extent, Little Heath Supermarket, occupying a former public house, remains in operation at the junction of Hillreach and Erwood Road. To the east are a block of flats (which do form part of the designated parade boundary) and a tuition centre (Bright Amazing Stars). Further along the parade boundary are BGirl's Kitchen (a catering and takeaway business) and NEXGEN Products 4U, an online retail business with no apparent customer-facing frontage. A row of non-designated residential properties follows until the junction of Woodhill and Hillreach, where the former Joss Convenience Store is located. This unit was observed to be vacant and in a poor state of repair, appearing rundown and cluttered. The dispersed nature of the remaining commercial uses and the dominance of residential properties further diminish the parade's function as a neighbourhood shopping location. - The parade contains a post box which provides a basic community facility; however, there are no other notable public facilities within the parade itself, including no public seating, no public litter bins, no public toilet provision or dedicated public open space. However, the parade is within close proximity, approximately 0.5 miles from Woolwich Major Centre and approximately 0.7 miles from Charlton Village Local Centre, which provides a wide range of community facilities and services. It also only 0.2 miles from Frances Street Neighbourhood Parade. There are a number of public toilets within close proximity including at Woolwich Dockyard Station and The Woolwich Centre, which are approximately 0.5 and 0.7 away respectively. - The parade is relatively well connected, being located approximately 0.5 miles from Woolwich Dockyard Station and 0.9 miles from Woolwich Arsenal DLR and National Rail Station. The closest bus stop is opposite the western extent of the

	parade at the junction of Erwood Road and Little Heath, and slightly further up Little Heath, providing connections to a range of destinations across south-east London. Parking is restricted to on-street parking. The parade also benefits from its proximity to several areas of open space, including Maryon Wilson Park, Charlton Park and Woolwich Common, located approximately 0.3, 0.4 and 0.9 miles away respectively.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 5 - Total number of units trading: 4 - Total number of units not trading: 1 - Goods/Tables and Chairs outside: 0 <u>Types of units:</u> - Use Class E: 2 - Convenience store: 1 - Office – online retail store: 1 - Use Class F1: 1 - Tuition Centre: 1 - Sui Generis use classes: 1 - Takeaways with catering function: 1 - Tally and percentage of occupied units in the parade that are Class E use? 2 / 50% - Tally and percentage of occupied units in the parade that are F1? 1 / 25% - Tally and percentage of occupied units in the parade that are Sui Generis? 1 / 25% - If any units been converted to residential use? None. The parade contains a limited range of uses and a relatively narrow commercial offer. Of the four occupied and trading units, two (50%) fall within Class E, comprising a convenience store and an office-based online retail business. One unit (25%) comprises a tuition centre (Class F1), whilst the remaining unit (25%) is occupied by a catering and takeaway business (Sui Generis). Given the small size of the parade, the takeaway represents a relatively high proportion of the

	overall commercial offer and contributes less to the provision of day-to-day retail and service needs than a traditional Class E use. One of the two Class E units comprises NEXGEN Products 4U at 55 Hillreach, which was recorded in the January 2026 Town Centre Audit as operating as an online retail business with no apparent visiting customers. Whilst the unit is occupied, its contribution to the active retail function of the parade and the generation of footfall appears limited. Furthermore, the physical characteristics of the premises do not readily support a customer-facing retail function, as the unit primarily comprises a vehicle entrance and lacks the appearance and layout typically associated with walk-in retail premises. Consequently, the number of units providing a traditional customer-facing retail or service function is lower than the headline occupancy figures would suggest. At the time of the January 2026 Town Centre Audit, one of the five units was vacant, representing a vacancy rate of 20%. Town Centre Audit data also indicates that the parade has experienced a degree of fluctuation in commercial activity over recent years. The November 2022 audit recorded six units, of which only one was trading. Subsequent audits undertaken between July 2023 and July 2025 recorded five units, with only three trading units. Whilst the January 2026 audit recorded four occupied and trading units, the historical data suggests that trading activity within the parade has been relatively limited and inconsistent over time. Consequently, the fragmented parade provides a limited range of services and facilities and lacks the scale, diversity of uses and concentration of active commercial units typically associated with a designated Neighbourhood Parade. Taken together, the evidence suggests that the parade no longer performs the role and function expected of a Neighbourhood Parade and its continued designation should therefore be reviewed.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 4 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 0

	The January 2026 vacancy audit recorded one vacant unit within the parade, representing a vacancy rate of 20%. The vacant unit was identified as being under refurbishment, with scaffolding in place at the time of the survey. Planning permission (ref. 25/0626/F) was approved on 1 May 2025 for the <i>"demolition of a single-storey outrigger and construction of replacement three-storey rear extension and one additional storey on the existing footprint to provide one additional flat, with associated refuse storage, cycle parking and all other associated alterations."</i> However, Town Centre Audit data indicates that the unit has been vacant since at least April 2022, demonstrating a prolonged period of non-occupation. The Town Centre Audit also shows that the parade has experienced a historically high and fluctuating level of vacancy. In April 2022, three of the five units were vacant, representing a vacancy rate of 60%. This reduced to 50% in November 2022 and subsequently to 40% between July 2023 and July 2025. Whilst the January 2026 audit recorded a further improvement to 20%, the data demonstrates that the parade has experienced a prolonged period of elevated vacancy levels. Although vacancy rates have declined over time, the parade continues to contain a vacant unit and, given its small size, vacancies have a proportionately significant impact on its vitality, viability and ability to provide a range of services to the local community.
Conclusions:	
Assessment of state of the centre/parade	- The evidence indicates that the parade is performing poorly and no longer fulfils the role and function typically associated with a designated Neighbourhood Parade. The parade is fragmented and contains a limited range of services and facilities, with only four occupied and trading units recorded in the January 2026 Town Centre Audit. Whilst some diversity of uses remains, a significant proportion of the occupied units comprise non-retail and non-Class E uses, including a tuition centre (Class F1) and a takeaway (Sui Generis). Furthermore, one of the two Class E units, NEXGEN Products 4U at 55 Hillreach, operates primarily as an online retail business with no apparent visiting customers. Its contribution to footfall and the active commercial function of the parade therefore appears limited. In addition, the unit does not benefit from an active shopfront onto the parade and primarily comprises a vehicle entrance, meaning its physical form is not readily suited to a customer-facing retail use. As a result, it is unlikely to make a meaningful contribution to the vitality and viability of the parade, even though it remains occupied. - The Town Centre Audit also demonstrates a history of elevated vacancy levels. Vacancy rates reached 60% in April 2022 and remained at 40% between July 2023 and July 2025, before reducing to 20% in January 2026. Although this represents an improvement, the parade continues to contain a vacant unit and has experienced a prolonged period of

	limited commercial activity. In addition, the loss of commercial floorspace to residential use has further reduced the scale of the parade and its ability to provide a broad range of services to the local community. • The environmental quality of the parade was observed to be generally poor. Shopfront quality is mixed; litter was evident in places and public realm provision is limited. The parade lacks dedicated public open space, meaningful green infrastructure and other features that would enhance its attractiveness and amenity value. While some basic public realm infrastructure is present, the overall environment does little to support the vitality of the parade or encourage increased footfall. • It is also notable that the Council's Article 4 Direction identifies the parade for exclusion in its entirety, stating that "none of the units are in Class E use." Whilst the January 2026 audit records two units within Class E, the Article 4 assessment reflects the limited traditional retail function of the parade and raises further questions regarding its suitability for continued designation. • Taken together, the fragmented nature of the parade, the limited scale and diversity of customer-facing commercial uses, the history of persistent vacancy, the loss of commercial floorspace, and the poor environmental quality of the area indicate that the parade no longer fulfils the role and function expected of a designated Neighbourhood Parade and no longer meets the definition set out in the Core Strategy and Draft Local Plan. Accordingly, there is insufficient evidence to support its continued designation within the retail hierarchy.
Recommendations for Reg 19 Local Plan	It is recommended that the Neighbourhood Parade designation be removed as part of the Regulation 19 Local Plan.
Mapped extent	Remove Neighbourhood Parade designation from this parade.

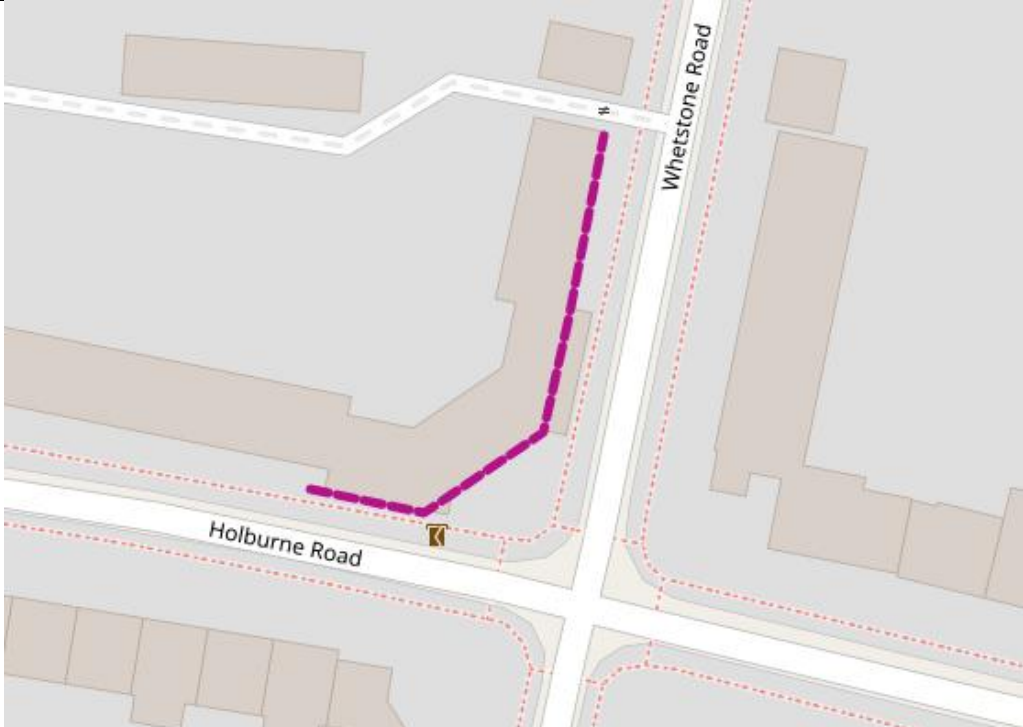
Appendix 1 Hillreach Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Weak Environmental Quality





Centre/Parade name:	Holburne Road
Contextual overview information:	
Ward:	Kidbrooke Park
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While some units are vacant / in sui-generis use, the centre is more than 1km from any major or district centre in the Borough.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: all

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is moderate to poor, with a number of shopfronts appearing dated and unattractive, detracting from the overall character and appearance of the parade. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade has a limited provision of street furniture, consisting primarily of a single litter bin, cycle racks and a small amount of seating. • The public realm is limited, with an absence of street trees, urban greening and dedicated green space. However, given the scale and function of the parade, the provision of dedicated public open space within the parade would not be considered practical. • Whilst a GP surgery is located within the parade, there are limited public and community facilities overall, and no public toilets are available either within the parade or nearby. • The parade has a largely uniform appearance, comprising retail units with residential accommodation above. There are no designated heritage assets within the parade.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 7 • Total number of units trading: 6 • Total number of units not trading: 1 • Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 5 ▪ Newsagent: 1 ▪ Bakery: 1 ▪ Barber: 1

	▪ GP Surgery: 1 ▪ Storage for the newsagent: 1 • Sui Generis : 1 • Hot food takeaway: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 5 / 68% ○ Tally and percentage of occupied units in the parade are Sui Generis? 1 / 16% ○ if any units been converted to residential use? None The January 2026 audit recorded 7 units, of which 6 were occupied and trading and 1 was not trading. Since the previous survey, there has been one change of business, with no closures recorded. The parade comprises a mix of Class E uses (newsagent, bakery, barber and GP surgery), and one sui generis hot food takeaway. Overall, the parade continues to provide a small but varied range of services for the local community.
Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 6 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The parade has shown a marked improvement in occupancy levels. The earliest surveys recorded relatively high vacancy rates, with around half of the units vacant and not being actively marketed. Since then, the number of occupied units has steadily increased, while vacancies have reduced. By January 2026, six of the seven units were occupied and trading, with only one vacant unit remaining. This represents the strongest performance recorded during the monitoring period and suggests that the parade has become increasingly stable and resilient, with a sustained reduction in long-term vacancies and improved business occupancy over time.

Night-time economy	The parade does not contain any uses that contribute to the night-time economy, with activity primarily focused on daytime trading.
Conclusions:	
Assessment of state of the centre/parade	Overall, the parade is performing well according to the data, with high occupancy levels and a strong mix of Class E uses. However, its overall quality is limited by dated shopfronts, minimal street furniture, and a lack of greenery or public realm enhancements. Improvements to shopfronts and the public realm would help enhance the parade's appearance. Given its location more than 1,000m from the nearest Major or District Centre, the parade continues to play an important role in meeting the day-to-day needs of the local community and meets the definition of a neighbourhood parade within both the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	Parade should retain its designation and current mapping.
Mapped extent	N/A

Appendix 1 Holburne Road Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

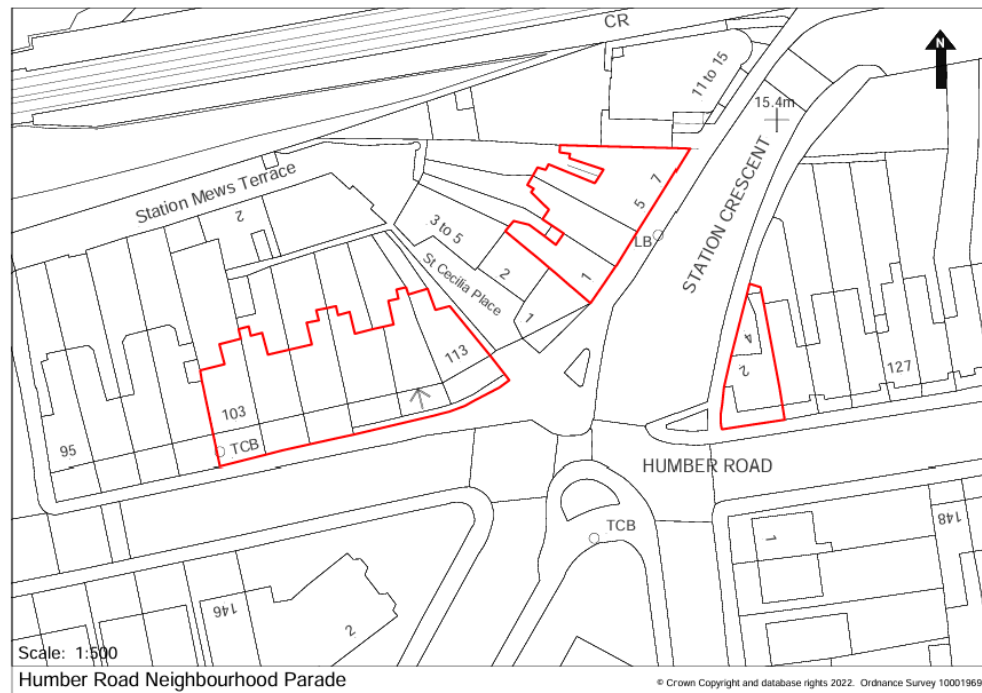


- **Examples of Weak Environmental Quality**



Centre/Parade name:	Humber Road
Contextual overview information:	
Ward:	Blackheath Westcombe
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Conservation Area and Local Views 1 (Shooters Hill to Central London) and 5 (Eltham Park (North) to Central London).
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Direction: *Exclude 115-117 Humber Road which are vacant / in sui generis use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this potential centre/parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria

Accessibility and Environmental quality	• The environmental quality of the parade is generally high, with well-maintained shopfronts which contribute positively to the character and appearance of the parade. The parade benefits from a good level of street tree coverage, with public litter bins, a post box and wide footpaths all helping to enhance the public realm. • The parade was observed to be clean, although clutter such as trolleys, storage trays and sandwich board signage, was extending onto the footway outside one shop (JK Star Mini Market) which detracted from the attractiveness of the streetscape and reduce pedestrian accessibility slightly. There were also instances of private rubbish bins outside of St Cecilia Place residential mews and in front of residential entrances along Humber Road which somewhat detracted from the amenity of the street environment. • A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • There is some variety in architectural styles across the parade, with all buildings appearing to be in a well-maintained and in a good state of repair. Whilst there are no heritage buildings within the parade itself, there are some locally listed buildings further along Humber Road which contribute to the wider historic character of the area. • The parade itself does not have any public facilities, but it is located within approximately 200 ft of Westcombe Park Station which not only makes the parade highly accessible, but also offers cycle parking and public toilet provision. • The parade does not have off-street parking, but there is ample parking along the perimeter and in the vicinity of the station. • There are numerous bus stops near the parade along Humber Road and Westcombe Hill, within 300 ft of the parade, connecting residents to various destinations both within and outside of the borough. • The parade is approximately 0.5 miles from the East Greenwich District Centre, which provides a broad range of community services. The closest GP surgery is Blackheath Standard surgery approximately 0.5 miles away, with many other practices within similar distances. A dental clinic lies just outside the parade's boundary. • Whilst the parade does not provide any public open space, it benefits from close proximity to Greenwich Park, approximately 0.6 miles away, and 0.2 miles from East Greenwich Pleasaunce.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 9 ○ Total number of units trading: 7 ○ Total number of units not trading: 2

- Goods/Tables and Chairs outside: 0

Site visit 2026:

- Total number of units: 8
 - Total number of units trading: 6
 - Total number of units not trading: 2
 - Goods/Tables and Chairs outside: 0
- Types of units:
 - Use Class E: 8
 - Convenience store: 1
 - Restaurant: 2
 - Interior store/drapery: 1
 - Estate agents: 1
 - Fitness Studio: 1
 - Veterinary Surgery: 1
 - Music studio: 1
 - Sui Generis use classes: 0
 - Tally and percentage of occupied units in the potential parade are Class E use? 8/100 %
 - Tally and percentage of occupied units in the potential parade are Sui Generis? 0/0%
 - If any units been converted to residential use? 1

The January 2026 audit identified nine units in total, of which seven were trading. However, the audit included the dental clinic at 13 Station Crescent, which falls outside the parade boundary and was therefore excluded from the 2026 site visit analysis. The 2026 site visit thus recorded a total number of eight units, with six trading. Both the audit and site visit identified two units that were not trading, namely 111 and 115 Humber Road.

111 Humber Road was previously identified in the Town Centre Audit as an estate agency, last trading as 'Heath Estates', with the audit noting that renovations appeared to be continuing in 2025, with no further update provided. The unit

	appeared to be occupied but not actively trading, being used for storage and potentially office purposes at the time of the site visit. The Town Centre Audit identified that 115 Humber Road was previously a recording studio, formerly trading as ‘Helicon Mountain Recording Studios’. 115 Humber Road had blinds drawn and appeared more akin to a residential unit than a commercial unit, with no signage or advertising. For the avoidance of doubt, references to 115 Humber Road within this assessment also include 117 Humber Road (also known as The Station, Station Terrace Mews). The Town Centre Vacancy Audit also notes that Google identified the former business as ‘permanently closed’ in January 2024, with no marketing signage evident and future intentions unknown. The audit further records that a significant proportion of the original commercial units at 105-117 Humber Road have been incrementally converted to residential use through a series of planning permissions and prior approvals. This planning history indicates a gradual reduction in the commercial function of the wider property over time and provides context for the current appearance and occupation of No. 115. Use Class E premises account for all of the parade’s uses, including a convenience store, an interiors store, two restaurants, a Pilates studio and a veterinary surgery. The parade provides a modest mix of retail, leisure and service uses, meeting the day-to-day needs of the community. The Town Centre Audit shows that the parade has remained fairly stable over the past six years. Since April 2022, the number of units in the parade has decreased from 12 to nine (with the audit including the dental clinic), but the number of units trading has not changed over this period, thereby demonstrating the parade’s resilience and continued vitality despite changes in unit numbers.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 7 ○ Vacant units total: 2 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The Town Centre Audit indicates a stable parade, with the number of non-trading units remaining at two since the January 2023 audit. However, it should be noted that both units appeared occupied, albeit not in active trading use. Unit 111

	Humber Road appeared to be occupied for storage and potential office purposes, whilst Unit 115 Humber Road appeared more akin to a residential unit. The Town Centre Vacancy Audit notes that parts of the wider property at 105-117 Humber Road have been incrementally converted to residential use over time, providing context for the current appearance and occupation of No. 115. Accordingly, whilst both units are recorded as non-trading for audit purposes, neither appears to be genuinely vacant. As such, the number of non-trading units does not fully reflect the level of vacancy within the parade. Rather, both units are occupied but not actively trading and therefore make a limited contribution to the vitality, vibrancy and commercial function of the parade.
Night-time economy	There is limited night-time economy provision within the parade, with only two businesses operating into the evening, comprising two restaurants. The night-time economy is also supported by the parade's proximity to Westcombe Park Station, which is likely to generate a consistent level of passing footfall between the station and surrounding residential neighbourhoods, helping to sustain activity and natural surveillance during evening hours. Nevertheless, the overall level of evening activity remains modest and is primarily focused on food and beverage uses.
Conclusions:	
Assessment of state of the centre/parade	• The parade is performing well, with high occupancy, low vacancy rates, and a stable, reasonably diverse mix of uses. Use Class E premises account for all of the parade's uses. The parade provides a modest mix of retail, leisure and service uses, meeting the day-to-day needs of the community, while its proximity to East Greenwich District Centre provides access to a wider range of retail, community and service functions. The Town Centre Audit shows that the parade has remained fairly stable over the past five years, demonstrating a resilient role in serving the needs of the local community. Whilst two units are recorded as non-trading, neither appears to be genuinely vacant, with one occupied for storage and potential office purposes and the other appearing more akin to a residential use. • Environmental quality is generally good, with the parade benefiting from a high level of street tree coverage, good pedestrian accessibility and close proximity to Westcombe Park Station, which provides public toilet and cycle parking facilities, as well as bus connections. The parade could be enhanced through the provision of public seating and other targeted public realm improvements. • The unit currently not trading at 111 Humber Road should be encouraged back into active use, noting its prominent position within the parade. This would help to strengthen the vitality and vibrancy of the parade. The Town Centre Vacancy Audit notes that parts of the wider property at 105-117 Humber Road have been incrementally converted to

	residential use over time, providing context for the current appearance and occupation of 115 Humber Road. Given that 115 Humber Road does not appear to be in active commercial use and appears more akin to a residential unit, consideration could be given to removing it from the mapped extent of the parade. Overall, the review findings indicate that the parade remains resilient, with a strong level of occupancy and a stable pattern of uses. The parade continues to fulfil its function and meet the definition of a Neighbourhood Parade as set out in both the Core Strategy and the Draft Local Plan. Accordingly, it is considered appropriate that the parade retains its designation as a Neighbourhood Parade.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation, and amend the mapped extent as per detail provided below.
Mapped extent	It is recommended that the designated Neighbourhood Parade boundary be revised to remove 115 Humber Road. The unit falls outside of the Article 4 Direction and does not appear to be in active commercial use.

Appendix 1 Humber Road Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

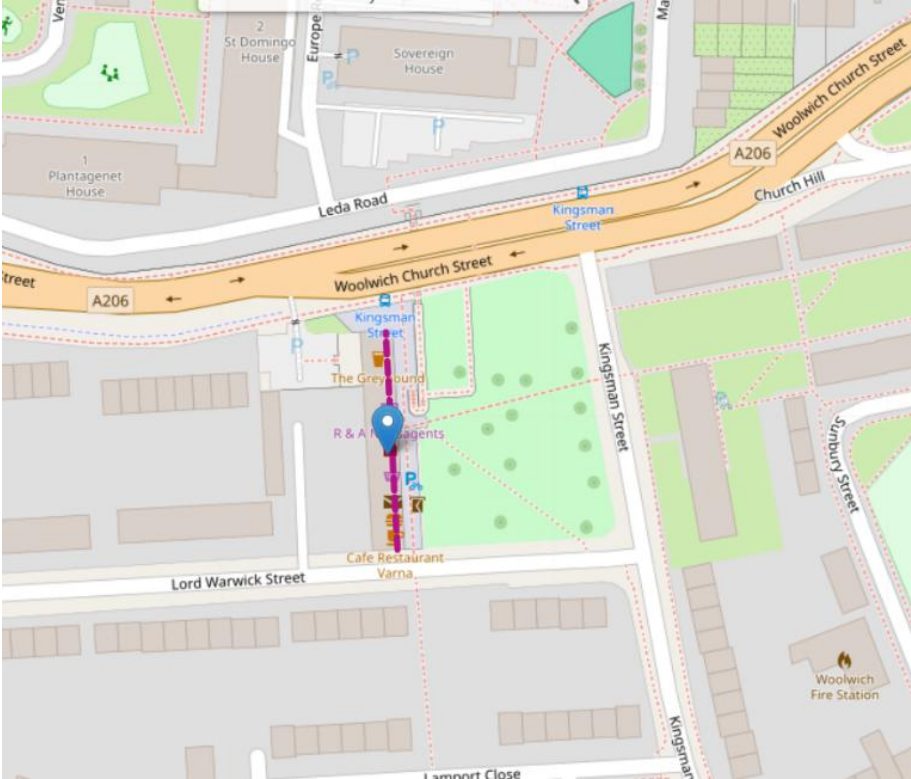




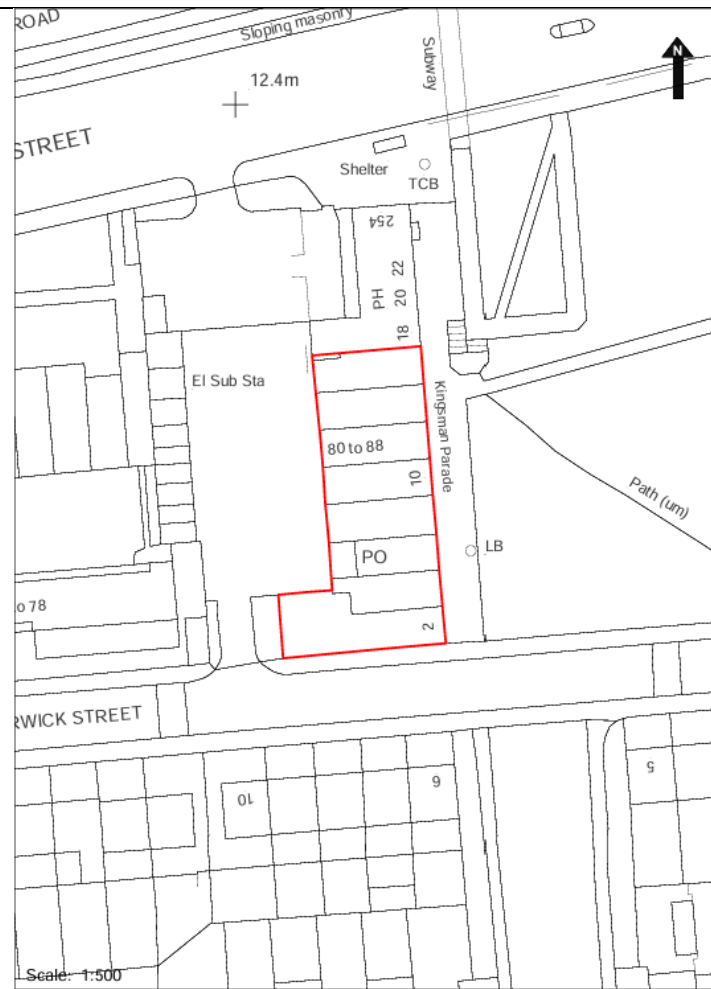
- Examples of Weak Environmental Quality





Centre/Parade name:	Kingsman Parade Neighbourhood Parade
Contextual overview information:	
Ward:	Woolwich Dockyard
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Neighbourhood Parade Area of High Archaeological Potential
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:



Article 4 Directions: *Exclude Greyhound Public House which is at the end of the parade and not subject to the permitted development right.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The parade has a mixed environmental quality. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • It has basic amenities such as rubbish bins, a post box, cycle parking racks and benefits from fronting onto a green open space with trees. Apart from rubbish outside one shop, it appeared to be litter free upon site visit. • The shopfronts within the parade are largely in reasonable condition, apart from Le's Convenience Store and Others which has paint peeling and signage worn out and the front of the Greyhound Public House. • Quite a few shops appeared to have roller grills as a security measure, which detracted from the environmental quality of the parade, especially if not all businesses are open. • The parade does not include any seating provision. • No off-street parking provided as part of the parade. • The parade was relatively well frequented during site visit with foot traffic and appeared accessible, with the pedestrian underpass connecting the parade to the other side of Woolwich Church Street. • No public facilities e.g. no public toilets.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 8 ○ Total number of units trading: 7 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 Note: Café Varna is shown as still not trading in January 2026 audit. Google maintains business as 'Temporarily Closed'. RBG staff informed by other workers on the parade that the unit is only used for what appears to be family events. • <u>Types of units:</u> ○ Use Class E: 5 ▪ Newsagent: 1 ▪ Pharmacy: 1 ▪ Off-licence & General store: 1

	▪ Post Office: 1 ▪ Café: 1 ○ Sui Generis use classes: 3 ▪ Takeaway: 1 ▪ Bookmaker: 1 ▪ Public House: 1 ○ Tally and percentage of occupied units in the parade are Class E use: 62.5% ○ Tally and percentage of occupied units in the parade are Sui Generis: 37.5% ○ If any units been converted to residential use? None. The majority of units (63%) fall within Use Class E, reflecting the parade's primary retail and service function. The parade provides a reasonable range of services that support the day-to-day needs of the local community, including a newsagent, pharmacy and a post office. The presence of a limited number of sui generis uses, including a takeaway, does not dominate the parade or detract from its overall retail and service function. The town centre audits over the last five years indicate that the parade has remained broadly stable, with seven of eight units continuing to trade. Since the January 2023 audit, only one unit has ceased trading.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 8 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The parade recorded a vacancy rate of 0%, with all eight units occupied and no premises vacant, advertised, under refurbishment or awaiting reoccupation. The town centre audits indicate that the parade maintained a zero vacancy rate over the past five years. This represents a strong performance and contributes positively to the vitality and viability of the parade.
Night-time economy	The parade provides a very limited night-time economy function, with the pub representing the principal contributor to night-time economy.

Spend and Pedestrian footfall	The parade was visited during a weekday midday site visit and, although footfall levels were not especially high, reasonably steady levels of pedestrian activity and vehicular movements were observed, reflecting its role in meeting the day-to-day needs of the local community.
Conclusions:	
Assessment of state of the centre/parade	The parade appears to have largely remained the same over the lifetime of the Core Strategy. The parade's physical extent has not evolved with eight units having been retained. Whilst there has been no change in vacancy numbers across the last few years of RBG audits, there is one unit that is no longer trading but is not classed as vacant. The parade appears to be well-frequented and still serving local convenience and other shopping needs with five Class E units (although one is not trading currently) being a newsagent, pharmacy, off-licence & General store and a post office. Other uses are Sui Generis uses being a public house, a takeaway and a betting shop. The parade appears to still be performing well as a neighbourhood parade, meeting the core strategy's definition of a small parade of shops of purely neighbourhood significance. It appears to be meeting immediate local catchment needs and day-to-day convenience shopping, community and service needs.
Recommendations for Reg 19 Local Plan	No change to the parade's designation is recommended. The parade should continue to be designated as a neighbourhood parade and its existing mapped extent should be retained. As highlighted in the assessment, the parade's environmental quality is reasonable. However, it could benefit from some public realm enhancements, for example seating provision, public art and more greenery within the parade itself. Work should be undertaken to encourage leaseholders of the non-trading unit to bring it back into active retail or service use, enabling it to contribute positively to the vitality and viability of the parade, as it currently detracts from the parade's overall appearance and function. Additionally, one unit is quite worn down in its display and signage and should be encouraged to invest in enhancing its shopfront, display and signage to ensure it enhances rather than detracts from the parade's environmental quality.
Mapped extent	No amendment needed to the mapped extent.

Appendix 1 Kingsman Parade Neighbourhood Parade site visit photos

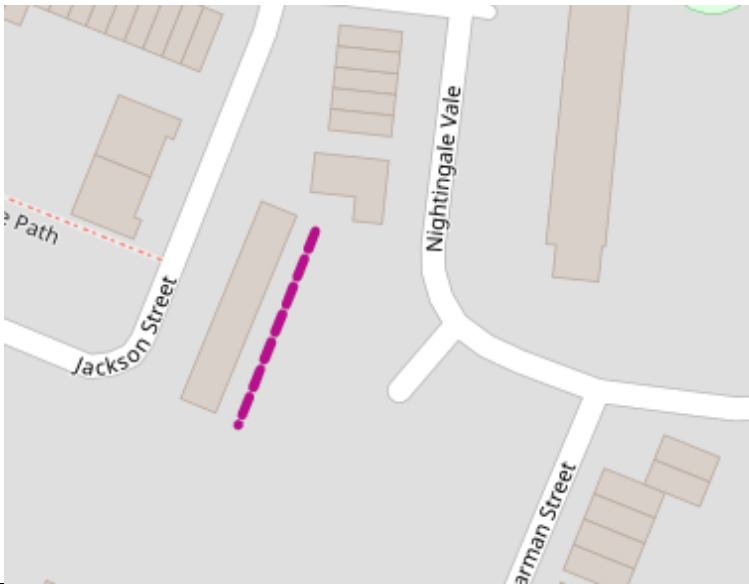
Environmental Quality:

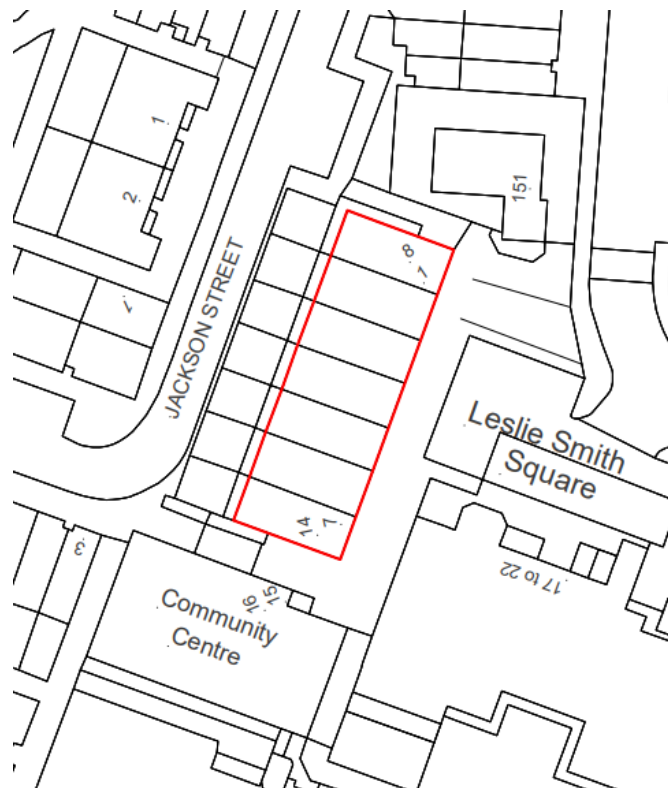
- Strong Environmental Quality:



- Examples of Weak Environmental Quality:



Centre/Parade name:	Leslie Smith Square
Contextual overview information:	
Ward:	Woolwich Common
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	



Article 4 Direction: *Include entire centre. There is only one unit in sui generis use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is mixed, with some well-maintained and attractive shopfronts alongside a small number of poorer-quality frontages. One unit appears to be vacant and not trading, which detracts slightly from the overall appearance of the parade. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade has limited public realm provision, with no street trees or cycle parking. The only street furniture observed consisted of a small number of public litter bins. However, the parade benefits from a small children's play area with urban planting and one bench, which provides a community amenity. Whilst there is no dedicated green or public open space within the parade itself, the play area offers a limited form of recreational space. • The nearest area of public open space is Woolwich Common, located approximately 0.3 miles from the parade, which provides opportunities for recreation and access to green space. The nearest bus stops are also located around 0.3 miles away, providing access to public transport. In terms of car travel, free parking is available within and around the parade, contributing to its overall accessibility. • There is little variation in the architectural styles across the parade, with commercial uses at the ground-floor level and residential on the upper floors. • There are no public facilities located within the parade itself. However, Woolwich Common Community Centre is situated just outside the parade and provides a wide range of community services and activities. There are no public toilets within the parade, with the nearest facilities located approximately 0.8 miles away at Queen Elizabeth Hospital. In terms of healthcare provision, Nightingale GP Surgery is located less than 0.1 miles from the parade.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 6 ○ Total number of units trading: 5 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 5 ▪ Newsagent: Convenience Store: 1 ▪ Barbers: 1

	▪ Clothing store: 1 ▪ Printers: 1 ▪ Catering: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 5 / 83% ○ Tally and percentage of occupied units in the parade are Sui Generis? None ○ If any units been converted to residential use? None The January 2026 audit recorded six units within the parade, of which five were trading and one was not trading. All commercial units fall within Class E, comprising a convenience store/newsagent, barber, clothing store, printers and catering business. No sui generis uses or residential conversions were identified. Overall, the parade provides a small but varied range of retail and service uses that support the day-to-day needs of the local community, with Class E uses accounting for 83% of all units.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 6 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The vacancy audits indicate consistently full occupancy across the parade, with all six units recorded as occupied and no vacant units identified. No units were advertised, under refurbishment, or otherwise unavailable for occupation, demonstrating a stable parade with no evidence of vacancy issues. However, it should be noted that a unit within the parade has not been trading for several years now.
Night-time economy	There are no commercial units within the parade that contribute to the night-time economy, with all businesses primarily operating during standard daytime hours.
Conclusions:	

Assessment of state of the centre/parade	The parade is performing well, with units consistently occupied and trading over time, alongside a well-balanced mix of retail and services uses that support local day-to-day needs. Notably, the parade does not contain any harmful uses, such as bookmakers or hot food takeaways. Whilst the public realm is somewhat limited, with no street trees or public seating, the introduction of these features could help enhance the appearance and functionality of the parade. Any units that are currently not trading should be encouraged back into active use, as this would help to further strengthen the vitality and vibrancy of the parade. There is also potential to extend the designated boundary to include the Woolwich Common Community Centre, given the valuable community services it provides to local residents. Overall, the parade continues to meet the definition of a Neighbourhood Parade as set out in both the Core Strategy and the Draft Local Plan and should retain its designation.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	No proposed change to mapped extent.

Appendix 1 Leslie Smith Square Neighbourhood Parade site visit photos

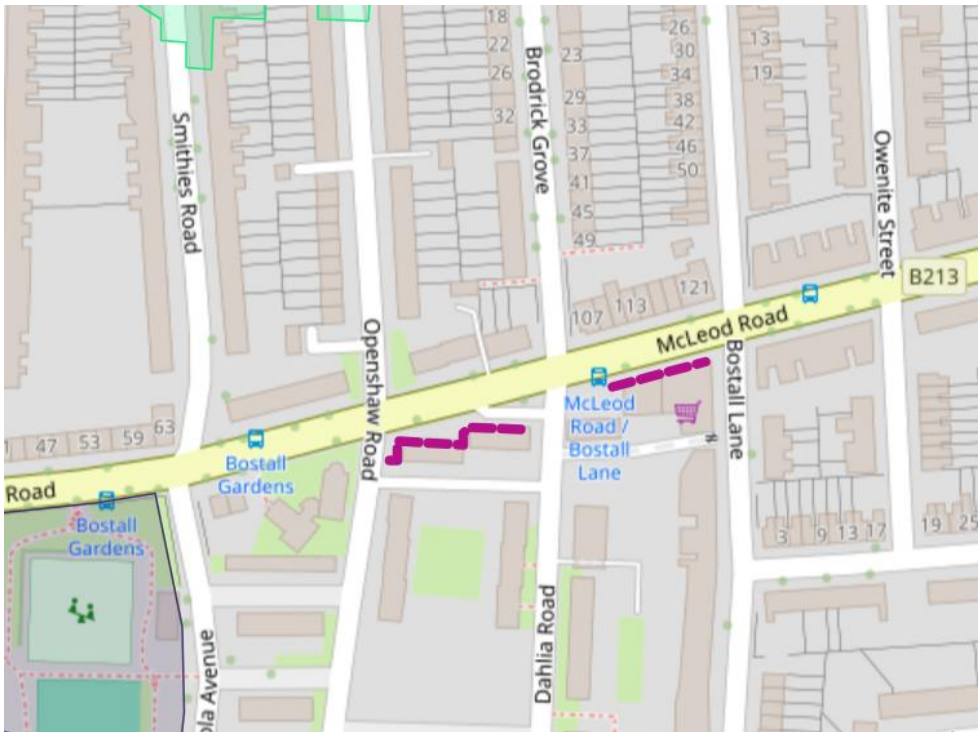
Environmental Quality

- Examples of Strong Environmental Quality



- **Examples of Weak Environmental Quality**



Centre/Parade name:	McLeod Road
Contextual overview information:	
Ward:	Abbey Wood
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Local View 4 (Eaglesfield Recreation Ground towards Bexley and the Lower Thames).
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- Overall, the environmental quality of McLeod Road is mixed. The western end of the parade, when approached from Bostall Gardens, is of reasonably high quality, with tidy shopfronts, wide pavements, painted murals and street trees. There is a good provision of bins and parking. A small slip road branches off McLeod Road and connects with Dahlia Road. The triangular pavement area bound by these roads provides street trees and a degree of separation for the shops from traffic on McLeod Road. - To the east of Dahlia Road, a bus stop and shelter are located on the corner. The corner plot of land has been vacant for an extended period and together with 106-116 McLeod Road, forms a Site Allocation in the emerging Local Plan under Policy P5-TA8 for residential-led, mixed-use development, incorporating retail or community uses on the ground floor and retaining an active frontage onto McLeod Road. - There is a controlled crossing outside 112-114 McLeod Road, with barriers lining the road verge to direct pedestrians towards the crossing point. Pavements remain wide with clean and tidy shopfronts. However, the provision of public facilities is otherwise limited. - The parade benefits from two bus routes that run along McLeod Road connecting residents within the borough and to surrounding boroughs as well as Central London. The closest train station is Abbey Wood Station, approximately 0.5 miles from the parade. - There are no notable public facilities within the parade itself, including no public toilet provision or dedicated open space. However, the parade is approximately 0.4 miles from Abbey Wood Local Centre and one mile from Plumstead District Centre. The closest public toilet is approximately 0.4 miles away at Abbey Wood Community Centre. Its proximity to Abbey Wood Local Centre and Plumstead District Centre provides a wide range of community services. In terms of healthcare provision, the closest GP surgery is Basildon Road Surgery, approximately 0.3 miles away. - While no public open space is available within the parade, it benefits from close proximity to green spaces including Bostall Gardens and Greening Street Green, located approximately 0.1 and 0.2 miles away respectively. - A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade.

Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 11 ○ Total number of units trading: 10 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 8 ▪ Off-licence: 1 ▪ Butcher/ grocer: 2 ▪ Pharmacy: 1 ▪ Café/ restaurant: 1 ▪ Barber/Hairdresser: 2 ▪ Accountant office: 1 ○ Sui Generis use classes: 2 ▪ Takeaway: 2 ○ Tally and percentage of occupied units in the parade that are Class E use? 8 / 73% ○ Tally and percentage of occupied units in the parade that are Sui Generis? 2 / 18% ○ If any units been converted to residential use? N/A McLeod Road offers a mix of services and goods with a range of Class E uses, including grocery stores, a pharmacy, hairdressers and food and drink options and takeaways. This provides the parade with everyday retail and service options. Whilst the prominent corner unit at the junction of Bostall Lane and McLeod Road remains vacant, the parade retains a good level of commercial function and continues to provide a range of retail and service uses that meet the day-to-day needs of the local community.
Vacancy rates	<u>January 2026 vacancy audits:</u> • Total units in use/not vacant: 10 • Vacant units total: 1

	• Vacant new build total: 0 • Vacant and advertised: 0 • Vacant and under refurbishment/regulatory/other process: 1 • Vacant, not advertised, not under refurbishment: 0 The January 2026 Town Centre Audit identified one vacant unit within the parade, with all remaining units occupied. The vacant unit was recorded as being under a refurbishment, regulatory or other process, and forms part of a Site Allocation in the emerging Local Plan. Notwithstanding this vacancy, overall occupancy levels within the parade have remained resilient.
Night-time economy	The parade has a limited evening and night-time economy offer, with only one restaurant identified as operating during evening and night-time hours.
Conclusions:	
Assessment of state of the centre/parade	• McLeod Road a well-functioning Neighbourhood Parade with a reasonable standard of environmental quality. Wide pavements, well-maintained shopfronts and occasional street trees contribute positively to the character and function of the parade, which provides a range of retail and service uses serving the day-to-day needs of the local community. • Vacancy levels remain low and overall occupancy is strong. The parade continues to function effectively as a Neighbourhood Parade and continues to meet the definition of a Neighbourhood Parade set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	Retain Neighbourhood Parade designation.
Mapped extent	No change to the mapped extent of the Neighbourhood Parade.

Appendix 1 McLeod Road Neighbourhood Parade site visit photos

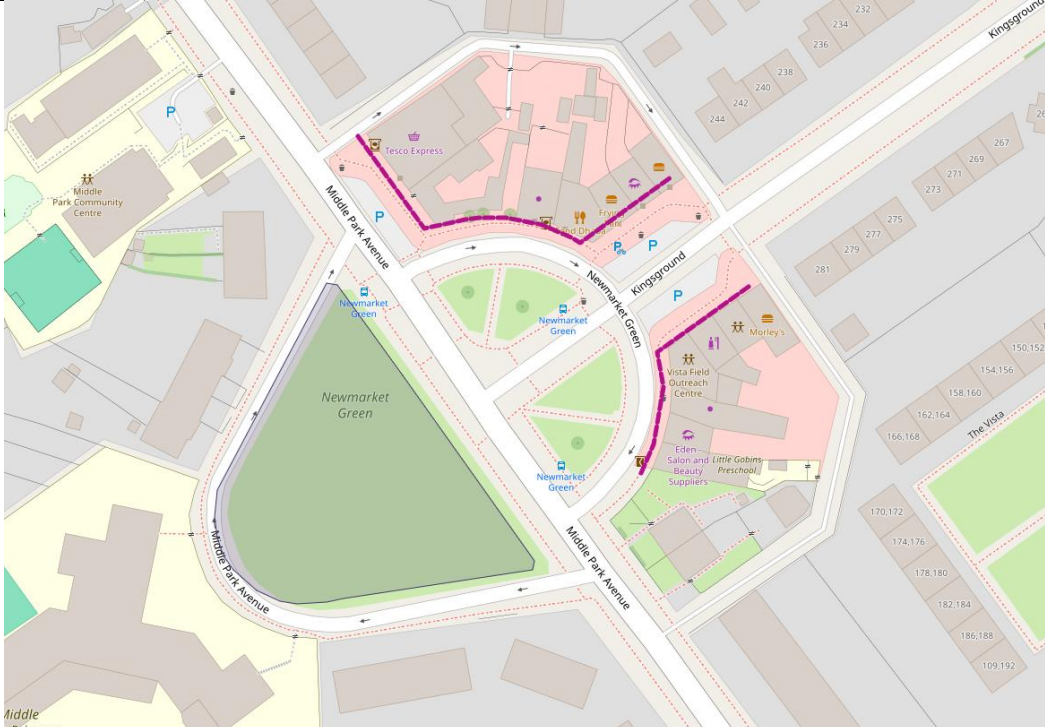
Environmental Quality

- Examples of Strong Environmental Quality



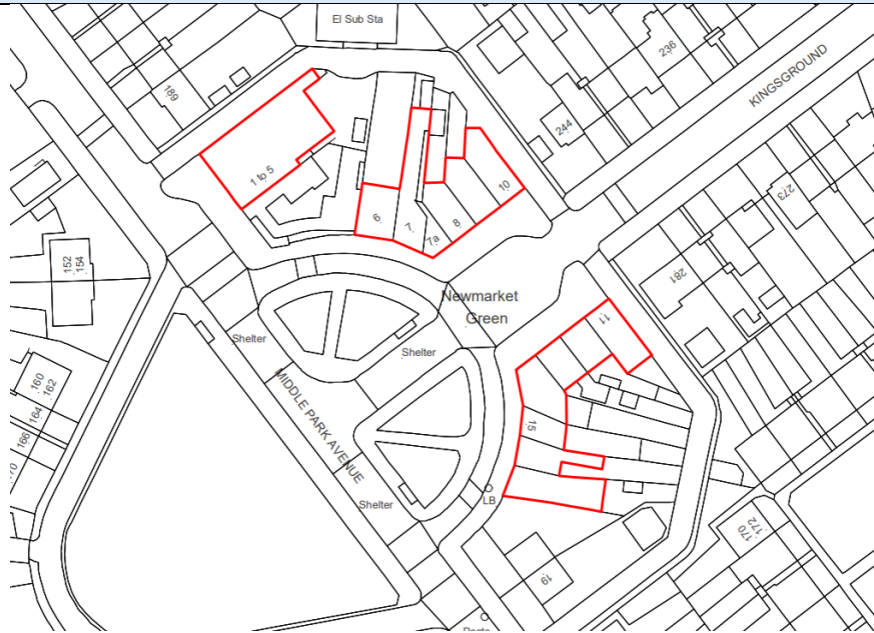
- Examples of Weak Environmental Quality



Centre/Parade name:	Middle Park
Contextual overview information:	
Ward:	Middle Park and Horn Park
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	No designations within the parade but Community Open Space is located opposite.
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While some units are vacant / in sui-generis use, the centre is more than 1km from any major or district centre in the Borough.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria

Accessibility and Environmental quality	• The environmental quality of the parade is moderate. Most shopfronts are well maintained; however, one area, likely used for storage, appears poorly kept with visible litter. Aside from this, the parade is generally clean and inviting. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The public realm is relatively strong, with green spaces located directly opposite and a nearby community open space, as well as some street trees. • The parade has a reasonable provision of street furniture, including bins and cycle racks, although there is no public seating. • There are two bus stops within a short walking distance, and on-street parking is available along the edge of the parade. • The parade includes a pharmacy, physiotherapist, nursery, and training/outreach unit, which provide some community functions. However, there are no public toilets within or near the parade. • All ground-floor commercial units have residential uses above. The architectural style is consistent throughout, and there are no designated heritage assets.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 13 ○ Total number of units trading: 12 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 9 ▪ Convenience Store: 3 ▪ Pharmacy: 1 ▪ Beauty Store/ Hairdresser: 1 ▪ Restaurant: 1 ▪ Physiotherapist: 1 ▪ Childcare/Nursery: 1 ▪ Tanning Salon: 1

	○ Sui Generis use classes: 3 ▪ Takeaway: 3 ○ Tally and percentage of occupied units in the parade are Class E use? 9 / 69% ○ Tally and percentage of occupied units in the parade are Sui Generis? 3 / 23% ○ If any units been converted to residential use? None The parade contains a strong mix of uses, with the majority of units falling within Class E, including convenience retail, healthcare, personal services, food and drink, and childcare provision. This diverse range of services helps meet the day-to-day needs of the local community. Whilst there are four sui generis uses, including three hot food takeaways, these do not dominate the parade and are balanced by the wider mix of commercial and community-focused uses.
Vacancy Rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 12 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 Since the first audit in April 2022, the parade has maintained consistently high occupancy levels, with all units occupied in every survey until January 2026. The most recent survey recorded a single vacant unit, but overall occupancy remains very strong. The absence of continuing vacancies and the long-term stability of occupied units indicate that the parade is performing well and continues to function as a resilient and established local parade.
Night-time economy	The parade does not contain any uses that contribute to the night-time economy, with activity primarily focused on daytime trading.
Conclusions:	

Assessment of state of the centre/parade	Overall, the parade is performing well, with high occupancy levels and a stable, diverse mix of uses. The most recent survey recorded only one vacant unit, continuing a trend of consistently low vacancy rates and demonstrating the parade's resilience. The range of Class E uses, including convenience retail, helps to meet the day-to-day needs of the local community. The surrounding green spaces and general accessibility are positive features; however, the parade itself is of average quality, with some weaker shopfronts and limited seating. Whilst there is scope for environmental and public realm improvements to make the parade more attractive and welcoming, it continues to function effectively as a neighbourhood parade and meets the definition set out in both the Draft Local Plan and the Core Strategy.
Recommendations for Reg 19 Local Plan	Retain the designation. However, the mapped boundary could potentially be amended to align with the Article 4 Direction, as this area appears to be used for storage rather than an active commercial use.
Mapped extent	N/A

Appendix 1 Middle Park Neighbourhood Parade site visit photos

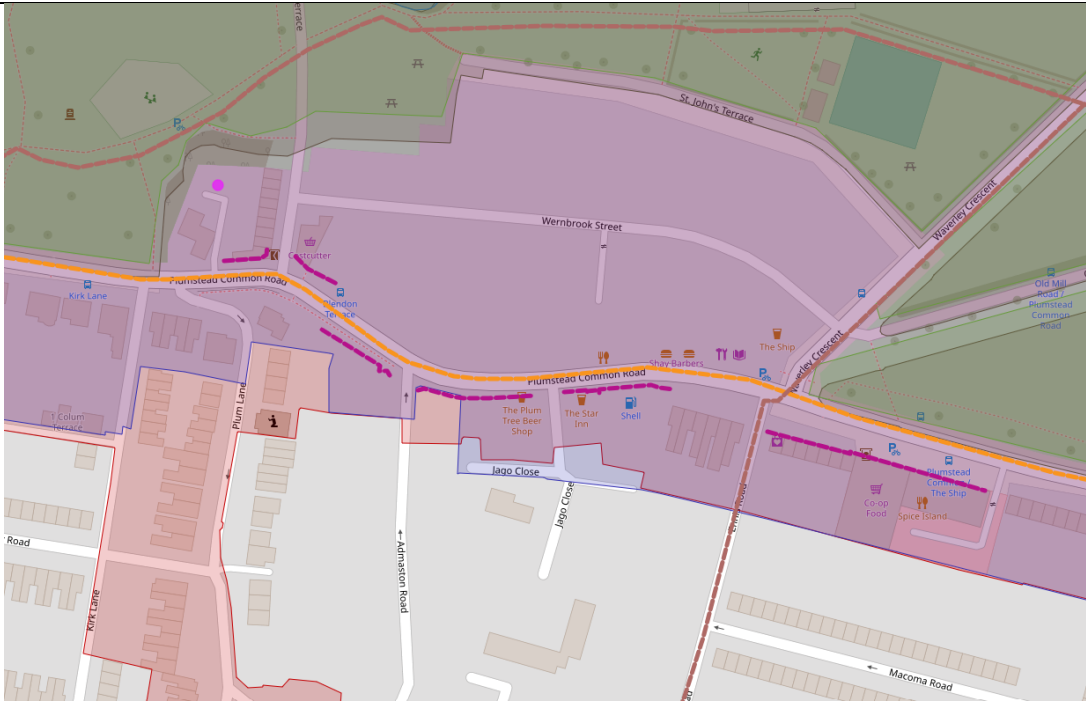
Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Plumstead Common
Contextual overview information:	
Ward:	Plumstead Common
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Adjacent to MOL and Green Chain Within a Conservation Area and Area of Special Character Local Road Green Chain Walk
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 127, 187 and 201 Plumstead Common Road which are vacant /in sui generis use at the end of a block of the parade. Exclude 203 Plumstead Common Road, The Ship Public House, a sui generis use at the edge of the centre. Exclude 158- 168 Plumstead Common Road, The Star Public House and Petrol Filling Station which are in sui generis use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is mixed, with noticeable variations in the condition of shopfronts. While some units are well maintained and contribute positively to the appearance of the parade, others appear tired and poorly maintained, detracting from its overall attractiveness. The presence of litter outside some units further diminishes the quality of the environment. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • During the site visit, it was noted that the parade has limited street furniture provision. Only a small number of cycle racks and bins are available, concentrated at one end of the parade, and there is no public seating, reducing opportunities for visitors to rest and spend time within the area. • There are no street trees or areas of urban planting within the parade, and public realm provision is limited, with no dedicated public open or green space. Given the size and configuration of the parade, the creation of such space is unlikely to be practical. However, Plumstead Common, located at both ends of the parade, provides accessible green space and opportunities for recreation, helping to meet the open space needs of the local community. • The majority of buildings comprise shop fronts at ground floor with residential above. There is little variation in architectural style or building design, resulting in a generally uniform appearance across the parade. • The parade contains one locally listed building, the Links Clock Tower, which forms part of a mixed-use commercial parade including Carpet Corner, Spice Island Takeaway and the Co-op. • There are no dedicated parking spaces along the perimeter of the parade, however free parking is available by Plumstead Common. • Bus stops are located throughout the parade and around its perimeter, providing connections to destinations across the borough. The parade also benefits from access to rail services, with Plumstead Station located approximately 0.9 miles away, offering further public transport connectivity for residents, visitors, and workers. • There are no public facilities within the parade itself. However, a range of community facilities are available nearby, including two medical centres located approximately 0.2 miles and 0.4 miles away, as well as a children's centre situated around 0.4 miles from the parade.

	There are no public toilets within the parade itself. However, publicly accessible toilet facilities are available nearby at Slade Hall and Slade Library, both located approximately 0.4 miles away.
Diversity of Uses	<u>January 2026 audit:</u> - Total number of units: 34 - Total number of units trading: 32 - Total number of units not trading: 2 - Goods/Tables and Chairs outside: 0 <u>Types of units:</u> Use Class E: 23 - Computer repairs/store: 1 - Florist: 1 - Convenience: 1 - Flooring store: 1 - Plumbing/heating store: 2 - Bookshop: 1 - Off licence: 1 - Charity Shop: 1 - Supermarket: 1 - Carpet Shop: 1 - Restaurant: 1 - Café: 1 - Estate Agent: 6 - Dry cleaners: 1 - Solicitors: 1 - Osteopath: 1 - Funeral Directors: 1 Sui Generis use classes: 8 - Takeaway: 4

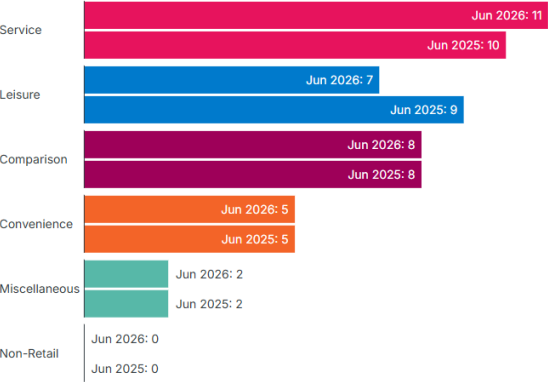
	▪ Laundrette: 1 ▪ Pub: 2 ▪ Petrol filling garage: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 23 / 74% ○ Tally and percentage of occupied units in the parade are Sui Generis? 8 / 26% ○ If any units been converted to residential use? None. However, 201 Plumstead Common Road was previously a residential use and converted to an E use class in 2021. The parade benefits from a diverse mix of uses, with the majority of units falling within Class E, including retail, professional services, food and drink, and health-related uses. While there are eight sui generis uses present, only four are hot food takeaways, these harmful uses are balanced by the wider range of services available, helping to support the day-to-day needs of the local community and contributing to the overall vitality of the parade.
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Diversity of Uses

• **HSDS data:**

Businesses by classification

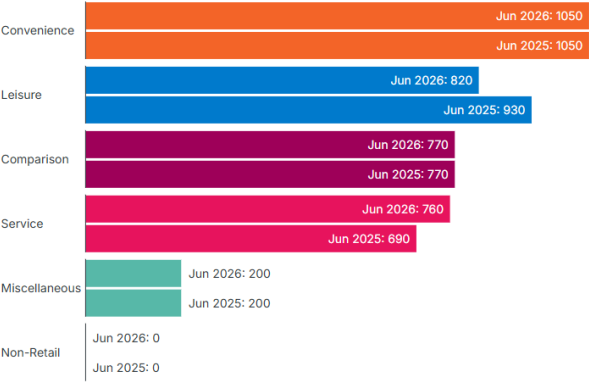
Jun 2026 vs Jun 2025



Service ↗ 1 from 10 to 11	Comparison 0 from 8 to 8
Leisure ↘ -2 from 9 to 7	Convenience 0 from 5 to 5
Miscellaneous 0 from 2 to 2	Non-Retail 0 (Jun 2026)

Floorspace (m²) by classification

Jun 2026 vs Jun 2025



Convenience 0 from 1,050 to 1,050	Leisure ↘ -110 from 930 to 820
Comparison 0 from 770 to 770	Service ↗ 70 from 690 to 760
Miscellaneous 0 from 200 to 200	Non-Retail 0 (Jun 2026)

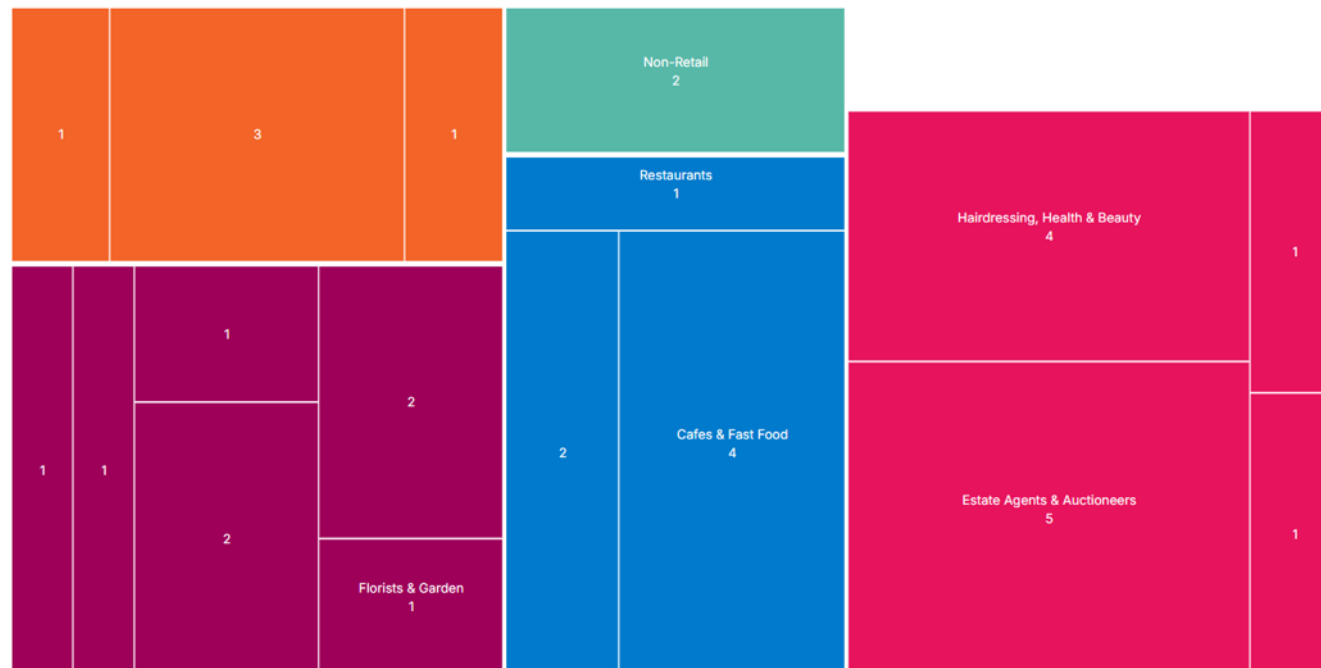
High Streets Data Service
Source: Local Data Company

Download as CSV  Download as PNG 

Proportion of Businesses by classification and category

Jun 2026

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



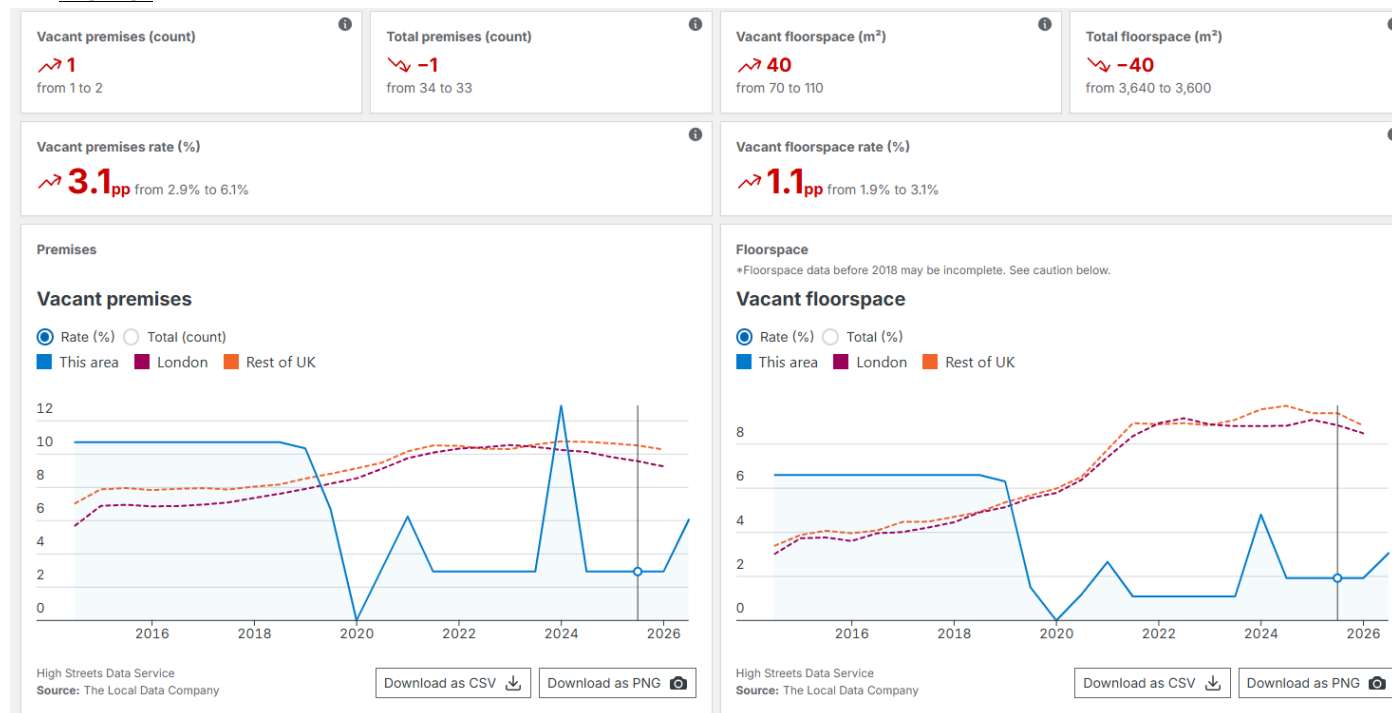
The parades components has remained largely stable over the past year, with only minor changes recorded. Service uses increased slightly, while leisure uses declined. Overall, the parade continues to be predominantly characterised by service uses, including estate agents and health and beauty businesses, alongside a number of cafés and fast-food outlets. Convenience and comparison uses have remained unchanged, indicating a broadly consistent mix of businesses and functions.

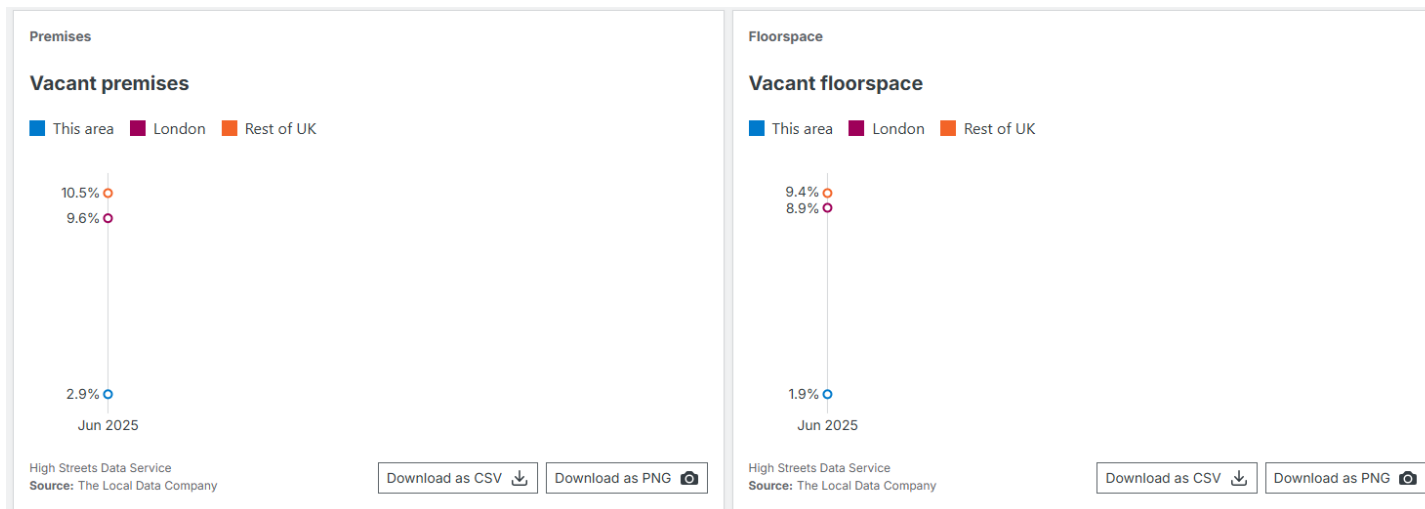
Vacancy Rates

- **January 2026 vacancy audits:**
 - Total units in use/not vacant: 34
 - Vacant units total: 0

- Vacant new build total: 0
- Vacant and advertised: 0
- Vacant and under refurbishment/regulatory/other process: 0
- Vacant, not advertised, not under refurbishment: 0

• HSDS:

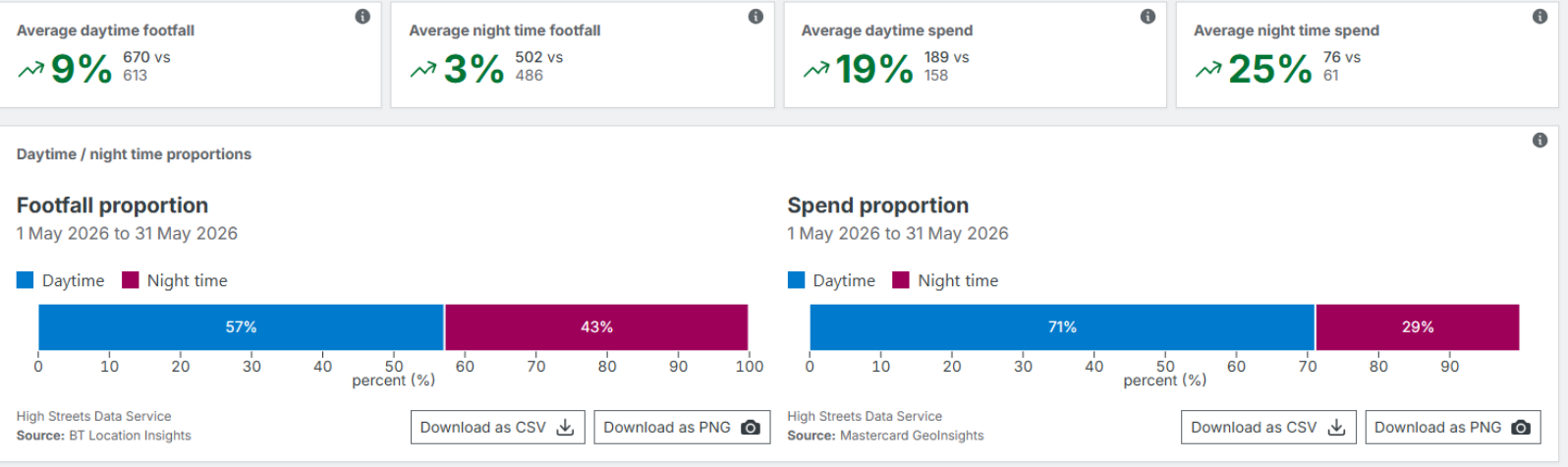




Vacancy levels within the parade remain relatively low despite a slight increase over the past year. The number of vacant units increased from one to two, raising the vacancy rate from 2.9% to 6.1%, while vacant floorspace increased. However, vacancy levels remain below both the London and national averages, indicating that the parade continues to maintain a healthy level of occupancy and remains generally resilient.

Night-time
economy

Within the parade, there are two pubs which serve the nighttime economy.



The parade is predominantly a daytime destination, with 57% of footfall and 71% of spending occurring during daytime hours. Footfall peaks on Fridays and Saturdays, while spending is strongest at the end of the week, particularly on Saturday. Compared with the previous year, both footfall and expenditure have increased, with daytime footfall rising by 9%, nighttime footfall by 3%, daytime spend by 19%, and nighttime spend by 25%.

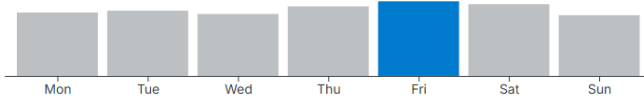
Spend and
Pedestrian footfall

• **HSDS:**

Total footfall this month

↗ **6%** 30,520 vs 28,750

Average footfall by day



Average daytime footfall

↗ **9%** 670 vs 613

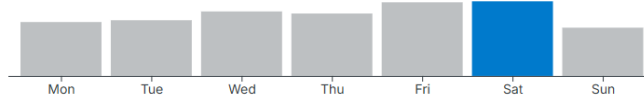
Average night time footfall

↗ **3%** 502 vs 486

Total spend this month

↗ **20%** 8,224 vs 6,864

Average spend by day



Average daytime spend

↗ **19%** 189 vs 158

Average night time spend

↗ **25%** 76 vs 61

Total footfall

↗ **6%** 30,520 vs 28,750

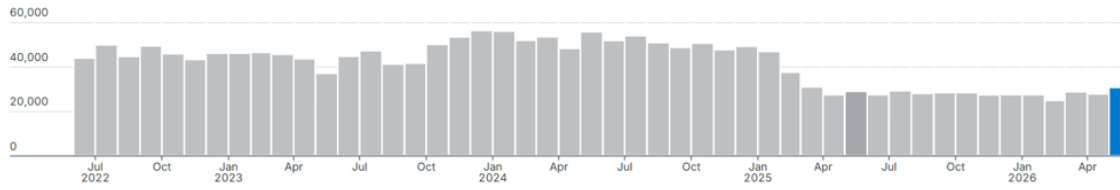
Total spend (index)

↗ **20%** 8,224 vs 6,864

Selected period in context

Total Footfall by month

1 May 2026 to 31 May 2026 (Highlighted)



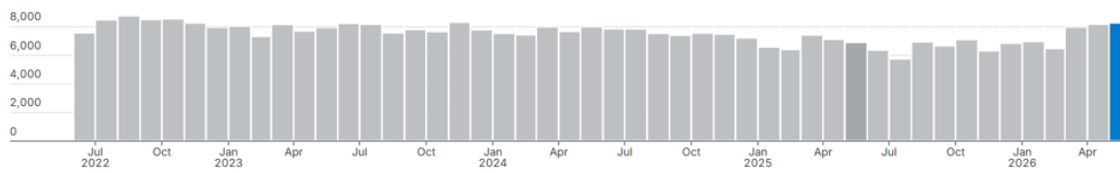
High Streets Data Service
Source: BT Location Insights

Download as CSV

Download as PNG

Total Spend (Index) by month

1 May 2026 to 31 May 2026 (Highlighted)



1 May 2026 to 31 May 2026

Highest average daily footfall

Friday 1,097

Peak time for footfall

Sunday 12:00 - 15:00

Highest average daily spend

Saturday 318

Peak time for spend

Wednesday 12:00 - 15:00

Highest actual day for footfall

22 May 2026

1,140

Daily footfall for period



Highest actual day for spend

20 May 2026

385

Daily spend for period

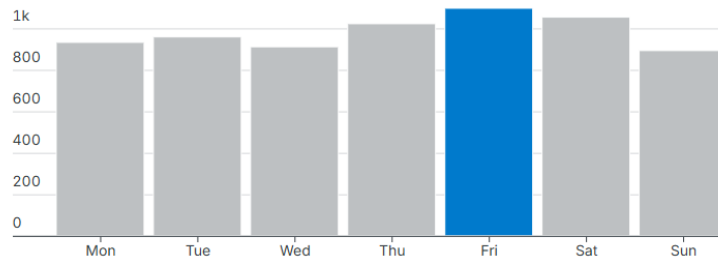


Daily Averages

Average Footfall by day

1 May 2026 to 31 May 2026

☒ All ☐ Workers ☐ Visitors (International) ☐ Visitors (Domestic)



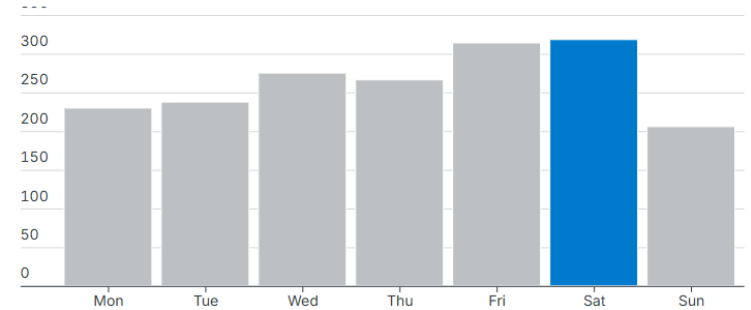
High Streets Data Service
Source: BT Location Insights

Download as CSV

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Average Spend (index) by day

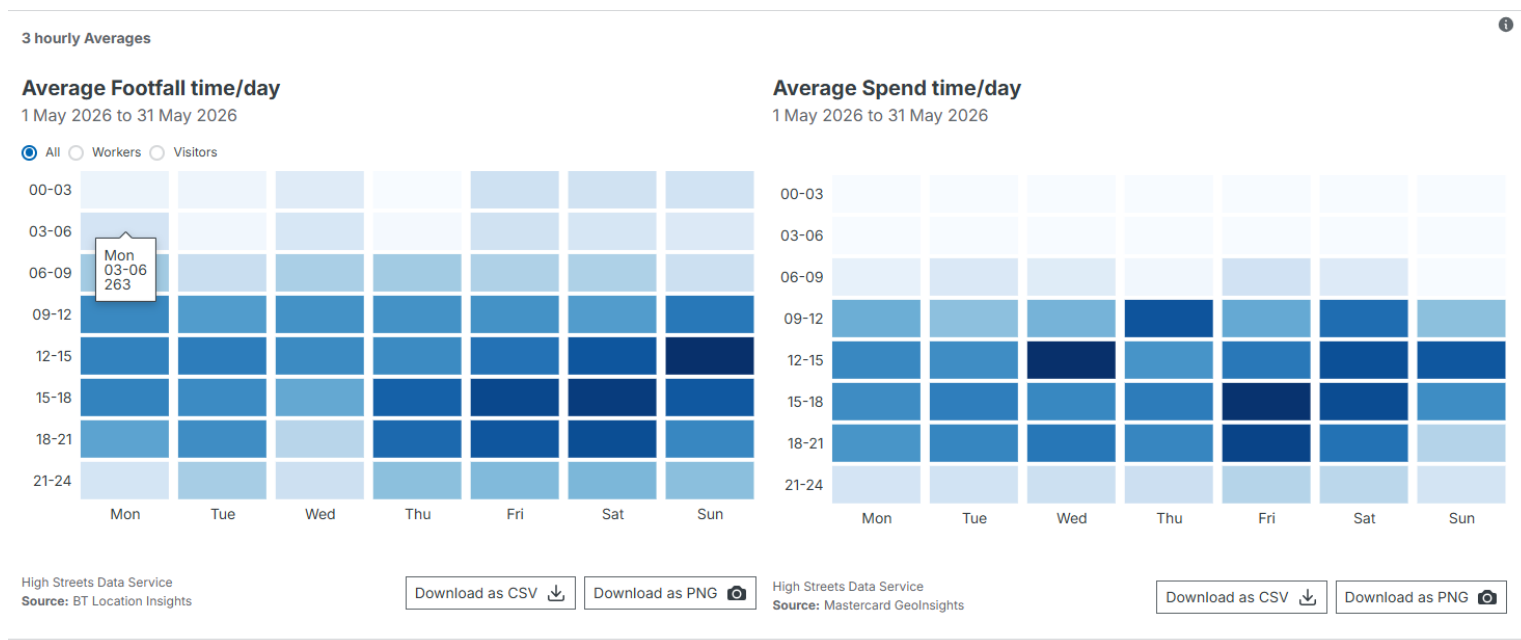
1 May 2026 to 31 May 2026



High Streets Data Service
Source: Mastercard Geolights

Download as CSV

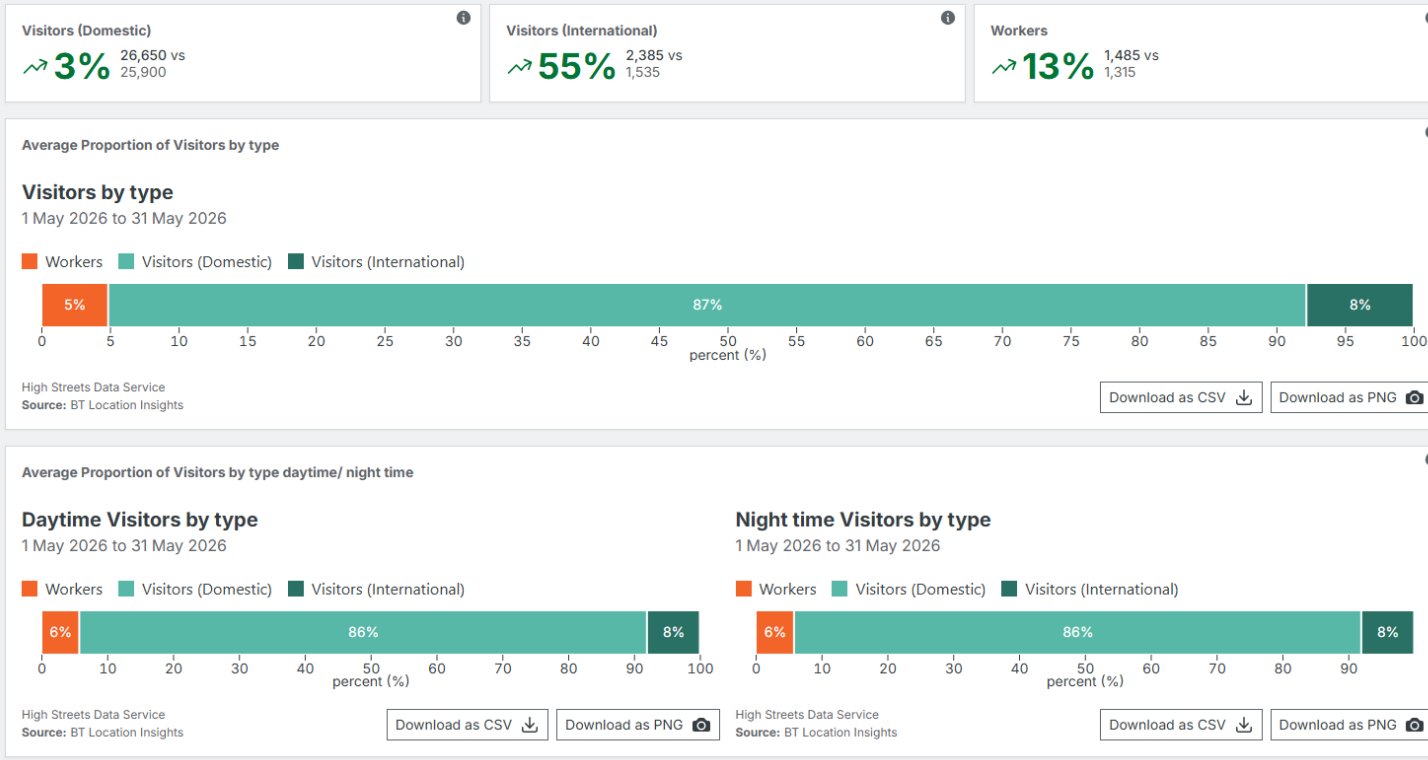
Download as PNG



Footfall and spending within the parade have increased over the past year, with total footfall rising by 6% and total spend increasing by 20%. Activity is strongest towards the end of the week, with footfall peaking on Fridays and spending highest on Saturdays. The highest recorded footfall occurred on 22 May 2026, while the highest spending day was 20 May 2026. The parade remains predominantly a daytime destination, although both daytime and evening activity have increased compared to the previous year.

Visitor economy

• **HSDS:**



The parade's visitor profile is dominated by domestic visitors, who account for 87% of all visitors, while international visitors represent 8% and workers 5%. Compared with the previous year, domestic visitor numbers increased by 3%, international visitors by 55%, and workers by 13%. The daytime and evening visitor profiles are broadly consistent, indicating that the parade primarily serves local residents rather than workers or tourists, although there has been notable growth in international visitors over the past year.

Conclusions:

Assessment of state of the centre/parade	The parade continues to perform well, with a strong mix of Class E uses that provide a range of services and facilities for the local community, alongside a limited number of harmful uses. The assessment identified that units 187–201 Plumstead Common Road, which were not included within the Core Strategy designation, contain active commercial uses and are covered by the Article 4 Direction. Given their contribution to the parade's function and vitality, it is considered appropriate to include these units within the designation in the new Local Plan. It is also recommended that The Ship public house is included within the designated boundary, recognising the important community role that public houses can play. While the environmental quality of the parade is mixed, with some shopfronts appearing tired and in need of improvement, the available evidence demonstrates consistently strong occupancy levels and, in some cases, increases in footfall and spending. This indicates that the parade remains a well-used and important parade that serves the surrounding community. The parade continues to meet the definition of a neighbourhood parade as set out in both the Core Strategy and the Draft Local Plan and should therefore be retained within the designation.
Recommendations for Reg 19 Local Plan	It is recommended that the parade retains its current Neighbourhood Parade designation, with the boundary amended to include units 187–201 Plumstead Common Road and The Ship Pub.
Mapped extent	It is recommended that the designated boundary be amended to include units 187–201 Plumstead Common Road and The Ship Pub.

Appendix 1 Plumstead Common Neighbourhood Parade site visit photos

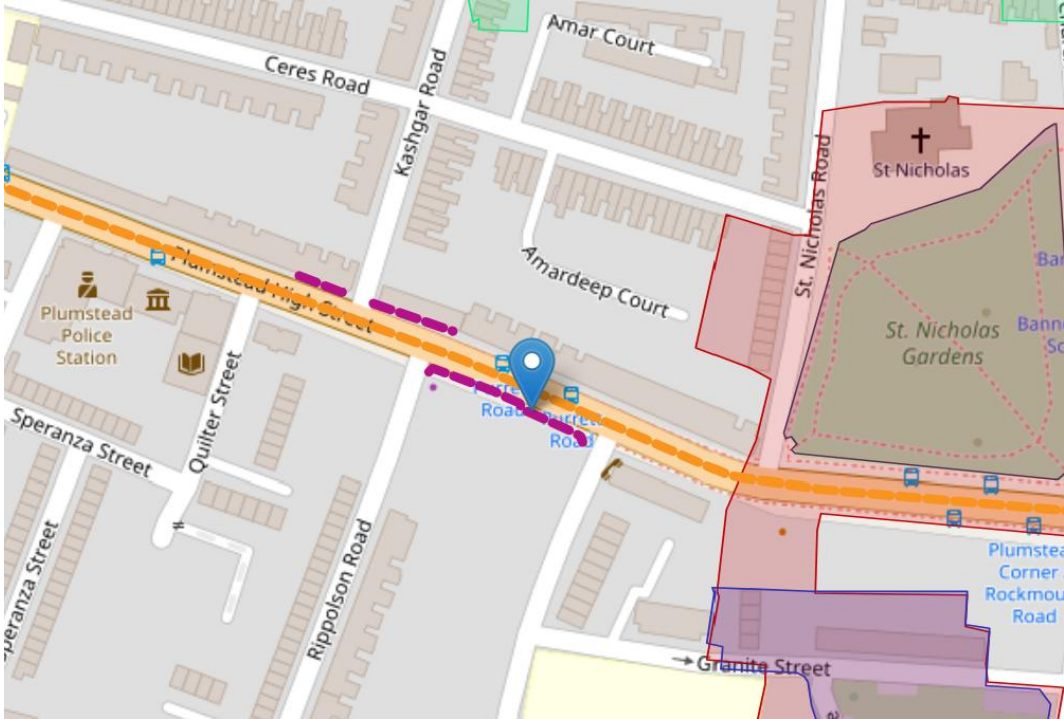
Environmental Quality

- Examples of Strong Environmental Quality



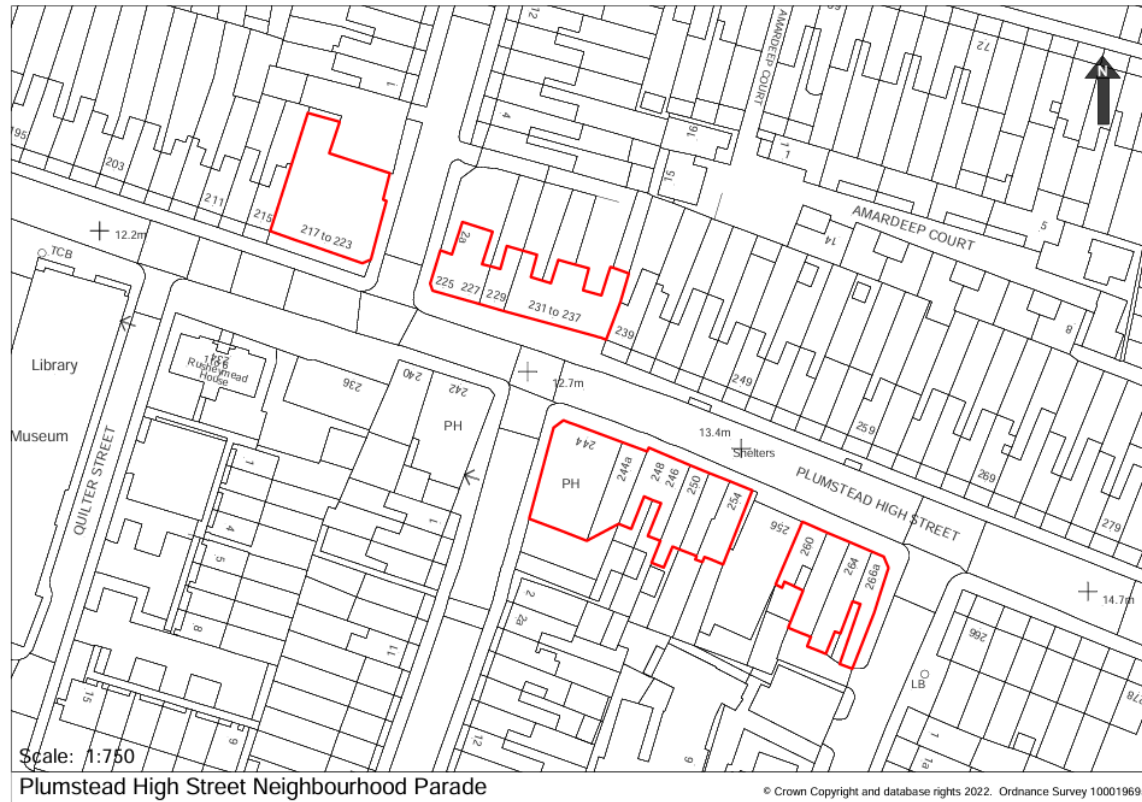
- Examples of Weak Environmental Quality



Centre/Parade name:	Plumstead High Street East
Contextual overview information:	
Ward:	Plumstead and Glyndon
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Locally Listed Buildings and Local View 6 (Winns Common to the Lower Thames).
Core Strategy map screenshot (centre/parade boundary):	

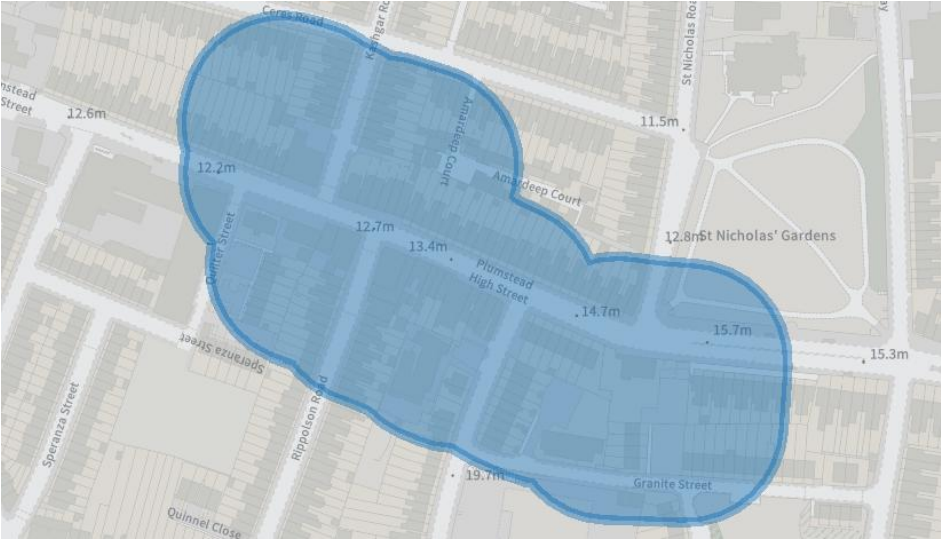
Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. It is noted that the HSDS data covers an area slightly larger than the parade, as shown below, however, the additional area is largely residential in nature aside from two additional commercial units (Grizzly's Hamburger restaurant and Plume of Feathers Public House). As such it is still considered appropriate to include in this assessment. 
Criteria	
Accessibility and Environmental quality	• The environmental quality of Plumstead High Street East Neighbourhood Parade is mixed. While it provides an adequate level of amenity, it offers limited visual appeal. The public realm is functional, but lacks public realm features, with no street trees, planted areas, or other forms of green infrastructure. • Although the introduction of additional public realm enhancements, such as seating, cycle parking and street trees, would improve the overall quality of the environment, opportunities to accommodate such features are constrained by the existing layout of the parade, including building footprints, shopfront arrangements and relatively limited footway widths. • The majority of the shopfronts are well maintained. However, a small number appear dated and lack visual quality, with external roller shutters and cluttered window displays detracting from the overall streetscape.

	• The parade was observed to be generally clean and free from litter, supported by the provision of public litter bins. However, some premises were storing items externally, and the presence of some sandwich boards on the footway created a cluttered appearance and, in places, reduced accessibility. This issue was most noticeable along the southern section of the parade towards the junction with Rippolson Road. • A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade does not contain any public facilities, such as public toilets or dedicated public open space. However, the parade is within close proximity, approximately 900 feet to the Plumstead District Centre, with public toilets provided approximately 90 feet away at Plumstead Centre which accommodates the Plumstead Library and Leisure Centre. The centre provides a broad range of community services. In terms of healthcare provision, there are three GP surgeries within approximately 950 feet of the parade, including Plumstead Health Centre. • Architectural variation within the parade is limited. However, Nos. 244 and 244A Plumstead High Street are Locally Listed Buildings and make a positive contribution to the character and distinctiveness of the parade, having historically been used as a public house. • The neighbourhood parade is arranged across both sides of Plumstead High Street. The southern section extends between Purrett Road and Rippolson Road, whilst the northern section is concentrated around the junctions of Kashgar Road and Plumstead High Street. • The parade has reasonable public transport connectivity. The parade is within 0.6 miles of Plumstead Station and 1.3 miles from both Abbey Wood and Woolwich Elizabeth Line Stations. There are covered bus stops either side of the parade, connecting residents to a range of destinations within the borough and beyond, including to the Plumstead Station. There is no dedicated cycling infrastructure, nor any off-street parking available within the parade. • Whilst the parade does not provide any public open space, it benefits from close proximity to larger green spaces including Winn's Common and Plumstead Common, located approximately 0.3 and 0.7 miles away respectively.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 16 ○ Total number of units trading: 16 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0

2026 site visit:

- Total number of units: 17
 - Total number of units trading: 16
 - Total number of units not trading: 1
 - Goods/Tables and Chairs outside: 2
- Types of units:
 - Use Class E: 14
 - Grocers: 2
 - Convenience store: 3
 - Electronics store: 1
 - Restaurant: 2
 - Beauty and Hairdressers Salon: 1
 - Barber: 1
 - Hairdressers: 1
 - Estate agents: 1
 - Office – Nursing and social care: 1
 - DIY store: 1
 - Sui Generis use classes: 3
 - Takeaway: 3
 - Tally and percentage of occupied units in the potential parade are Class E use? 14 / 82%
 - Tally and percentage of occupied units in the potential parade are Sui Generis? 3 / 18%
 - If any units been converted to residential use? None.

The January 2026 audit identified 16 units in total and 16 as trading. However, the site visit undertaken for this assessment found that there were 17 units, with the January 2026 audit having combined two units 244 and 244a Plumstead High Street (with 244A High Street having been used previously as a store area for the grocery store at 244). The unit at 244A had an 'opening soon' sign and appeared to be under refurbishment, and had signage identifying it as Ocean's Fish and Chips

takeaway. It was not actively trading at the time of the visit, with crates outside the shopfront. The site visit also identified that there had been four changes in businesses operating within the parade, with all being like for like replacements, including:

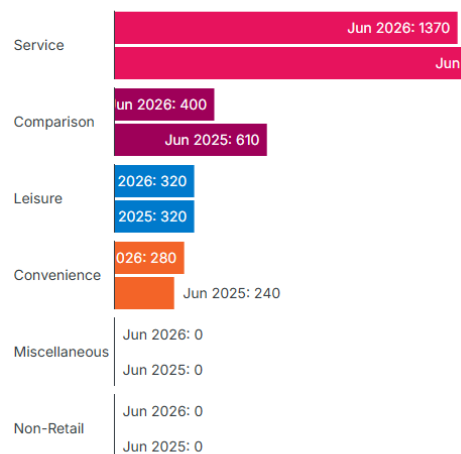
- 250 Plumstead High Street - African restaurant (M3 Lounge – African Restaurant & Lounge) replacing an existing African restaurant (Tee's African Cuisine)
- 248 Plumstead High Street - a pizza takeaway (Flame station) replacing a pizza takeaway (Family Choice Pizza & Grill)
- 244A Plumstead High Street - a fish and chip takeaway (Ocean's Fish and Chips) replacing an existing fish and chip takeaway which had not been used for this purpose for numerous years (Express Fish Bar)
- 231 Plumstead High Street - a grocery store (Factory outlet fruit and vegetables) replacing a grocery store (Singhsberry's).

The parade comprises a total of 17 units, of which 17 were occupied and 16 were trading at the time of the site visit. The parade provides a varied mix of local retail, food and beverage and service uses. Use Class E premises account for 14 units (82%), including convenience stores, grocers, a barber, hairdresser, beauty salon, electronic store, office, real estate agent and restaurants and a DIY store. These uses provide a range of day-to-day retail and service functions that support the needs of the surrounding community. Three units (18%) comprise Sui Generis uses, all being takeaway food outlets. The Town Centre Audit data shows that the parade has remained steady, with all units in full occupancy since April 2022.

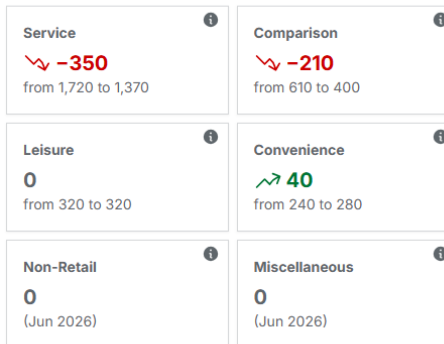
HSDS data:

Floorspace (m²) by classification

Jun 2026 vs Jun 2025

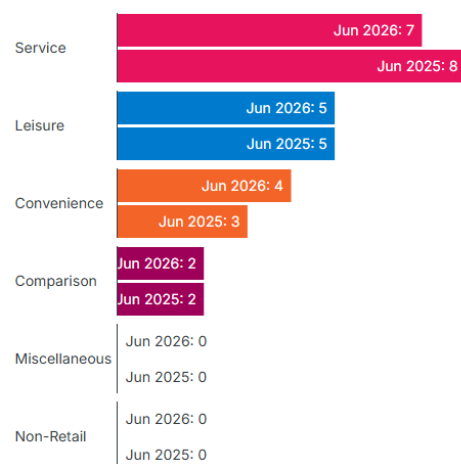


High Streets Data Service
Source: Local Data Company

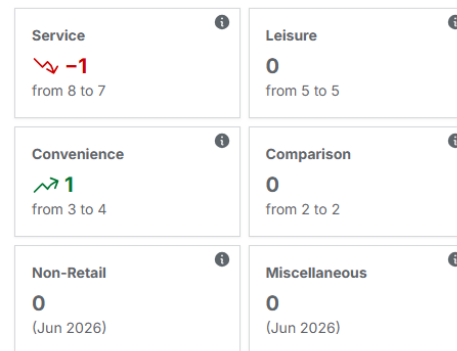


Businesses by classification

Jun 2026 vs Jun 2025



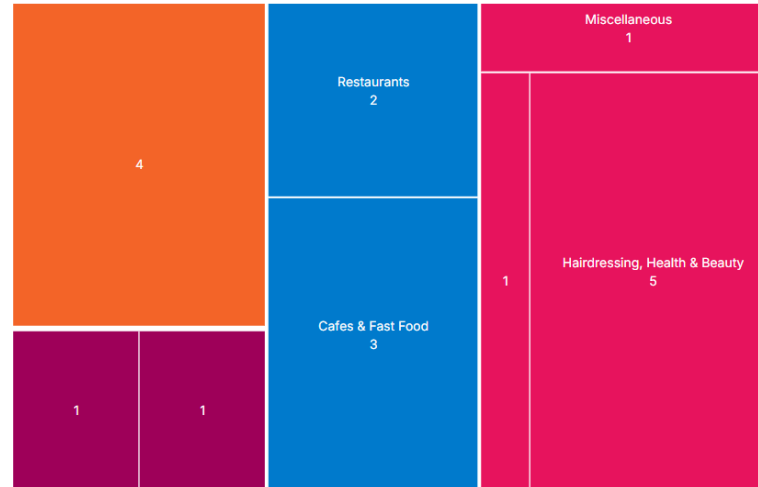
High Streets Data Service
Source: Local Data Company



Proportion of Businesses by classification and category

Jun 2026

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



HSDS shows that convenience uses has increased slightly, whilst service uses have decreased slightly, both changes by one unit. There have been no identified changes to the number of comparison or leisure uses, although there has been a reduction in service and comparison floorspace and a slight increase convenience floorspace. The HSDS identifies that service uses are the largest classification, followed closely by leisure uses and convenience uses. Comparison uses make a smaller share of the parade's uses. This provides for a balanced mix focused on everyday uses.

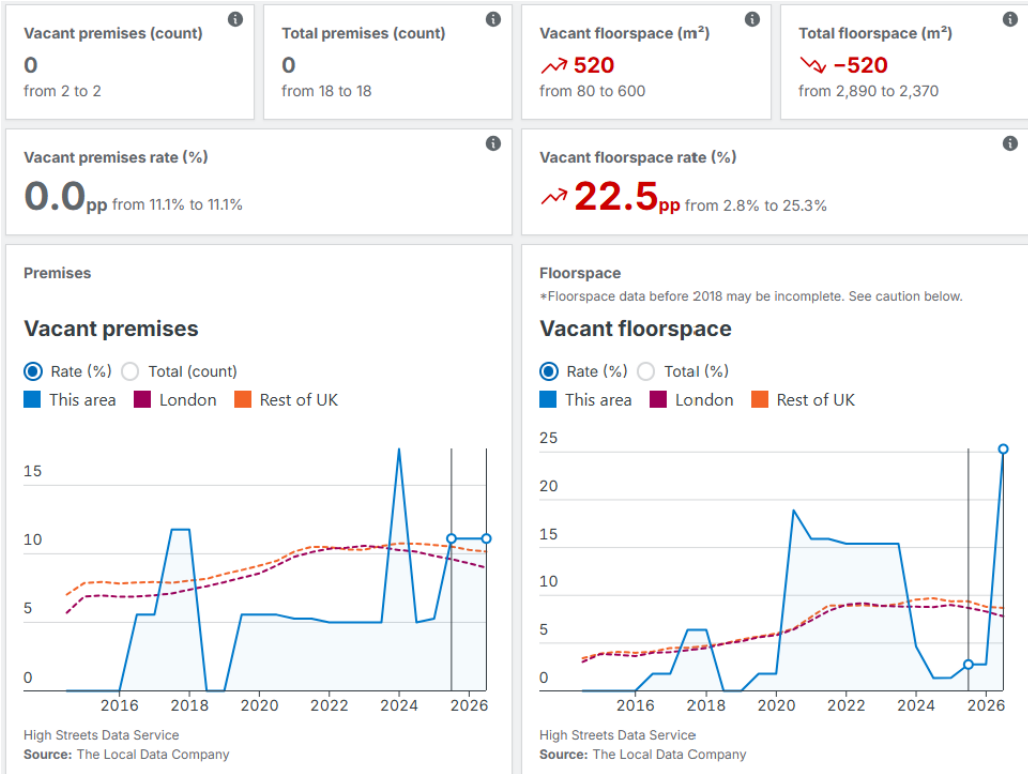
Vacancy rates

January 2026 vacancy audits:

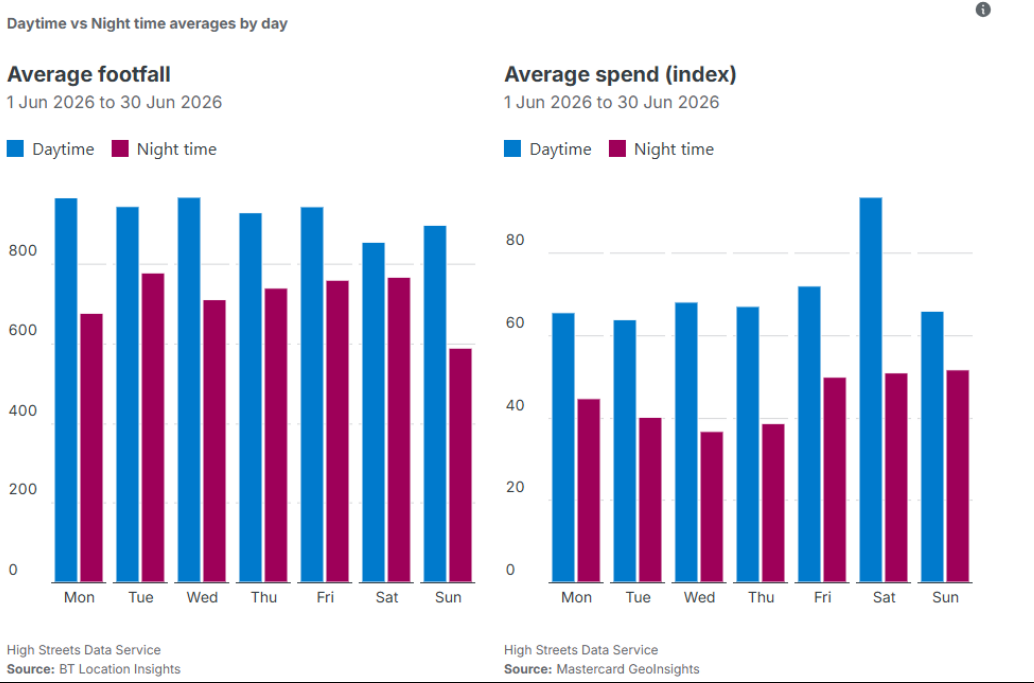
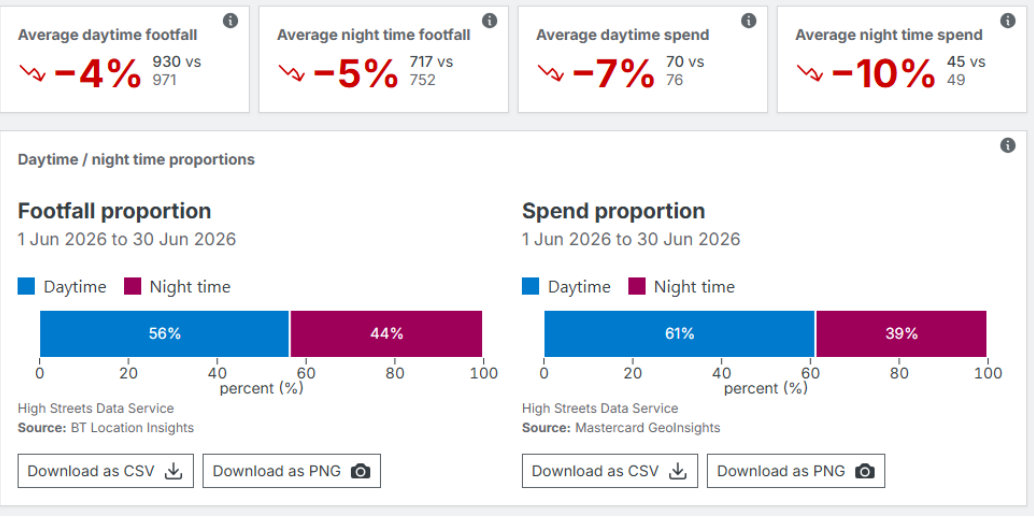
- Total units in use/not vacant: 16
- Vacant units total: 0
- Vacant new build total: 0
- Vacant and advertised: 0
- Vacant and under refurbishment/regulatory/other process: 0
- Vacant, not advertised, not under refurbishment: 0

The parade has remained relatively stable since April 2022, with vacancy levels remaining consistently low. The January 2026 audit identified no vacant units, indicating strong occupancy and supporting the conclusion that the parade continues to perform resiliently.

HSDS:

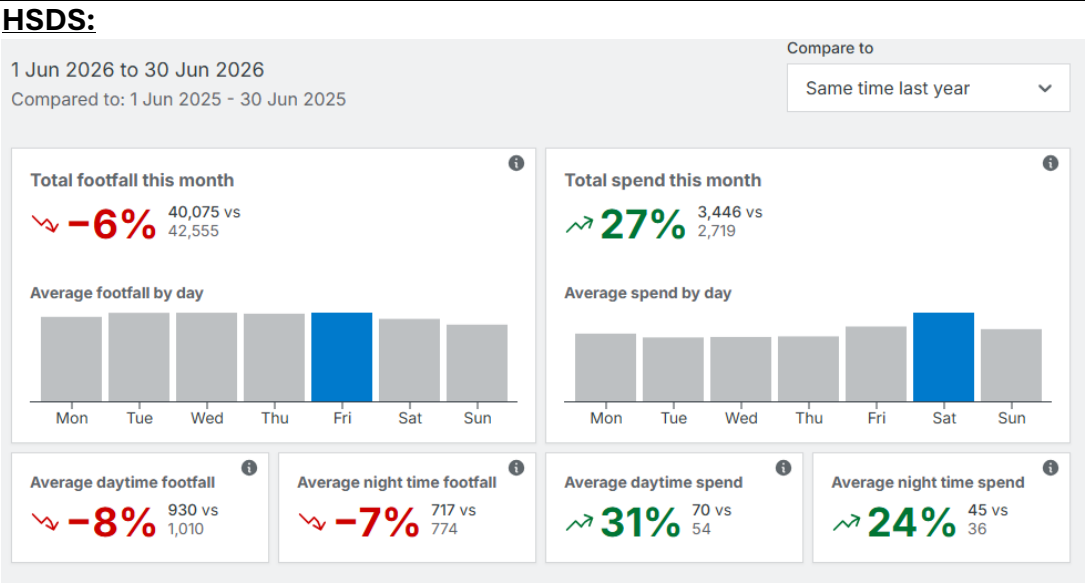


	Premises Vacant premises This area London Rest of UK <table><tr><th>Area</th><th>Jun 2025</th><th>Jun 2026</th></tr><tr><td>This area</td><td>11.1%</td><td>11.1%</td></tr><tr><td>Rest of UK</td><td>10.5%</td><td>10.2%</td></tr><tr><td>London</td><td>9.6%</td><td>9.0%</td></tr></table> High Streets Data Service Source: The Local Data Company Floorspace Vacant floorspace This area London Rest of UK <table><tr><th>Area</th><th>Jun 2025</th><th>Jun 2026</th></tr><tr><td>This area</td><td>2.8%</td><td>25.3%</td></tr><tr><td>Rest of UK</td><td>9.4%</td><td>8.7%</td></tr><tr><td>London</td><td>8.7%</td><td>7.8%</td></tr></table> High Streets Data Service Source: The Local Data Company The HSDS data indicates that there has been no change in the number of vacant premises, although the proportion of vacant premises is sitting marginally higher than the London and rest of UK average. The data also indicates a 22.5% increase in vacant floorspace over the past year. However, as noted above, the HSDS coverage extends beyond the defined parade boundary and includes additional commercial premises. In contrast, neither the January 2026 Town Centre Audit nor the site visit identified any genuinely vacant units within the parade. The increase in vacant floorspace recorded by HSDS is therefore unlikely to reflect conditions within the parade itself and should be treated with caution in this context.	Area	Jun 2025	Jun 2026	This area	11.1%	11.1%	Rest of UK	10.5%	10.2%	London	9.6%	9.0%	Area	Jun 2025	Jun 2026	This area	2.8%	25.3%	Rest of UK	9.4%	8.7%	London	8.7%	7.8%
Area	Jun 2025	Jun 2026																							
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Area	Jun 2025	Jun 2026																							
This area	2.8%	25.3%																							
Rest of UK	9.4%	8.7%																							
London	8.7%	7.8%																							
Night-time economy	<u>HSDS:</u>																								



There is limited nighttime economy provision within the parade, with only two restaurants operating during nighttime hours. Both daytime and nighttime footfall have declined slightly, falling by 4% and 5% respectively. Spending has also fallen, dropping by 7% during daytime and 10% during night-time. Footfall is high across daytime and night-time, with spend being more highly concentrated during the daytime.

Spend and
Pedestrian footfall



Total footfall

↘ **-6%** 40,075 vs 42,555

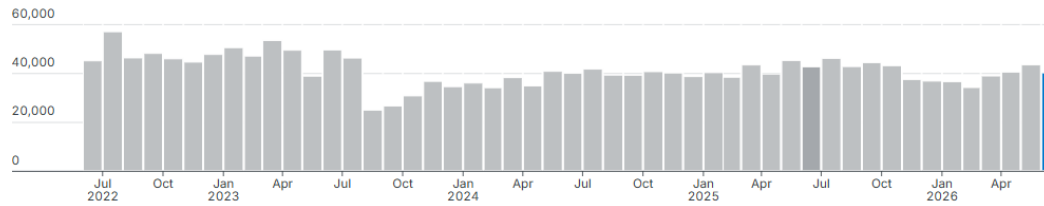
Total spend (index)

↗ **27%** 3,446 vs 2,719

Selected period in context

Total Footfall by month

1 Jun 2026 to 30 Jun 2026 (Highlighted)



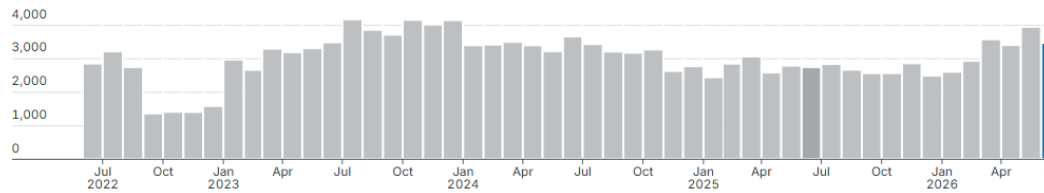
High Streets Data Service
Source: BT Location Insights

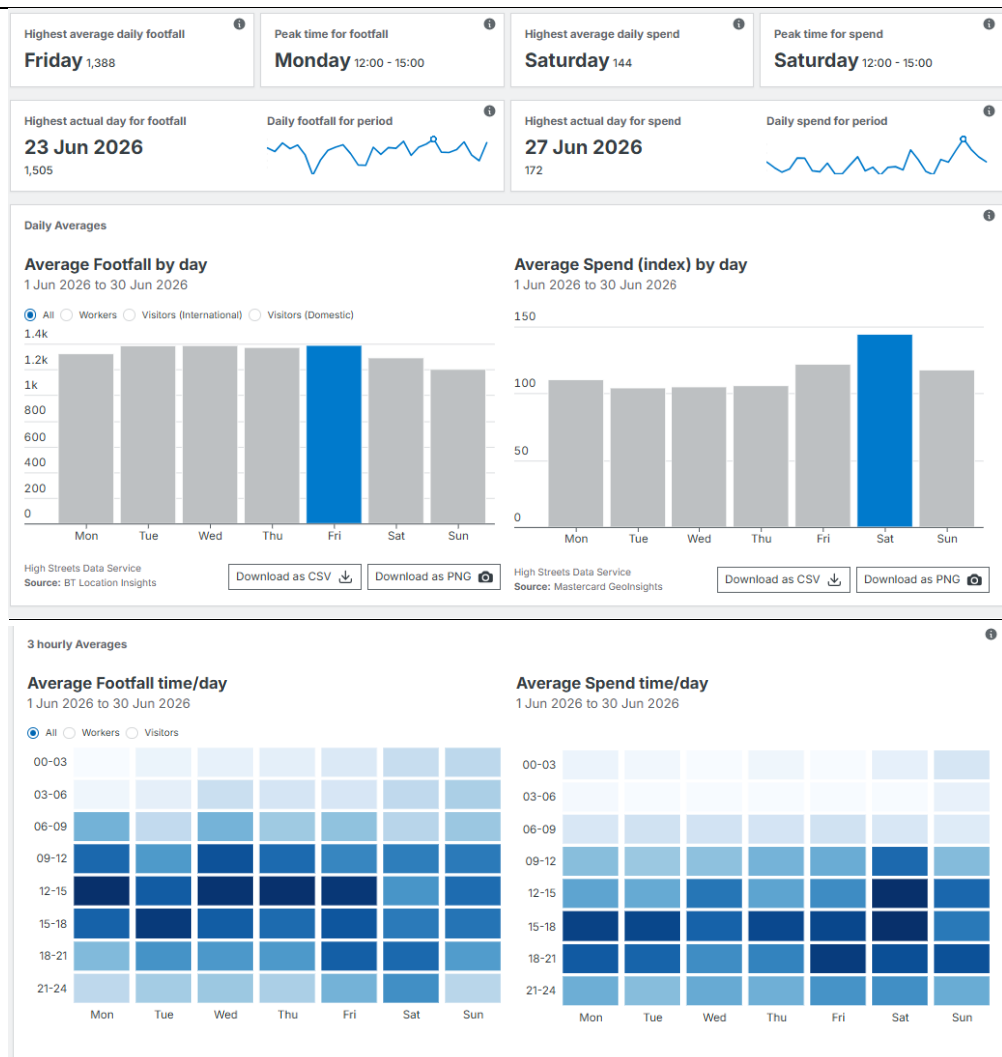
Download as CSV

Download as PNG

Total Spend (Index) by month

1 Jun 2026 to 30 Jun 2026 (Highlighted)



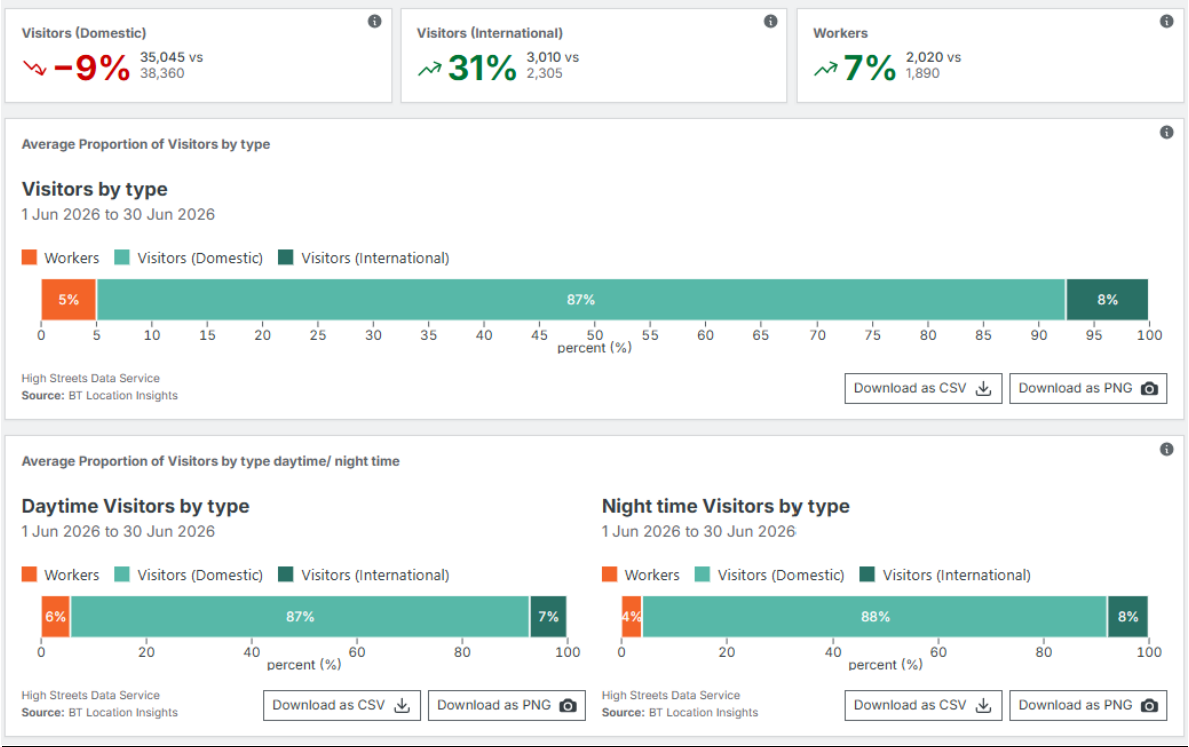


There has been a decline in activity, with footfall falling slightly compared to the previous year, driven by reductions in both daytime and nighttime visits. Total spend has increased significantly, across both daytime and nighttime. Footfall remains

consistently high across the weekdays with highest footfall on a Friday, before dropping somewhat over the weekend. Spend remains rather consistent across the week, peaking on Saturdays. Footfall and spend are at the highest from midday to mid-afternoon. Footfall and spend have fluctuated over recent years, but with both slowly rising over recent months.

Visitor economy

HSDS:



The data indicates some changes in visitor composition, with a slight decrease in domestic visitors offset by a significant increase in international visitors. Visits from workers have also increased marginally. Despite these shifts, domestic visitors remain the dominant visitor group, accounting for 87% of all visits, followed by international visitors (8%) and workers (5%).

	A similar pattern is evident when comparing daytime and night-time visitors, with domestic visitors comprising the majority of both groups, followed by international visitors and workers.
Conclusions:	
Assessment of state of the centre/parade	• The parade is performing well, with high occupancy, no identified vacancy, and a reasonably stable and diverse mix of uses. It offers broad range of retail, service and community-focused uses that meet day-to-day needs and continues to serve the local community effectively with only a small number of takeaway food outlets which are identified as potentially harmful uses present. • The environmental quality of Plumstead High Street East Neighbourhood Parade is mixed, with limited public realm provision. The parade would benefit from increased public realm investment, including additional green infrastructure, public seating and wider environmental improvements. Whilst footfall has declined, spending has increased, suggesting that the area is attracting fewer visitors but generating higher expenditure per visit. • The parade is resilient and commercially healthy, with a predominance of Class E uses and a balanced mix of retail and service functions that serve the day-to-day needs of the community. The parade continues to meet the definition of a Neighbourhood Parade as set out in both the Core Strategy and the Draft Local Plan. Accordingly, it is considered appropriate that the parade retains its Neighbourhood Parade designation.
Recommendations for Reg 19 Local Plan	Retain the parade's Neighbourhood Parade designation.
Mapped extent	It is recommended that the designated Neighbourhood Parade boundary be revised to exclude Ashby Apartments (256 Plumstead High Street). The site lies outside the Article 4 Direction area and does not contribute to the designated retail frontage.

Appendix 1 Plumstead High Street East Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



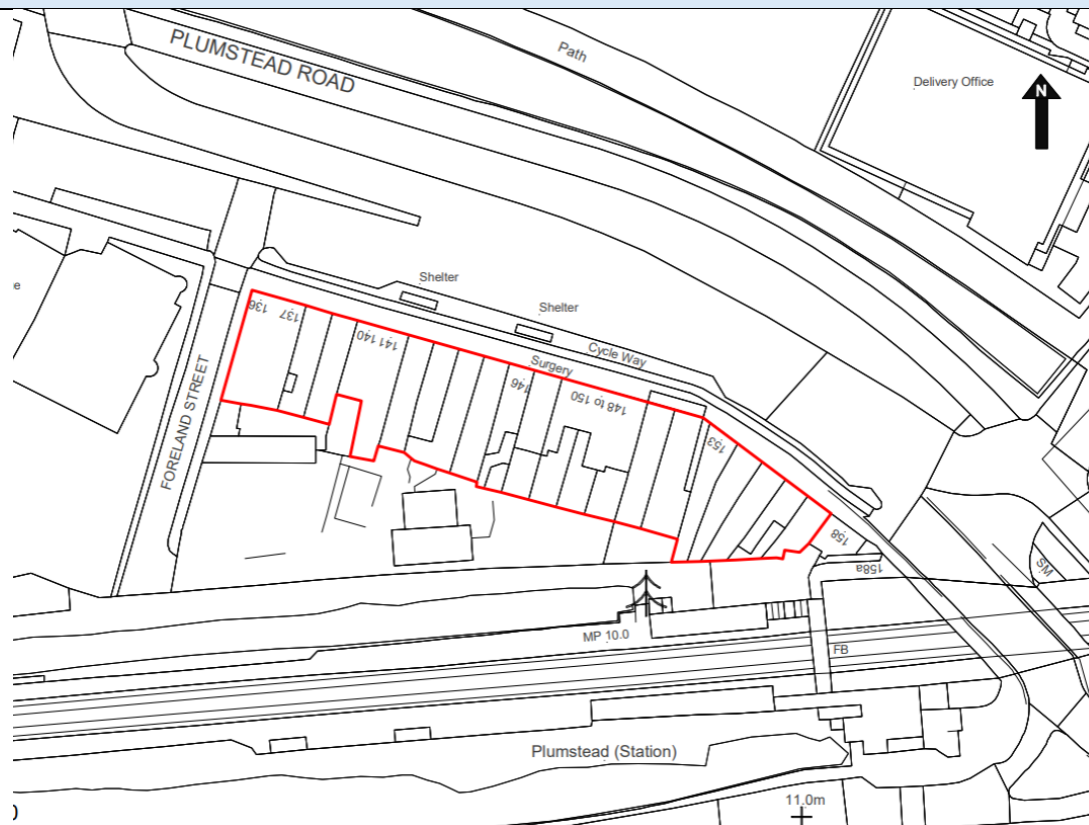
- Examples of Weak Environmental Quality



Centre/Parade name:	Plumstead Road
Contextual overview information:	
Ward:	Plumstead and Glyndon
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	UDP Site Proposal Schedules
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Directions: *Exclude 127, 187 and 201 Plumstead Common Road which are vacant /in sui generis use at the end of a block of the parade. Exclude 203 Plumstead Common Road, The Ship Public House, a sui generis use at the edge of the centre. Exclude 158- 168 Plumstead Common Road, The Star Public House and Petrol Filling Station which are in sui generis use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: excluding several properties.

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality is moderate, with dated and unorganised shopfronts and signage. Modern plastic and illuminated (in some cases) fascias are commonplace, with few features that contribute positively to the parade's visual appearance. The public realm is limited, with an absence of street trees, urban greening and dedicated green space. However, given the scale and function of the parade, the provision of dedicated public open space within the parade would not be practical. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade experiences high levels of pedestrian activity and benefits from a well-used cycle route along its frontage. Some cycle racks are provided. • Two bus stops with shelters add to the provision of street furniture, but the presence of litter and goods displayed outside premises negatively impacts the cleanliness and accessibility of the parade. Outdoor seating is also provided outside some cafés and restaurants. • The parade has convenient access to Plumstead Train Station, being located immediately adjacent to the station, with Woolwich Elizabeth Line Station being a 14-minute walk away. The parade has two bus stops along its frontage, with various routes connecting residents to destinations within Royal Greenwich and beyond. • A short-stay parking and loading zone is provided along the eastern edge of the parade, allowing for parking for up to 20 minutes. • The parade is of limited architectural interest and comprises retail units with residential above. There are no designated heritage assets within the parade.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 24 ○ Total number of units trading: 21 ○ Total number of units not trading: 3 ○ Goods/Tables and Chairs outside: 4 • <u>Types of units:</u>

- **Use Class E: 15**
 - Newsagent: 1
 - Grocers: 2
 - Clothing: 2
 - Barbers: 2
 - Hairdresser and beauty salon: 1
 - Café: 3
 - Restaurant: 1
 - Intercargo/logistics office: 1
 - Catering business: 1
 - Solicitors: 1
- **Use Class F1: 1**
 - Education/tuition centre: 1
- **Sui Generis use classes: 5**
 - Takeaway: 5
- Tally and percentage of occupied units in the parade are Class E use? 15 / 71%
- Tally and percentage of occupied units in the parade are Class F use? 1/ 5%
- Tally and percentage of occupied units in the parade are Sui Generis? 5 / 24%
- If any units been converted to residential use? None

The Plumstead Road Parade contains a diverse mix of retail, service and food and beverage uses. The majority of occupied units (71%) fall within Use Class E, including convenience retail, clothing shops, cafés, personal care services, professional services and food and drink uses, providing a broad range of facilities that support the day-to-day needs of the local community. In addition, the parade contains an education/tuition centre (Use Class F1), which further contributes to the range of services available. This excludes two businesses just outside of the parade on Foreland Street, namely Plumstead Tyres and Northern Delight Afro Cuisine takeaway. It also includes one business missing from the Town Centre January audit, as picked up on the parade's site visit, namely Gordon and Thompson Solicitors Plumstead.

	There are five sui generis uses, all of which are takeaways, accounting for 24% of occupied units. While this represents a notable concentration of harmful takeaway uses, the parade continues to maintain a varied and balanced mix of businesses overall. No units have been identified as converted to residential use, helping to retain the parade's commercial function and vitality. Notwithstanding the concentration of takeaways, the predominance of Use Class E uses ensures that the parade continues to perform a strong convenience and service role for local residents. The parade is supplemented by the retail provision of the nearby Plumstead District Centre and Woolwich Major Centre.
Vacancy rates	• January 2026 vacancy audits: ○ Total units in use/not vacant: 21 ○ Vacant units total: 3 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 3 The January 2026 town centre vacancy audit and the 2026 site visit identified three vacant units at 138a Plumstead Road, 147 Plumstead Road and 156 Plumstead Road. These appear to have been vacant since at least April 2022. Occupancy rates have remained stable since 2023, ranging from 92% in 2023-2024 to 88% in 2025, where they remain. However, the three vacant units did not appear to be advertised and did not appear to be under refurbishment.
Night-time economy	The parade has a very limited night-time economy offer, with the restaurant representing the only night-time economy use.
Spend and Pedestrian footfall	The parade was visited during a weekday mid-afternoon site visit and was observed to be very well frequented, with high levels of pedestrian activity and vehicle movements. This is aided by the parade's proximity to Plumstead Station, Woolwich Elizabeth Line Station and Plumstead District Centre, and its location on the A206 corridor.
Conclusions:	
Assessment of state of the centre/parade	Plumstead Road Neighbourhood Parade appears to be a stable and well-functioning neighbourhood parade, which is well-connected, has a good mix of uses and a low vacancy rate. However, its overall quality is limited by dated shopfronts, poor environmental quality, and a lack of greenery or public realm enhancements. Improvements to shopfronts and the public realm would help enhance the parade's appearance. There is a notable concentration of takeaway uses, with five

	takeaways accounting for 24% of all units in the parade. Despite this and the parade's location within 1,000m of Plumstead District Centre, it remains well occupied, accessible and continues to serve the needs of the local community while continuing to meet the definition of a neighbourhood parade within both the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation as a Neighbourhood Parade.
Mapped extent	No changes to existing mapped extent are proposed.

Appendix 1 Plumstead Road Neighbourhood Parade site visit photos

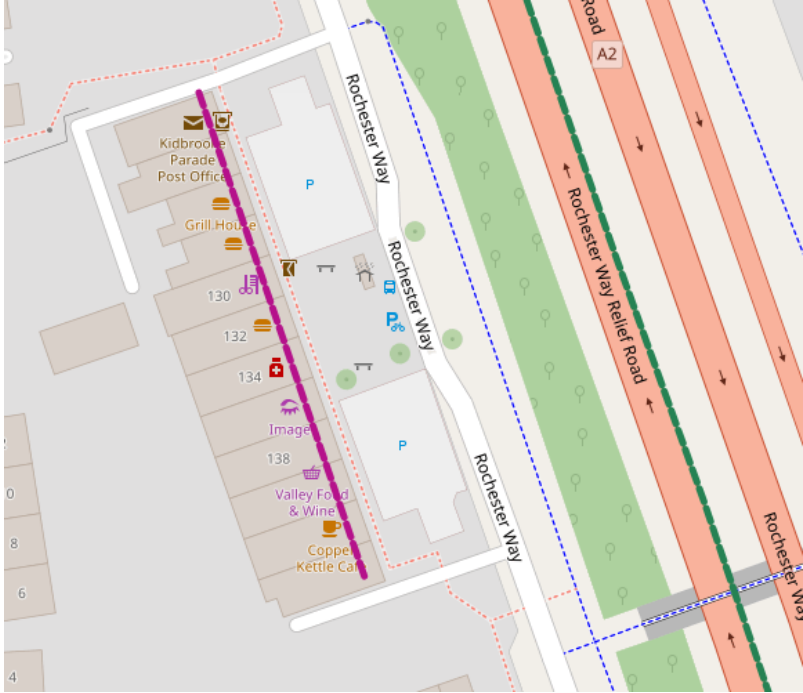
Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Rochester Way
Contextual overview information:	
Ward:	Blackheath Westcombe and Kidbrooke Park Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood parade
Applicable policy designations within Centre boundary:	None
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. While some units are vacant / in sui-generis use, the centre is more than 1km from any major or district centre in the Borough.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the RBG Town Centre Audit.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is mixed, with some well-maintained frontages alongside others of a lower standard. There is a moderate level of street furniture, including a small number of bins, seating, and cycle racks. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The public realm provision is limited. Although street trees are present, there is no dedicated green space; however, a small informal area with two benches behind the bus stop appears to function as a public space. • Architectural styles are generally consistent across the parade, with no buildings of historic or religious significance and most buildings comprise ground-floor shopfronts with residential uses above. • Car parking is available within the parade, and a bus stop is located opposite the parade. • There is a post office located within the parade but there are no public facilities within the parade, including no provision of public toilets.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 11 ○ Total number of units trading: 11 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 7 ▪ Post Office & Newsagent: 1 ▪ Barber: 1 ▪ Chemist: 1 ▪ Hairdresser and Beauty Salon: 1 ▪ Grocers: 1

	▪ Café: 1 ▪ Photo studio: 1 ○ Sui Generis use classes: 3 ▪ Takeaway: 3 ○ Tally and percentage of occupied units in the parade are Class E use? 7 / 64% ○ Tally and percentage of occupied percentage of units in the parade are Sui Generis? 4 / 36% ○ Have any units been converted to residential use? – None The parade provides a varied range of day-to-day services, with Class E uses including a post office/newsagent, grocer, chemist, café, hairdresser, barber and photo studio. Whilst there are three hot food takeaways, they are balanced by the wider mix of retail and service uses and do not dominate the overall function of the parade.
Vacancy rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 11 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 All 11 units are currently occupied, with no vacancies recorded. Previous data shows only a brief period in 2023 with one vacant unit linked to refurbishment, indicating consistently strong occupancy overall.
Night-time economy	The parade does not contain any uses that contribute to the night-time economy, with activity primarily focused on daytime trading.
Conclusions:	

Assessment of state of the centre/parade	Overall, the parade is performing well, with a good level of occupancy and a mix of uses that meet day-to-day needs. During the site visit, there was a noticeable level of footfall, with businesses open and actively trading. However, environmental quality is mixed, with some weaker shopfronts and limited public realm provision, including a lack of meaningful green space and public facilities. Whilst the presence of some hot food takeaway uses may raise concerns in terms of amenity and the overall balance of the parade, they do not currently dominate the parade. The parade continues to function effectively, serving the local community, and meets the definition of a neighbourhood parade as set out in both the Core Strategy and Draft Local Plan. There remains scope to improve its overall quality and attractiveness through enhancements to shopfronts and the public realm.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation.
Mapped extent	N/A

Appendix 1 Rochester Way Neighbourhood Parade site visit photos

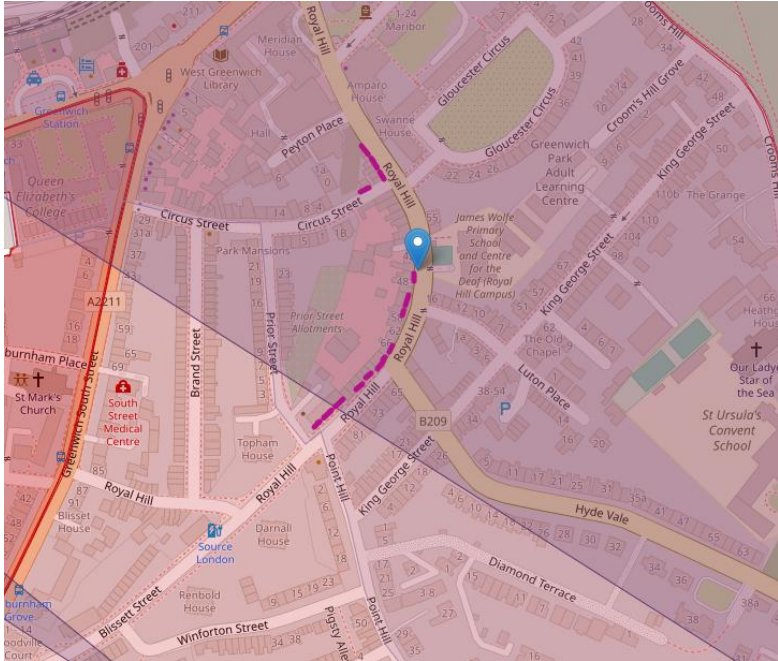
Environmental Quality

- Examples of Strong Environmental Quality



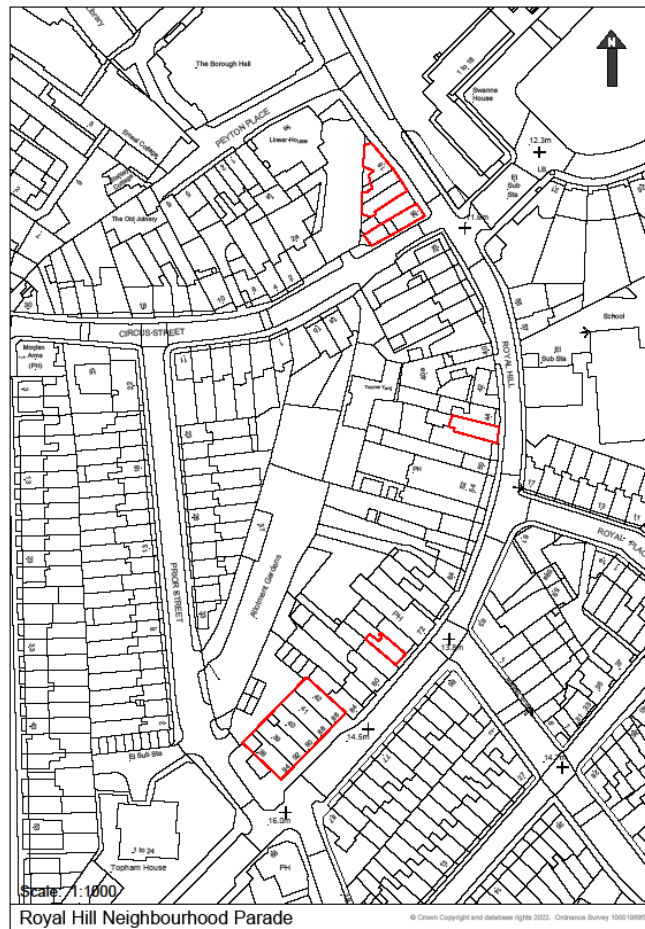
- Examples of Weak Environmental Quality



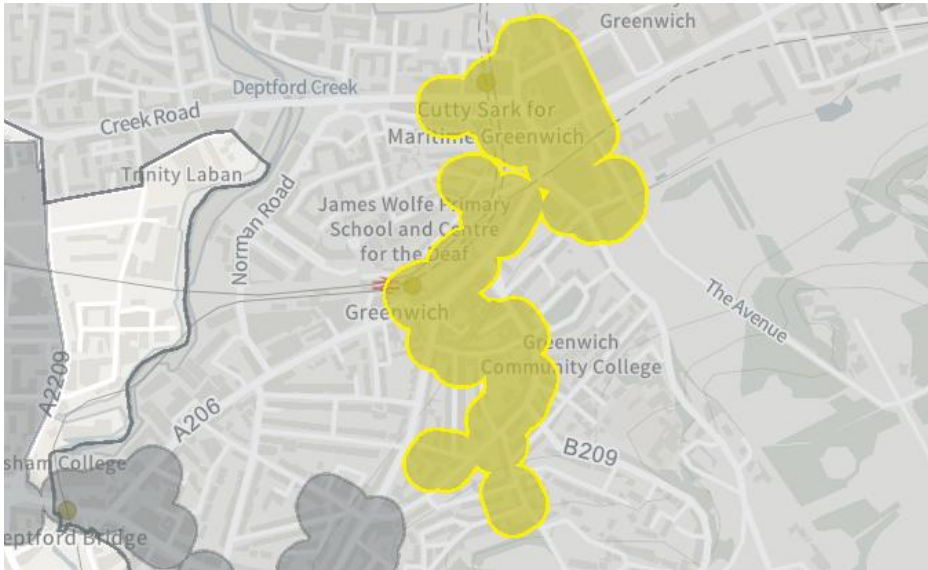
Centre/Parade name:	Royal Hill
Contextual overview information:	
Ward:	Greenwich Park Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood parade
Applicable policy designations within Centre boundary:	• Strategic Views • World Heritage Site Buffer • Conservation area • Grade II National Heritage Assets • Local Heritage Assets
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Exclude 34, 52-56 and 80 Royal Hill which are listed buildings and not subject to the permitted development right. Exclude 72-74 Royal Hill which is in sui generis use and 66 Royal Hill which is a vacant unit in an already fragmented frontage.*

	• Not greater than 1000m from a major/district centre: No • Article 4 requirement: Partial
Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS), as shown in the screenshot below, because the HSDS geography covers a much larger area than the parade's designated mapped extent. The HSDS area covers not only the Royal Hill Neighbourhood Parade, but also a large area of the Core Strategy Greenwich District Centre mapped extent as well as land to the south of the parade. As such, to ensure the assessment is based on the most accurate and representative information available, the HSDS has not been used for the purposes of this assessment. 
Criteria	
Accessibility and Environmental quality	• Overall, the environmental quality across the parade is of a high standard. The area was observed to be clean, with very little litter present, while shopfronts were generally modern, well maintained, and visually attractive. These features contribute positively to the overall character of the parade and help to create an appealing environment for visitors and residents. In addition, most properties comprise commercial units at ground-floor level with residential

	accommodation above, supporting a mixed-use character and helping to sustain activity within the parade throughout the day and evening. • A notable detracting feature is the storage of bins in front of the Richard I public house, which has a negative impact on the appearance of this section of the parade. • The parade is broken up into two parts: an area to the south between Prior Street and a point opposite James Wolfe Primary School and Centre for the Deaf (Royal Hill Campus) a second section at the junction of Circus Street and Royal Hill. The parade's northern extent adjoins the Greenwich District Centre and is located approximately 0.2 miles from the Blackheath Hill Local Centre. Both centres provide a wide range of community services, supplementing the parade's offer. There are no significant public facilities within the parade, including no public toilet provision. However, there are numerous public toilets within close proximity, including at Greenwich West Library, Greenwich Station and Greenwich Park, located approximately 0.2, 0.3 and 0.5 miles away respectively. • The parade benefits from reasonable public transport accessibility. Whilst there are no bus services running directly through the parade, meaning that most visitors must alight at a nearby bus stop and continue on foot, there are bus stops provided along Greenwich South Street and Greenwich High Road within a 0.2 to 0.3 mile radius of the parade. Several bus routes run along these streets, providing residents connections to various south-east London destinations and Central London. Cycle parking is available in the form of bike racks, which supports access by bicycle. The nearest public transport hub is Greenwich DLR Station, located approximately 0.3 miles from the parade. • Parking provision is limited, with no free public parking available within the immediate area. On-street parking is generally restricted to permit holders and residents. The presence of James Wolfe Primary School nearby also results in parking restrictions within the surrounding streets, particularly during school operating hours. • There are no dedicated public open spaces within the parade itself. Given the relatively small size of the parade and its narrow footways, the provision of such spaces may not be practical. Nevertheless, the area benefits from the presence of trees, planting, and other greenery, which contribute positively to the local environment and streetscape. • While there is a limited supply of green space within the parade, larger public open spaces are located nearby. Greenwich Park is approximately 0.5 miles away, providing access to a significant area of public green space and
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	recreational facilities. In addition, Gloucester Circus is situated within a two-minute walk of the parade, offering an attractive landscaped setting and contributing to the overall environmental quality of the surrounding area. • There is some variation in architectural styles, with several historic buildings including a handful of Grade II Listed Buildings and numerous locally listed heritage assets, and the parade is located within the West Greenwich Conservation Area. The parade is also located within the Maritime Greenwich World Heritage Site Buffer Zone.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 14 ○ Total number of units trading: 13 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 4 ○ Units with new/different businesses since last survey: 1 ○ Units whose business closed since last survey: 1 ○ Total units with changes: 1 • <u>Types of units:</u> ○ Use Class E: 11 ▪ Newsagent: 2 ▪ Butchers: 1 ▪ Antique Shop: 1 ▪ Café: 2 ▪ Beauty Salon:1 ▪ Grocery:1 ▪ Greengrocers:1 ▪ Fishmongers:1 ▪ Book store:1 ▪ Cheese shop:1 ○ Sui Generis use classes: 3 ▪ Laundrette:1

	▪ Public houses :2 ○ Tally and percentage of occupied units in the centre that are Class E use?: 13 / 76% ○ Tally and percentage of occupied units in the centre that are Sui Generis? 3 / 17% ○ If any units been converted to residential use? None. Most units within the parade fall within Use Class E, providing a diverse range of services that meet the day-to-day needs of both the local community and visitors to the area. A small number of Sui Generis units are also present, helping to create a balanced and varied mix of uses within the parade. Notably, the public house contributes to the evening economy by generating activity outside of normal daytime trading hours, complementing the predominantly daytime-focused Class E businesses and enhancing the overall vitality of the centre. It is worth noting that some of the Royal Borough of Greenwich (RBG) audit data includes units that lie outside the designated parade boundary, such as Matiz on The Hill Spanish and Latin Restaurant. Consequently, the data may not provide a wholly accurate representation of the performance of the designated parade itself. The site visit was undertaken during the afternoon, when footfall levels were relatively low. While the newsagent and cafés attracted a small number of customers, overall activity within the parade was limited. It should also be noted that weather conditions on the day were particularly windy, which may have influenced pedestrian activity and contributed to the relatively low levels of footfall observed during the site visit. The Town Centre Audit identifies that the parade has remained relatively stable over time, with only a slight decline in total number of units within the since April 2022, with a reduction from 20 to 17 units overall. The percentage of units trading within the parade has remained very high over this period.
Vacancy rates	<u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 16 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0

	○ Vacant, not advertised, not under refurbishment: 1 The Town Centre Audit data indicates a consistently strong level of occupancy between 2022 and the most recent audit in January 2026. Throughout this period, approximately 94% of units have remained occupied, with vacancy levels staying consistently low. This suggests that the parade continues to perform well and remains a vibrant and resilient neighbourhood parade serving local needs.
Night-time Economy	The parade provides a limited night-time economy function, with the two public houses representing the principal contributors to night-time economy. However, nearby public houses and restaurants such as Matiz on The Hill restaurant are likely to generate some evening and night-time footfall. The night-time economy is also supported by the centre's proximity to Greenwich Station, with rail services operating into the early hours.
Conclusions:	
Assessment of state of the centre/parade	• Overall, the parade provides a wide range of important services for both the local community and the wider public visiting the area, including a bookshop, newsagent, and several cafés. The mix of uses is well balanced, with the Sui Generis units contributing positively to the diversity and vitality of the parade. The parade is visually attractive, benefiting from well-maintained and vibrant shopfronts, minimal litter, and a generally peaceful environment that complements the area's tranquil character. • Town Centre Audit data indicates consistently low vacancy rates, demonstrating a sustained level of occupancy and suggesting that the parade remains economically active and functionally healthy. Accordingly, there is no clear need for significant intervention, particularly in relation to environmental quality and the public realm. • Overall, the evidence indicates that the parade is performing well, with a strong occupancy rate, an attractive environment and a diverse range of uses. It should therefore continue to be designated as a Neighbourhood Parade, noting it continues to function effectively as a Neighbourhood Parade and continues to meet the definition of a Neighbourhood Parade set out in both the Core Strategy and the Draft Local Plan. • As previously noted, the northern section of the Neighbourhood Parade directly adjoins the Greenwich District Centre boundary along Upper Royal Hill and Circus Street. Given that the parade is divided into two distinct sections, with the northern and southern sections separated by a row of residential properties, it is recommended that the northern section be absorbed into the Greenwich District Centre mapped extent.

	It is also recommended that the southern section of the parade be extended to include Matiz on The Hill restaurant, located at 89 Royal Hill, as it represents a logical extension of the parade geographically and functionally. The inclusion of this unit would strengthen the parade's overall offer and make a positive contribution to the diversity of uses, particularly in relation to the evening and night-time economy.
Recommendations for Reg 19 Local Plan	Retain the Neighbourhood Parade designation and amend the designated boundary in accordance with mapping amendments below.
Mapped extent	It is recommended that the designated boundaries be amended to incorporate the northern section of the parade within the Greenwich Town Centre boundary and to include 89 Royal Hill within the Royal Hill Neighbourhood Parade mapped extent.

Appendix 1 Blackheath Hill Neighbourhood Parade site visit photos

Environmental Quality

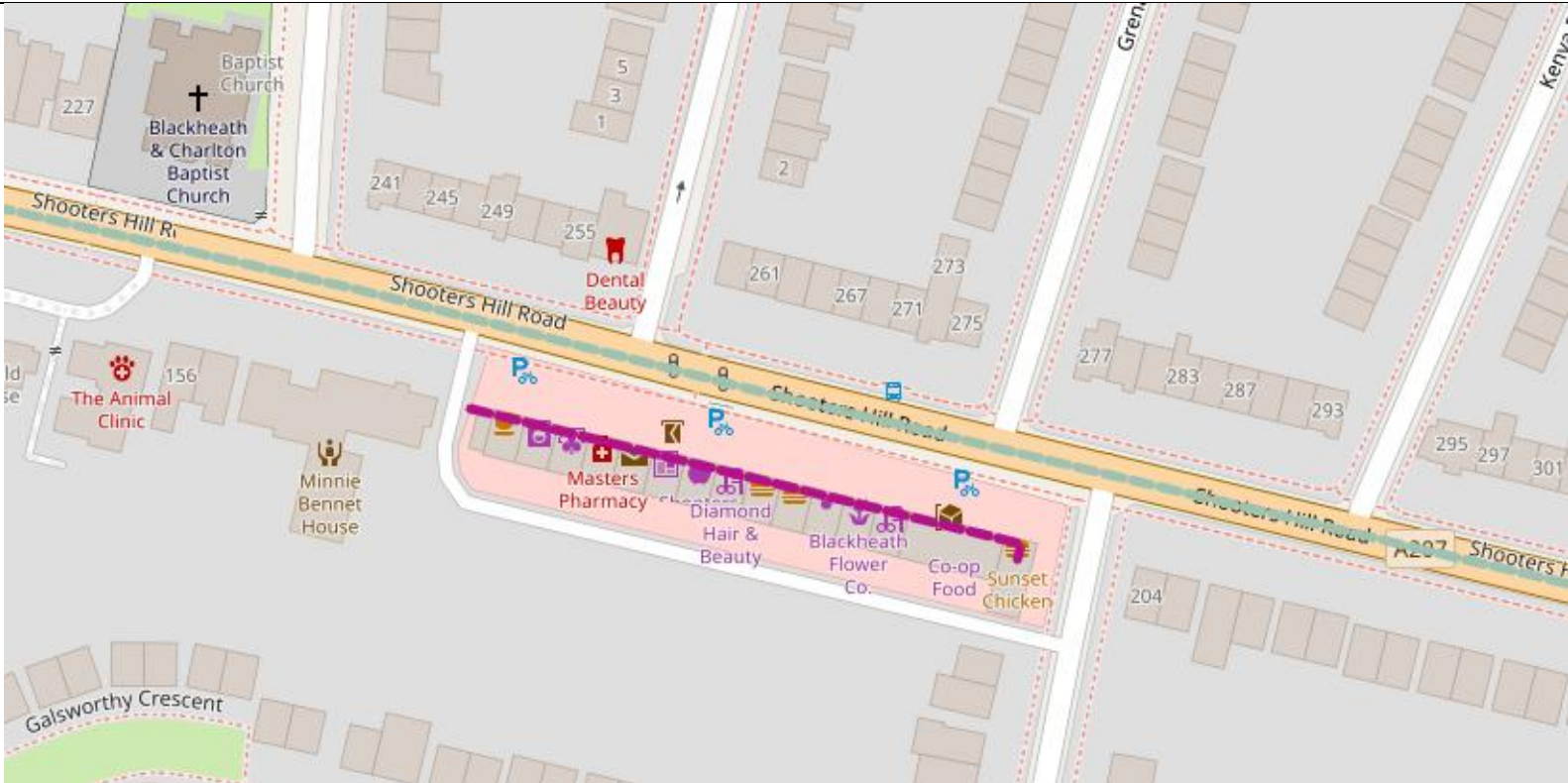
- Examples of Strong Environmental Quality





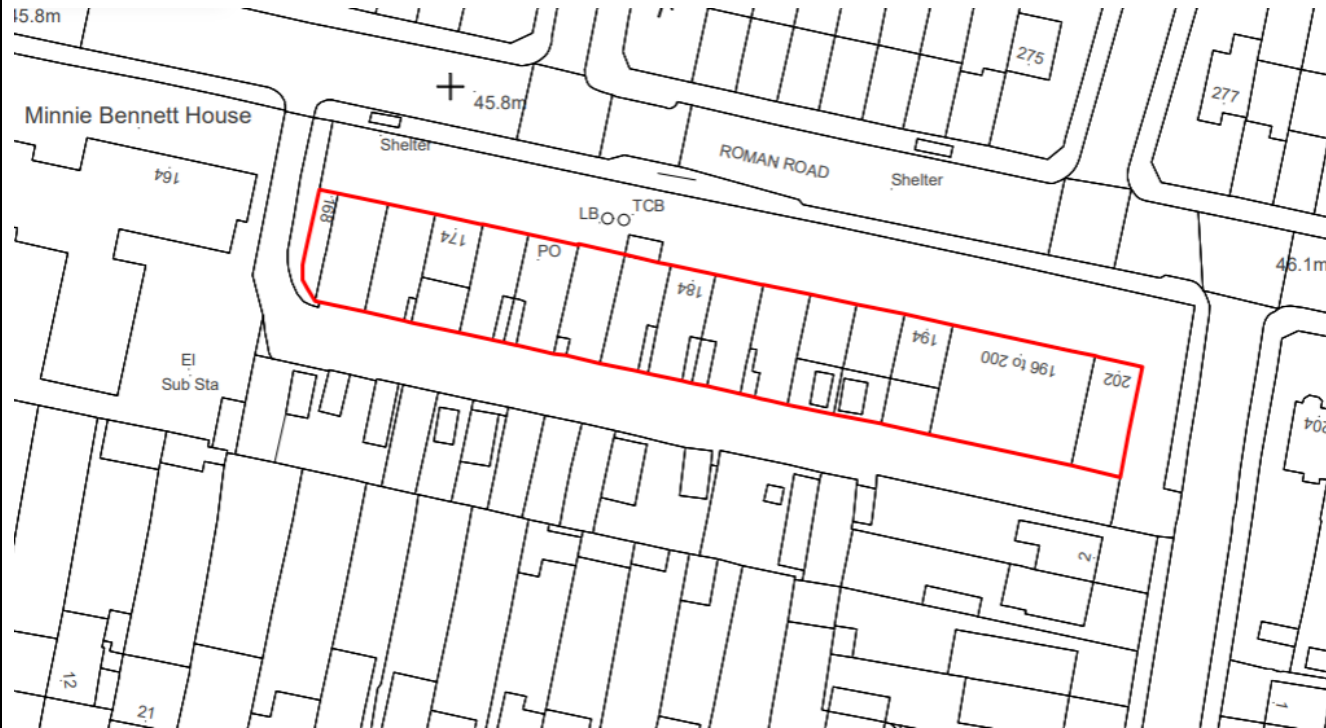
- **Examples of Weak Environmental Quality**



Parade name:	Shooters Hill
Contextual overview information:	
Ward:	Shooters Hill Road
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	London Distrubiton Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article Direction states *“Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.”*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority’s (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Neighbourhood Parade	
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is generally considered to be moderately high. Most shopfronts are well maintained and of a good standard, contributing positively to the overall appearance of the parade. However, a small number of shopfronts appear dated and would benefit from refurbishment or modernisation. While these units detract slightly from the visual quality of the area, they do not significantly undermine the overall attractiveness of the parade. It should also be noted that one unit displayed goods outside the premises, which resulted in a section of the parade appearing cluttered and less visually appealing. In addition, some litter was observed across the parade, which had a minor negative impact on the environmental quality overall. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade has a limited public realm, with no street trees, planting or dedicated public open space. However, given the small size of the parade, the provision of on-site green space would be impractical. The nearby Hornfair Park, located 0.2 miles away, as well as various other nearby pitches and sporting clubs, help to compensate for this lack of provision. Street furniture is also limited, comprising a small number of cycle racks and bins but no public benches within the parade. • There are no public facilities located within the parade itself, although the pharmacy provides an important community service. Additional local facilities, including a dentist, veterinary practice and church, are all located within one mile of the parade, ensuring that residents have access to a range of essential services in the surrounding area. • There is limited parking provision within the parade, with short-term on-street parking available for visitors. The parade is also accessible by public transport, with two bus stops located within walking distance providing connections to destinations across Royal Greenwich and neighbouring boroughs and helping to support access for residents. • There is little variation in the architectural style of the parade, with units generally comprising commercial premises at ground-floor level and residential accommodation above. This creates a consistent and functional appearance across the parade. There are no buildings of recognised historical or architectural significance within the parade.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 16 ○ Total number of units trading: 16

- Total number of units not trading: 0
- Goods/Tables and Chairs outside: 2

- Types of units:

- Use Class E: 9
 - Café: 1
 - Pharmacy: 1
 - Post Office: 1
 - Newsagents: 1
 - Hairdressers: 1
 - Plumbing store: 1
 - Florist: 1
 - Barbers: 1
 - Supermarket: 1
- Sui Generis uses classes: 7
 - Takeaway: 4
 - Bookmaker: 1
 - Dry cleaners: 1
 - Laundrette: 1

- Tally and percentage of occupied units in the parade are Class E use? 9 / 56%
- Tally and percentage of occupied in the parade are Sui Generis? 7 / 44%
- Have any units been converted to residential use? None

The parade contains a diverse mix of retail and service uses, with nine units falling within Use Class E, including a café, pharmacy, post office, newsagent, hairdresser, plumbing store, florist, barber and supermarket. The remaining seven units are sui generis uses, comprising four takeaways, one bookmaker, one dry cleaner and one laundrette. Overall, Class E uses account for 56% of occupied units and sui generis uses account for 44% of units. While this provides a range of services for local residents, the relatively high proportion of takeaways, which account for over half of all sui generis uses, may give rise

	to some concern regarding the concentration of such uses within the parade. No units have been converted to residential use.
Vacancy rates	• January 2026 vacancy audits: ○ Total units in use/not vacant: 0 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The vacancy audit shows a consistently strong occupancy rate across all survey periods from January 2023 to January 2026. All 16 commercial units were recorded as occupied and in use at every audit, representing a 100% occupancy rate. Overall, the parade has maintained full occupation with zero vacancy over the three-year monitoring period, indicating a stable, resilient and well-performing local parade.
Conclusions:	
Assessment of state of the centre/parade	Shooters Hill Parade is performing well as a neighbourhood parade. A moderate level of footfall was observed during the site visit, and the parade benefits from a range of retail and service uses that meet the day-to-day needs of the local community. Vacancy rates have remained consistently low, with all units occupied at the time of the latest survey, demonstrating the parade's continued vitality and attractiveness to businesses. However, there is a notable concentration of takeaway uses, with four hot food takeaways accounting for 25% of all units within the parade. Despite this, the parade remains well occupied, accessible and capable of serving its local community, and continues to meet the definition of a neighbourhood parade as set out in the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation as a Neighbourhood Parade.
Mapped extent	No changes to existing mapped extent are proposed.

Appendix 1 Shooters Hill Neighbourhood Parade site visit photos

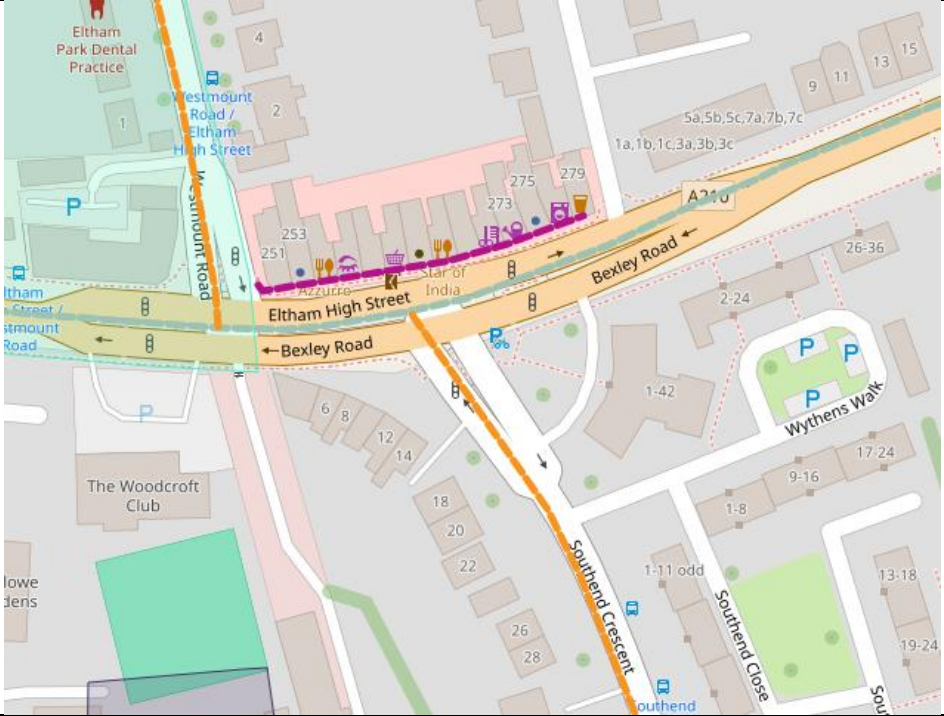
Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Southend Crescent
Contextual overview information:	
Ward:	Eltham Town & Avery Hill
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Strategic Road Adjacent to Eltham Town Centre
Core Strategy map screenshot (centre/parade boundary):	
Other:	

Article 4 Direction:	 Article 4 Direction: <i>Include entire centre. While there are some sui generis units, these are scattered within a frontage otherwise in class E use.</i> • Not greater than 1000m from a major/district centre. • Article 4 requirement: All
Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	

Accessibility and Environmental quality	• The environmental quality of the parade is moderate, with most shopfronts being well maintained, although a small number are in poorer condition. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • Street furniture provision is limited, consisting primarily of a litter bin, and the public realm is relatively weak, with no street trees or dedicated green space. However, public open space is available approximately 0.2 miles away on Bexley Road, which helps offset this deficiency. Given the small size of the parade, the provision of dedicated green space within the parade would not be practical; however, the introduction of street trees and other urban greening measures could help improve its overall appearance and environmental quality. • An area outside two units is used for storing waste, with trolleys and rubbish partially obstructing the pavement and negatively affecting the parade's appearance. • Due to its location on a main road, there is no on-site parking; however, bus stops are available within a five-minute walk. • The architectural style is consistent throughout, with no buildings of historic or religious significance. However, locally listed buildings are located opposite and all units within the parade comprise of ground-floor commercial uses with residential above. • There are no public facilities within the parade, including public toilets. The nearest public toilets are located approximately 0.4 miles away in Sainsbury's and 0.5 miles away at Eltham Community Hospital.
Diversity of uses	<u>2026 site visit:</u> • Total number of units: 14 ○ Total number of units trading: 12 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 7 ▪ Chinese Health shop: 1 ▪ Barbers: 1 ▪ Restaurant: 3 ▪ Pre-School/Nursery: 1

	▪ Convenience store: 1 ○ Use Class F1: 1 ▪ Study Centre: 1 ○ Sui Generis use classes: 4 ▪ Pub: 1 ▪ Laundrette: 1 ▪ Beauty Salon/Aesthetics: 2 ○ Tally and percentage of occupied units in the parade are Class E use? 7 / 58% ○ Tally and percentage of occupied units in the parade are Class F use? 1 / 8% ○ Tally and percentage of occupied units in the parade are Sui Generis? 4 / 33% ○ If any units been converted to residential use? None During the site visit, the parade was observed to be almost fully occupied and actively trading, with a diverse mix of uses serving the local community. The majority of units fall within Use Class E, including convenience retail, food and drink, personal services, healthcare and childcare uses, complemented by a small number of sui generis uses. No harmful concentrations of uses were identified, and the overall mix of businesses appeared balanced and well suited to meeting the day-to-day needs of residents.
Vacancy Rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 12 ○ Vacant units total: 2 ○ Vacant new build total: 0 ○ Vacant and advertised: 1 ○ Vacant and under refurbishment/regulatory/other process: 1 ○ Vacant, not advertised, not under refurbishment: 0

	The units appeared vacant at the time of the site visit and were not actively trading. No marketing or letting boards were displayed, indicating that they were not being actively promoted for occupation.
Night-time economy	The parade has a very limited night-time economy offer, with the pub representing the only use that contributes to the night-time economy.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing well, it benefits from a strong mix of uses, primarily within Use Class E, supporting a range of day-to-day services. However, this positive performance is tempered by moderate environmental quality and a weak public realm, including limited street furniture, no greenery, and issues such as poorly managed waste affecting its appearance. While accessibility is supported by nearby bus stops, the absence of on-site parking and public facilities, including toilets, reduces overall convenience. Given the parade's location on a busy main road, the scope for meaningful public realm enhancements and additional street furniture is likely to be limited. Overall, the parade continues to meet the definition of a Neighbourhood Parade within the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	The recommendation is to retain the parade's existing designation. No changes to the designated boundary are proposed, as the current mapping accurately reflects the parade's extent and function.
Mapped extent	N/A

Appendix 1 Southend Crescent Neighbourhood Parade site visit photos

Environmental Quality

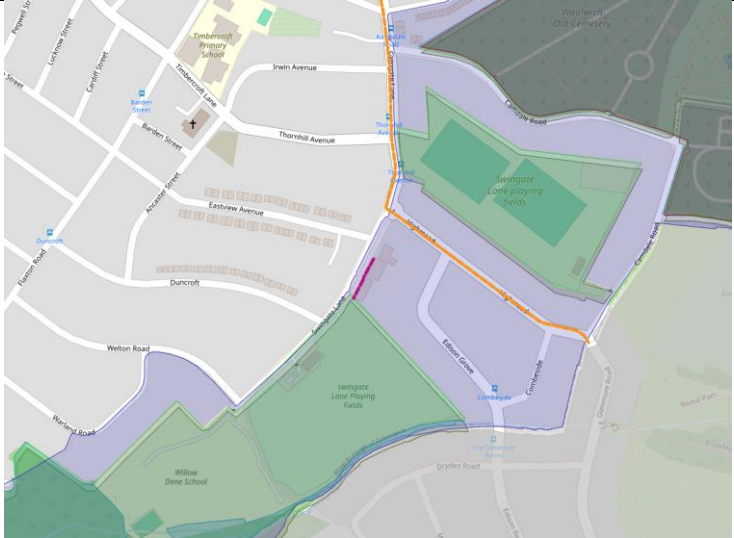
- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality





Centre/Parade name:	Swingate Lane
Contextual overview information:	
Ward:	Plumstead Common
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Adjacent to MOL & Green Chain Within an Area of special character Local Road
Core Strategy map screenshot (centre/parade boundary):	
Other:	
Article 4 Direction:	No Article 4 Direction map as the direction states “<i>Exclude in entirety, only one unit remains in class E use. 50% of the units are vacant</i>” - Not greater than 1000m from a major/district centre. - Article 4 requirement: None

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is relatively poor, with many shopfronts appearing dated and lacking visual appeal. The parade is also lacking street furniture, with no provision for seating or cycle racks and only a single street bin present. During the site visit, footfall was moderate, with activity concentrated around the supermarket within the parade. A selection of photographs are included in the Appendix to demonstrate examples of weak environmental quality within the parade. • There is not a considerable variation in architectural styles, with no buildings of historic or religious significance. • The parade's public realm provision is limited. While there is a small number of street trees, the parade contains no open green space or dedicated public spaces. • The buildings comprise shop fronts at ground-floor level with residential above. • Car parking is provided along the parade, and the closest bus stop is located approximately 0.1 miles away. • There are no public facilities within the parade itself, although a post office operates from one of the units. There is also no public toilet provision within the parade.
Diversity of Uses	<u>January 2026 audit:</u> • Total number of units: 6 ○ Total number of units trading: 6 (During the site visit, the barber shop did not appear to be trading). ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 3 ▪ Convenience Store: 1 ▪ Post office: 1 ▪ Barbers: 1 (It should be noted that, during the site visit, the location of the barbers could not be readily identified, as no trading activity was observed).

	○ Sui Generis use classes: 3 ▪ Takeaway: 3 ○ Tally and percentage of occupied units in the parade are Class E use? 3 / 50% ○ Tally and percentage of occupied units in the parade are Sui Generis? 3 / 50% ○ If any units been converted to residential use? None The January 2026 audit recorded six units within the parade, all of which were occupied, with no vacancies since the previous survey, indicating a stable level of occupancy. The mix of uses comprises a convenience store and post office, a barbers and three sui generis hot food takeaways. However, during the site visit it was unclear whether the barbers was actively trading, and subsequent checks suggest that the business may no longer be operating. As such, the parade's active offer appears to be largely limited to two convenience-based Class E uses and three hot food takeaways, resulting in a relatively narrow range of services.
Vacancy Rates	● January 2026 vacancy audits: ○ Total units in use/not vacant: 6 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The RBG vacancy audits show consistently strong occupancy levels, with all six units recorded as occupied in the most recent surveys between January 2025 and January 2026. Earlier surveys recorded only minor vacancies, with no more than one vacant unit at any given time and a minimum of four occupied units in April 2022. However, during the site visit it was unclear whether the barbers was actively trading, and subsequent checks suggest that the business may no longer be operating. As such, the January 2026 audit may not fully reflect the current position on the ground, and actual occupancy levels may be slightly lower than reported.
Conclusions:	
Assessment of state of the centre/parade	RBG audit data shows that the parade has maintained consistent levels of occupancy over time. However, it is not protected by an Article 4 Direction and currently contains an even split between Class E and Sui Generis uses. At the time of the site visit, only five units were actively trading, comprising two convenience uses and three hot food takeaways. The

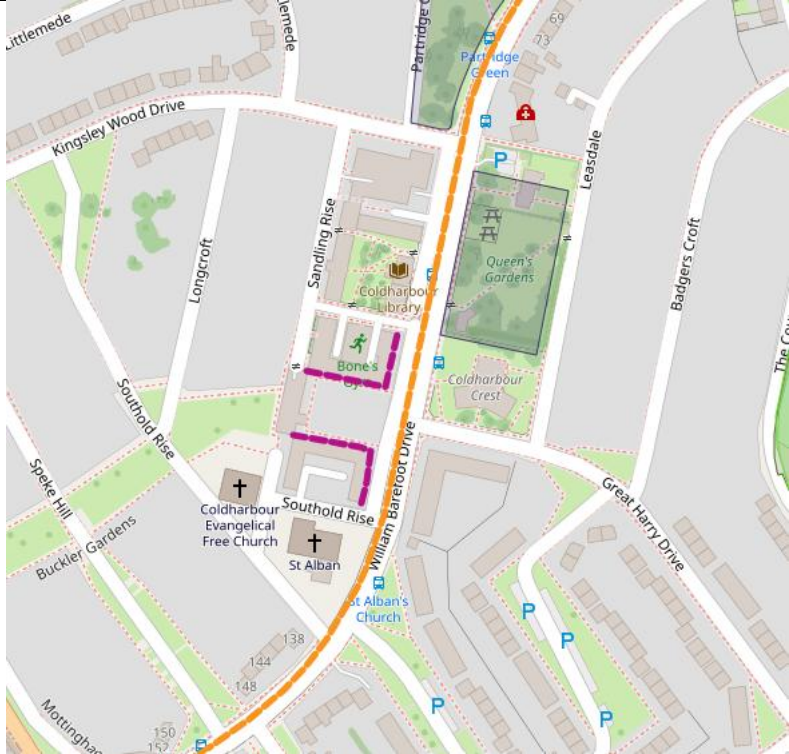
	parade has poor environmental quality, characterised by substandard shopfronts, limited public realm provision, and an overall lack of visual appeal. The parade is also located within reasonable proximity to other designated parades, being approximately 0.5 miles from The Slade Neighbourhood Parade and 0.9 miles from Plumstead Common Neighbourhood Parade. Both parades provide a stronger range of convenience and service uses and are better placed to meet the day-to-day needs of local residents. Taking these factors into account, particularly the limited range of active uses, the high proportion of harmful Sui Generis uses, the poor environmental quality, and the proximity of alternative parades, the parade is not considered to meet the definition of a Neighbourhood Parade as set out in the Core Strategy and Draft Local Plan. It is therefore recommended that the designation be removed and that the parade no longer be identified as a Neighbourhood Parade.
Recommendations for Reg 19 Local Plan	The recommendation is to remove the parade's current Neighbourhood Parade designation. Based on the assessment, it no longer performs the role or function expected of a designated Neighbourhood Parade and does not meet the definition set out in the Core Strategy and Draft Local Plan.
Mapped extent	If this recommendation is agreed, the designated boundary will need to be amended accordingly to remove the relevant units from the Neighbourhood Parade designation.

Appendix 1 Swingate Lane Neighbourhood Parade site visit photos

Environmental Quality

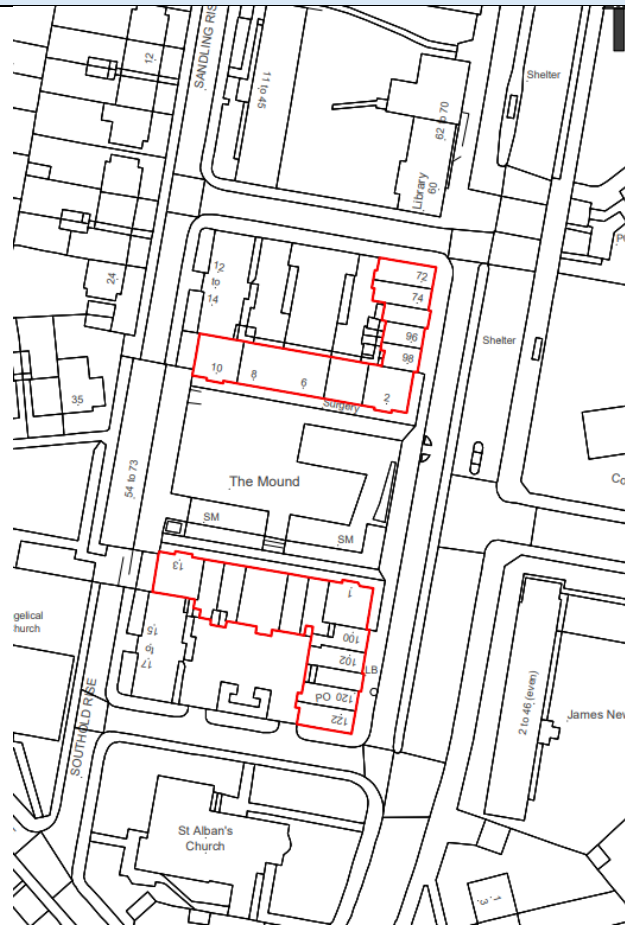
- Examples of Weak Environmental Quality



Centre/Parade name:	The Mound, William Barefoot Drive
Contextual overview information:	
Ward:	Mottingham, Coldharbour & New Eltham Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Nearby Community Open Space Local Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Directions: *Include entire centre. While some units are vacant / in sui-generis use, the centre is more than 1km from any major or district centre in the Borough.*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is mixed, with newer units generally well maintained, while older units appear less tidy. There is a good provision of street furniture, including bins, seating, and cycle racks, although additional seating could be beneficial. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The parade benefits from a designated public space incorporating greenery, street trees, and a small children's play area; however, planting and street trees are otherwise limited across the wider parade. • Architectural styles are fairly uniform, with no buildings of historic or religious significance. • Most buildings comprise ground-floor commercial units with residential accommodation above. • Car parking is available around the edge of the parade, and bus stops are located within approximately 0.1 miles. • There are no public facilities within the parade itself, although Coldharbour Police Base and Coldharbour Library lie just outside the defined boundary. • There are no public toilets within the parade; the nearest are located approximately 0.2 miles away at Coldharbour Community Hall.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 17 ○ Total number of units trading: 17 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 12 ▪ Pharmacy: 1 ▪ Post Office: 1

	▪ Supermarket: 1 ▪ Newsagent: 1 ▪ Bakery: 1 ▪ Café: 1 ▪ Hair Salon: 1 ▪ Barber: 1 ▪ Office (Care Home Services): 2 ▪ Dental beauty: 1 ▪ Storage for takeaway unit: 1 ○ Sui Generis use classes: 4 ▪ Takeaway: 2 ▪ Rage Room: 2 ○ Use Class F1: 1 ○ Children's learning centre: 1 ○ Tally and percentage of occupied units in the parade are Class E use? 12 / 71% ○ Tally and percentage of occupied units in the parade are Class F use? 1 / 6% ○ Tally and percentage of occupied units in the parade are Sui Generis? 4 / 23% ○ If any units been converted to residential use? None The parade contains a varied mix of uses, primarily made up of Class E units, including retail and service uses such as a pharmacy, post office, supermarket, newsagent, bakery, café, hair salon, barber, and offices. There are also a small number of non-commercial uses, including a children's learning centre (Class F1), and several sui generis uses, such as takeaways and a rage room. Overall, the parade is predominantly commercial in character, complemented by some educational and leisure-based uses, creating a balanced and diverse offer.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 17 ○ Vacant units total: 0 ○ Vacant new build total: 0

	○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The parade has shown a clear improvement in occupancy over time, moving from several vacant units in 2022 to full occupation in recent years. Vacancy gradually reduced through 2023 and into early 2024, before reaching zero by mid-2024. Since then, all 17 units have remained in active use, with no vacant premises recorded in 2025 or January 2026. Earlier vacancies included units under refurbishment or not actively marketed, but these have now been resolved, leaving a fully occupied and well performing parade.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing strongly, with occupancy improving from several vacancies in 2022 to full occupation since mid-2024, and all 17 units remaining in active use through 2025 and early 2026. It benefits from a diverse mix of uses, mainly within Use Class E, providing a good range of local services, as well as good accessibility and a nearby green space. However, environmental quality is mixed, with some older frontages appearing less well maintained and limited consistency in the public realm, alongside a lack of public facilities. Overall, it is a resilient and well-functioning parade that continues to meet the definition of a neighbourhood parade in the Core Strategy and Draft Local Plan, with some scope for modest environmental improvements.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation. However, consideration could be given to extending the designation to include the Coldharbour library and Coldharbour Police Base, given its relationship to and contribution towards the overall function of the parade.
Mapped extent	Consideration could be given to amending the mapped boundary to include the Coldharbour Library and Coldharbour Police Base.

Appendix 1 The Mound Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	The Slade
Contextual overview information:	
Ward:	Plumstead Common
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Within a Conservation Area Partially within an Area of Special Character
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



“Include entire centre. While there are vacant /sui generis units, these are scattered within a frontage otherwise in class E use.”

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	- The environmental quality of the parade is mixed. While most shopfronts appear inviting and well-maintained, some frontages are of a lower standard. In particular, the presence of crates outside one unit detracts from the overall appearance of that section. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. - There is a good provision of street furniture, including cycle racks and bins; however, there is no public seating within the parade itself. A café located opposite (outside the designation) does provide some seating. - There is no dedicated public realm space within the parade. However, a green space is located opposite near the café, and Plumstead Common is approximately 0.2 miles away and publicly accessible. - There is limited variation in architectural styles, and none of the buildings are of notable historic or religious significance. - All of the buildings comprise shop fronts on the ground floor with residential above. - Free on-street parking is available along the perimeter of the parade and on surrounding residential roads. - There are no public facilities within the parade itself. However, the Slade Centre Library is located approximately 0.1 miles away, and a medical centre is within less than a mile. Publicly accessible toilets are available at the Slade Centre Library.
Diversity of uses	<u>January 2026 audit (Site visit):</u> - Total number of units: 10 - Total number of units trading: 10 - Total number of units not trading: 0 - Goods/Tables and Chairs outside: 1 <u>Types of units:</u> Use Class E: 8 - Pharmacy: 1 - Café/Bakery: 1

	▪ Hairdresser: 1 ▪ Beauty Salon: 1 ▪ Convenience Store: 2 ▪ Opticians: 1 ▪ Butchers/Green Grocers: 1 ○ Sui Generis use classes: 2 ▪ Takeaway: 1 ▪ Bookmaker: 1
Diversity of Uses	• <u>January 2026 audits:</u> ○ Tally and percentage of occupied units in the parade are Class E use? 8 / 80% ○ Tally and percentage of occupied units in the parade are Sui Generis? 2 / 20% ○ If any units been converted to residential use? None The majority of units fall within Class E, comprising a mix of retail, service and health-related uses, alongside two sui generis units. Whilst the sui generis uses, including a hot food takeaway and bookmaker, are harmful uses, they do not dominate the parade and are balanced by the strong presence of Class E uses. Overall, the parade is well occupied, benefits from a diverse mix of uses, and no residential conversions were identified.
Vacancy rates	• <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 10 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The vacant units observed during the site visit appeared genuinely vacant. However, none of the units displayed marketing or letting information, suggesting they were not being actively advertised at the time of the survey.

Spend and Pedestrian footfall	The parade was visited during a weekday morning and a good level of footfall was observed, with businesses open and actively trading.
Conclusions:	
Assessment of state of the centre/parade	The parade is performing well. During the morning site visit, a good level of footfall was observed, with businesses open and actively trading. The parade benefits from a strong public realm offer; however, its appearance could be improved through better management of goods and storage, particularly the relocation of crates currently obstructing the pavement. The majority of units fall within Use Class E, providing a range of services that continue to meet the day-to-day needs of the local community, and the presence of a small number of harmful uses does not detract from the parade's overall convenience function. There is also potential to include the Slade Café, located opposite the parade, within the designated boundary. Overall, the parade continues to meet the definition of a neighbourhood parade as set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	The parade should retain its existing designation, and consideration should be taken to potentially include the Slade Café.
Mapped extent	As noted above, mapping amendments may need to include the Slade Café if it is subsequently agreed that the unit should be incorporated within the designated parade boundary.

Appendix 1 The Slade Neighbourhood Parade site visit photos

Environmental Quality

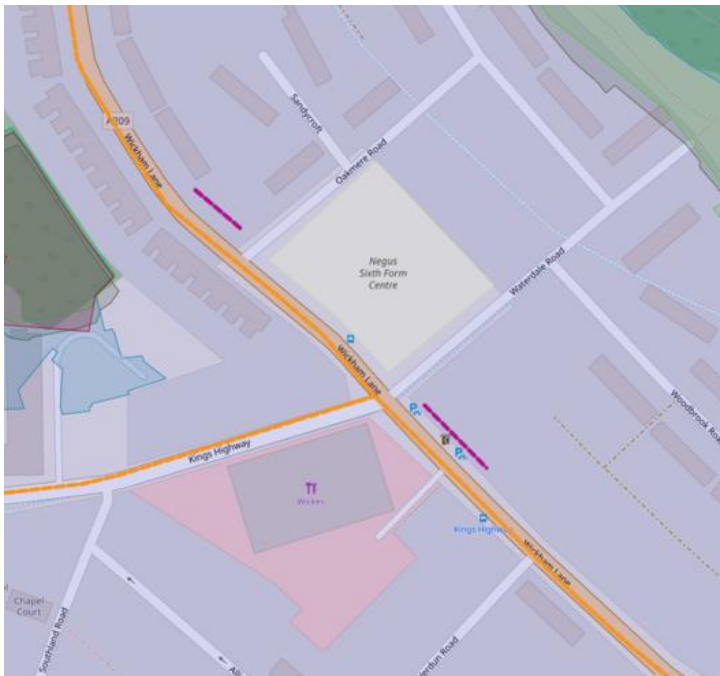
- Examples of Strong Environmental Quality





- Examples of Weak Environmental Quality



Centre/Parade name:	Waterdale Road
Contextual overview information:	
Ward:	Plumstead Common
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Area of Special Character Local Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *“Include entire centre. While some units are vacant / in sui-generis use, the centre is more than 1km from any major or district centre in the Borough”*

- Greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this Neighbourhood Parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.

Criteria

Accessibility and Environmental quality	• The site visit was undertaken at a quieter time of day, when footfall was relatively low and a number of units were closed. The overall environmental quality of the parade is mixed, with units at 251–263 Wickham Lane generally well maintained, while units at 239–245 Wickham Lane are noticeably poorer in quality, with untidy frontages and visible litter detracting from the overall attractiveness of the parade. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • The public realm is limited, with only a small number of street trees and no dedicated public open space. However, given the scale, form and function of the parade, the provision of public open space within the parade itself would be impractical. This is partially mitigated by the presence of Winn's Common, located approximately 0.7 miles away, which provides access to a significant area of public green space and recreation facilities. • There is little variation in architectural style, and the parade does not contain any buildings of historic or religious significance. • Provision of street furniture is lacking, with few bins and a lack of cycle parking and seating. • Parking provision is restricted to a small number of short-term parking spaces, and bus stops are located approximately 0.3 miles away. • A GP surgery is located within the parade, but there are no other notable public facilities, including no public toilets, available within the parade.
Diversity of uses	<u>January 2026 site audit:</u> • Total number of units: 14 ○ Total number of units trading: 13 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 11 ▪ Off license: 1 ▪ Damp specialist (offices): 1 ▪ GP surgery: 1 ▪ Radiator seller: 1 ▪ Bathroom showroom: 1

	▪ Construction/DIY store: 1 ▪ Plumber/Heating supplies: 1 ▪ Café: 1 ▪ Gas services/heating supplies: 1 ▪ Newsagents: 1 ▪ DIY Store/Yard:1 ○ Sui Generis use classes: 2 ▪ Takeaway: 2 ○ Tally and percentage of occupied units in the parade are Class E use? 11 / 79% ○ Tally and percentage of occupied units in the parade are Sui Generis? 2 /14% ○ If any units been converted to residential use? (informed by HSDS and site visit). None The majority of units within the parade fall within Class E, providing a reasonable range of services that support the day-to-day needs of the local community. The presence of a limited number of harmful sui generis uses does not overwhelm the parade. It should be noted that the internal RBG audit data includes units that fall outside the designated parade boundary, such as the Wickes DIY store/yard and the newsagent. As a result, some of the data may not provide a completely accurate reflection of the performance of the designated parade itself. The site visit was undertaken during the late afternoon/early evening, and relatively low levels of footfall were observed. However, this is likely to reflect the time at which the survey was conducted rather than indicate any underlying issues with the parade's performance.
Vacancy rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 13 ○ Vacant units total: 1 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0

	From the first survey in April 2022 to January 2026, the vacancy audit indicates that the parade has remained consistently well-occupied, with around 93% of units in use and vacancy levels typically low. While there was a short-term increase in mid-2024, this was not sustained and occupancy levels subsequently returned to their previous levels.
Conclusions:	
Assessment of state of the centre/parade	Overall, the parade provides a reasonable range of retail, service and community uses, including a GP surgery, newsagent and café. However, a significant proportion of units are occupied by specialist trade and DIY-related businesses, meaning that the range of day-to-day convenience provision remains relatively limited. The parade also includes some harmful uses, namely two takeaways. The parade is visually unattractive in places and lacks adequate public realm provision. However, RBG data indicates consistently low vacancy rates, suggesting that it remains functionally active. To maintain its long-term vitality and viability, improvements are needed, particularly in environmental quality, particularly in relation to litter management, cleanliness the upkeep of shopfronts. This is especially important given its location more than 1km from any major centre, which increases its importance in meeting local needs. Consideration should also be given to extending the designation to include the adjacent newsagent and Wickes store, as both contribute to the range of services available and would strengthen the parade's overall offer.
Recommendations for Reg 19 Local Plan	The parade should be retained in its designation, primarily due to its role in providing local convenience uses and its location more than 1km from a major centre, which increases its importance in serving the surrounding community. Consideration should also be given to extending the designation to include the adjacent newsagents and Wickes store, as both contribute to the range of services available.
Mapped extent	N/A

Appendix 1 Waterdale Road Neighbourhood Parade site visit photos

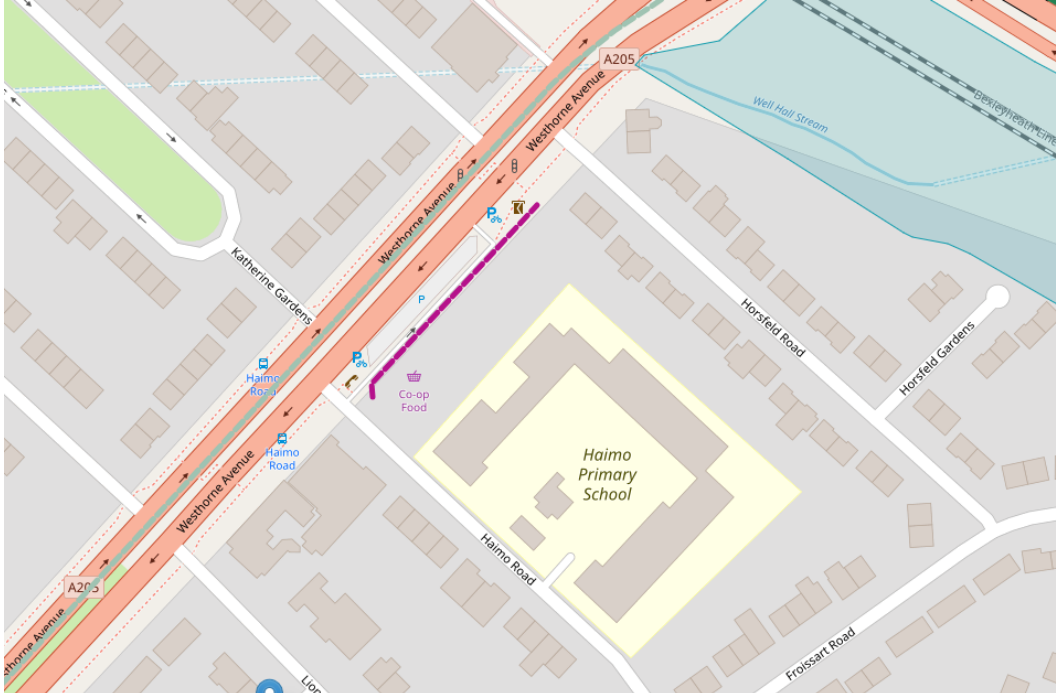
Environmental Quality

- Examples of Strong Environmental Quality



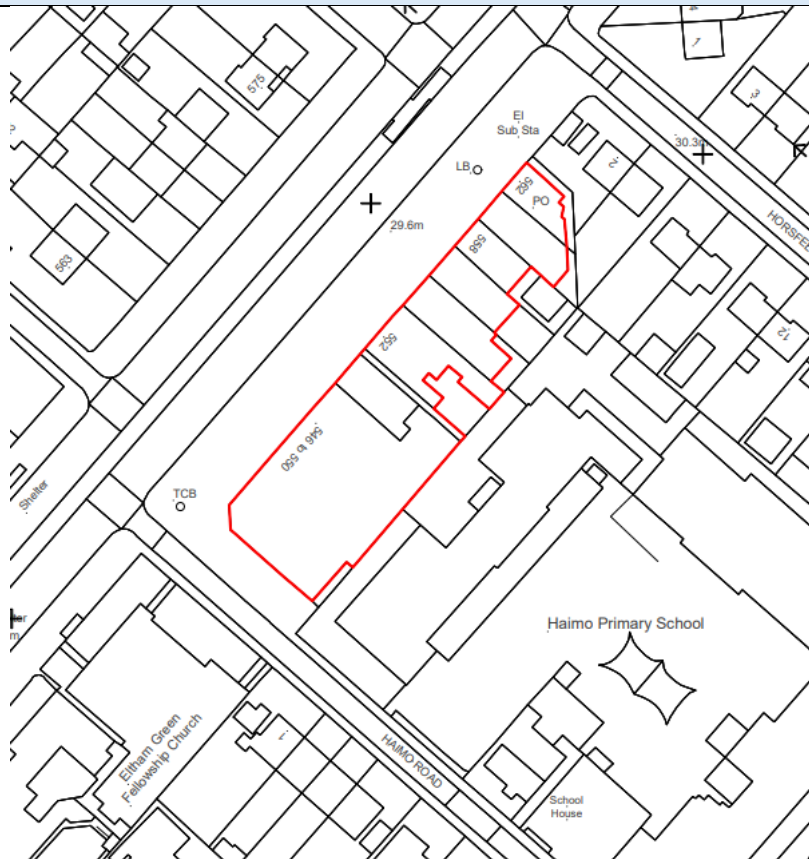
- Examples of Weak Environmental Quality



Centre/Parade name:	Westhorne Avenue
Contextual overview information:	
Ward:	Eltham Page
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Strategic Road
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: *Include entire centre. There is only one unit in sui generis use.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: All

Assessment data available for this neighbourhood parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• The parade at Westhorne Avenue is of generally high environmental quality, with well-maintained shopfronts, good street tree coverage, and a reasonable level of street furniture. However, there is a lack of dedicated green or open public space. Given the parade's location and size, the provision of a dedicated green space would not be viable. The closest green space is Eltham Green, located approximately 0.3 miles away, while Sutcliffe Park lies approximately 0.6 miles from the parade. • A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • There is no significant architectural variation within the parade, and no heritage assets identified. Most units comprise ground-floor commercial uses with residential above. • Parking is available around the perimeter of the parade, and two bus stops are located within one mile of the parade. • There are no public facilities within the parade itself; however, several community uses are located nearby, including Haimo Primary School and Eltham Green Community Church and Hall. • No public toilets are provided within the parade; the closest public toilet is located at Sutcliffe Park Sports Centre, approximately 0.6 miles away.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 7 ○ Total number of units trading: 7 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 6 ▪ Supermarket: 1 ▪ Off license: 1 ▪ Pharmacy: 1

	▪ Newsagents with a Post Office: 1 ▪ Café: 1 ▪ Barber: 1 ○ Sui Generis use classes: 1 ▪ Takeaway: 1 <u>Diversity of uses:</u> ○ Tally and percentage of occupied units in the parade are Class E use? 6 / 85% ○ Tally and percentage of occupied units in the parade are Sui Generis? 1 / 15% ○ If any units been converted to residential use? None The January 2026 audit shows that all 7 units are in active use with no vacancies. The parade is mainly made up of Use Class E units and one takeaway providing a small but balanced range of everyday services.
Vacancy rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 7 ○ Vacant units total: 0 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 0 The parade shows a consistently strong performance, with all 7 units occupied across every survey period from April 2022 to January 2026. No vacancies, refurbishment periods, or advertised units have been recorded, indicating a stable and fully occupied parade with no signs of vacancy or turnover.
Conclusions:	
Assessment of state of the centre/parade	The Westhorne Avenue parade is performing very strongly, with full occupancy maintained across all surveys between April 2022 and January 2026 and no evidence of vacancy or turnover. The parade benefits from a stable and balanced mix of uses, primarily within Use Class E, providing a good range of everyday services. Its environmental quality is high, with well-

	maintained shop frontages, street trees, and a reasonable level of street furniture, although it lacks a dedicated green or open space. The built form is consistent, with no identified heritage assets, and residential uses above commercial units. Accessibility is supported by parking around the perimeter of the parade and nearby bus stops, and while there are no public facilities or toilets within the parade itself, several community uses are located nearby. Overall, it is a highly stable, well-functioning parade, with only minor limitations in terms of public realm provision.
Recommendations for Reg 19 Local Plan	The parade should retain its current designation.
Mapped extent	No proposed changes to mapped extent.

Appendix 1 Westthorne Avenue Neighbourhood Parade site visit photos

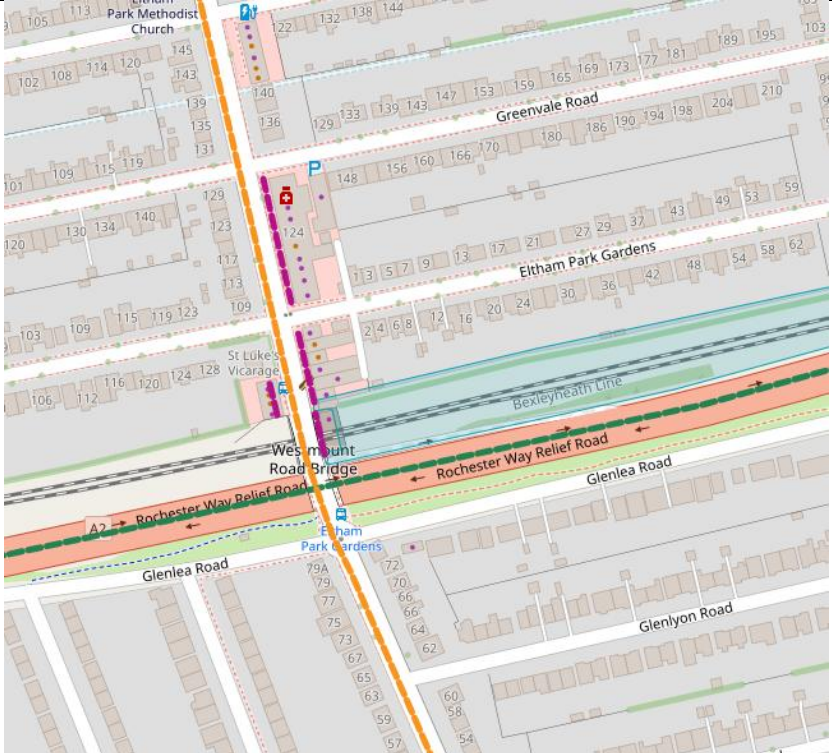
Environmental Quality

- Examples of Strong Environmental Quality



- **Examples of Weak Environmental Quality**



Centre/Parade name:	Westmount Road
Contextual overview information:	
Ward:	Eltham Park and Progress
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	Local Road Some units fall within a Site of Importance to Nature Conservation
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Directions: *Exclude 152 Westmount Road which is in sui-generis use, is at the edge of the parade and is separated from the adjacent block by Earls Hall Road.*

- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this neighbourhood parade	The assessment is based on observations recorded during the site visit, available Greater London Authority (GLA) High Street Data Service (HSDS) data, and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the parade is high, with most shopfronts well maintained. While a small number appear dated, they remain visually acceptable. There is a reasonable provision of bins and cycle racks, although there is no dedicated public seating, aside from some outdoor seating provided by individual businesses. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the parade. • A good level of footfall was observed during the site visit, despite it being conducted in the late afternoon/early evening. • Some minor issues detract from the overall appearance, including litter around one bin and a unit displaying goods such as brooms and buckets outside, which creates a slightly cluttered and untidy frontage. • There is one bus stop located at the southern end of the parade, with short-term parking available along the parade. • Architectural styles are consistent throughout, with one locally listed building located towards the southern end of the parade, and most units comprise ground-floor shopfronts with residential uses above. • The public realm is limited. While street trees are present, there is no dedicated green or open space within the parade; however, Eltham Park North (approximately 0.5 miles away) and Eltham Park South (approximately 0.6 miles away) provide nearby open space. • There are no public facilities within the parade. The nearest publicly accessible toilets are located approximately 0.6 miles away at Eltham Park South.

Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 30 ○ Total number of units trading: 29 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 5 • <u>Types of units:</u> ○ Use Class E: 21 ▪ Retail store: 1 ▪ Newsagents: 2 ▪ Supermarket: 1 ▪ Bakery: 1 ▪ DIY Store: 1 ▪ Florist: 1 ▪ Convenience store: 1 ▪ Pharmacy: 1 ▪ Kitchen Store: 1 ▪ Restaurant: 2 ▪ Café: 3 ▪ Barber: 1 ▪ Estate Agent: 1 ▪ Dry Cleaners: 1 ▪ Hairdresser: 1 ▪ Political Party office: 1 ▪ Beauty salon: 1 ○ Sui Generis use classes: 8 ▪ Takeaway: 5 ▪ Micropub: 1 ▪ Laundrette: 1
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- Dog grooming parlour: 1

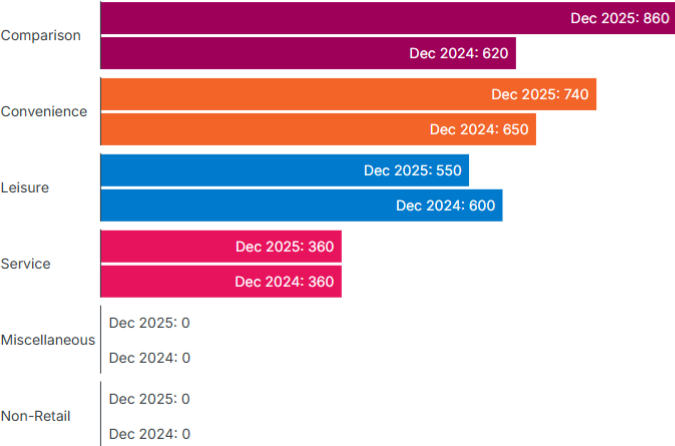
- Tally and percentage of occupied units in the parade are Class E use? 21 / 72%
- Tally and percentage of occupied units in the parade are Sui Generis? 8 / 28%
- if any units been converted to residential use? None.

The January 2026 audit shows that the parade comprises 30 units, with 29 currently trading and only one vacant, indicating a high level of occupancy and no recent business turnover. The parade has a diverse mix of uses, predominantly within Use Class E (20 units), alongside a smaller number of Sui Generis uses, including a notable presence of takeaways. Overall, the mix of retail, service, food, and community uses provides a broad and varied offer, with no residential conversions identified.

- **HSDS data:**

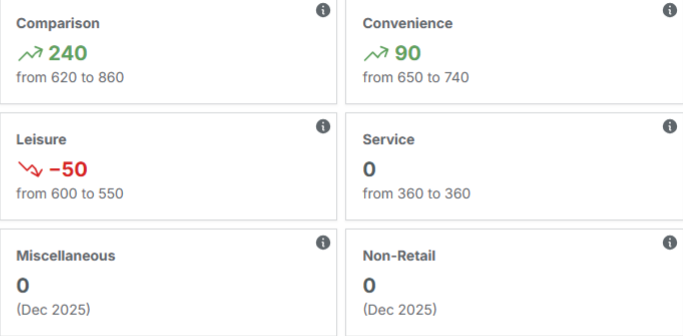
Floorspace (m²) by classification

Dec 2025 vs Dec 2024



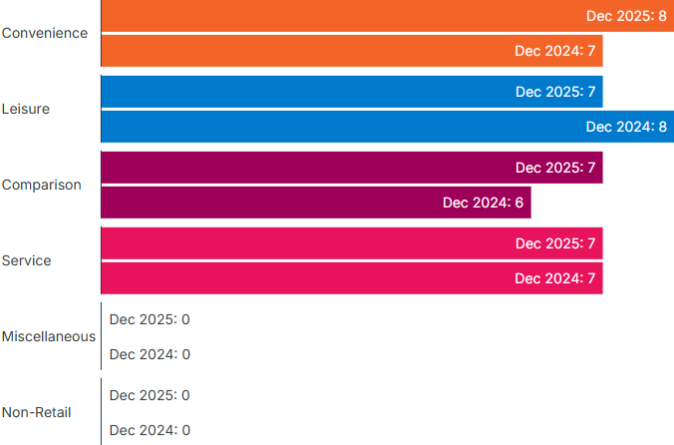
High Streets Data Service
Source: Local Data Company

Download as CSV Download as PNG



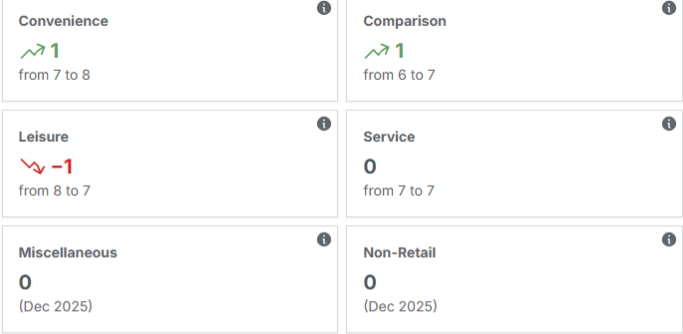
Businesses by classification

Dec 2025 vs Dec 2024



High Streets Data Service
Source: Local Data Company

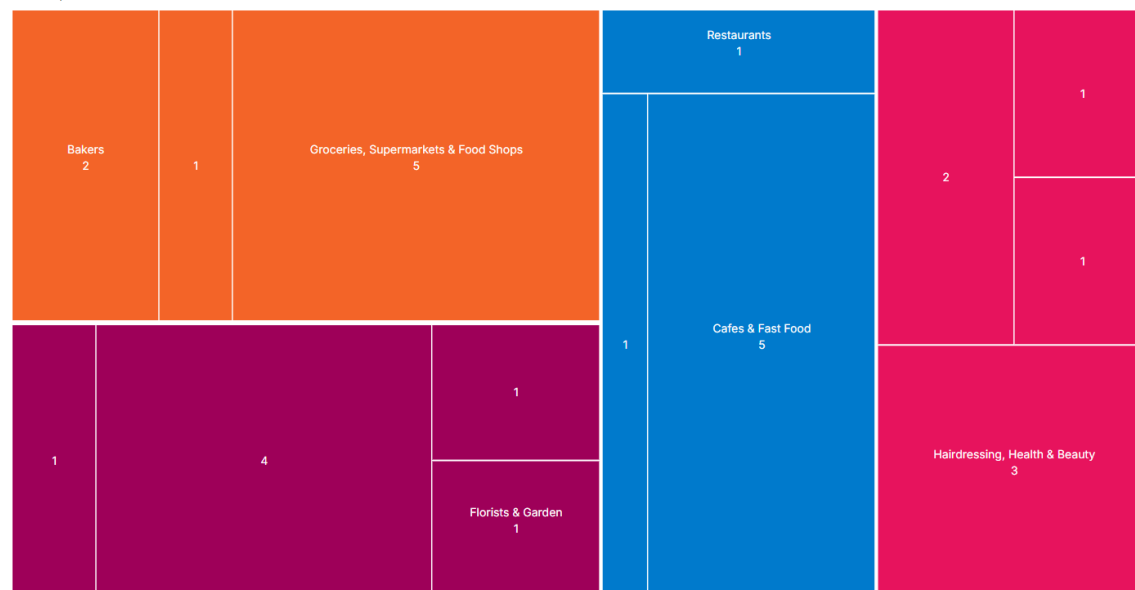
Download as CSV Download as PNG



Proportion of businesses by classification and category

Dec 2025

■ Comparison ■ Convenience ■ Leisure ■ Service ■ Miscellaneous ■ Non-Retail



HSDS shows that convenience and comparison uses have both increased slightly, each rising by one unit, while leisure uses have decreased by one and service uses have remained unchanged, resulting in a broadly stable overall mix. The parade continues to be dominated by convenience retail and food uses with comparison retail and service uses, a smaller but still important part of the parade, contributing to a balanced mix focused on everyday needs.

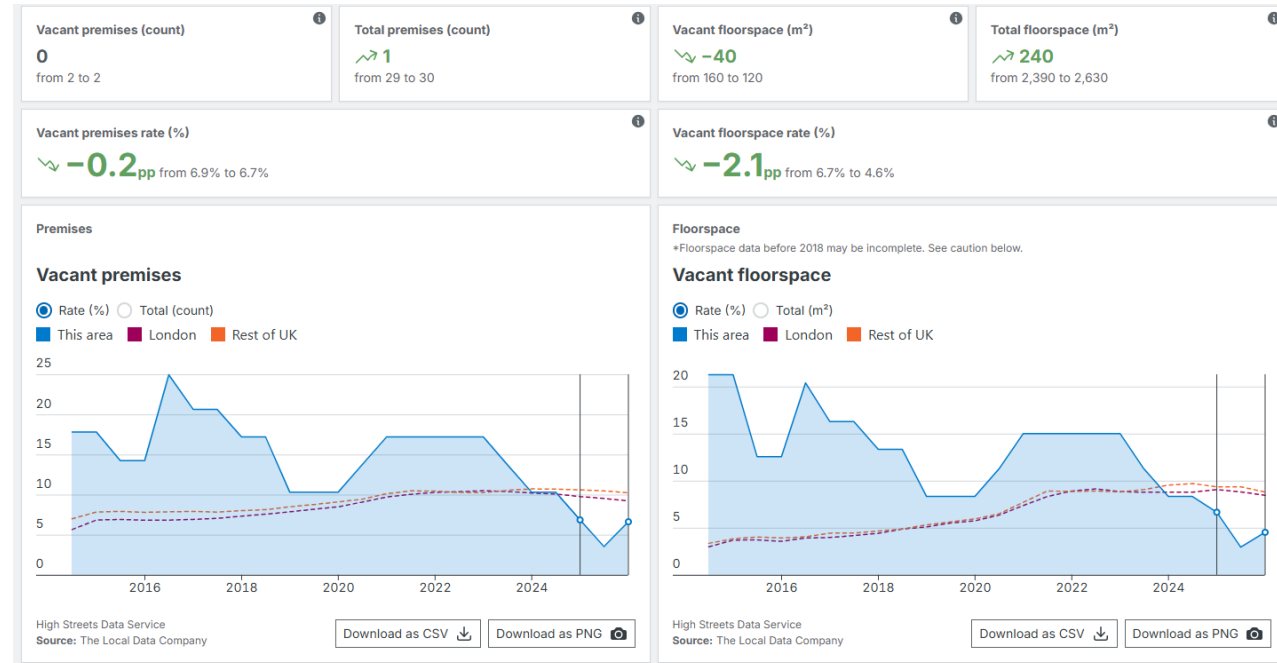
Vacancy rates

• **January 2026 vacancy audits:**

- Total units in use/not vacant: 29
- Vacant units total: 1
- Vacant new build total: 0
- Vacant and advertised: 0

- Vacant and under refurbishment/regulatory/other process: 0
- Vacant, not advertised, not under refurbishment: 1

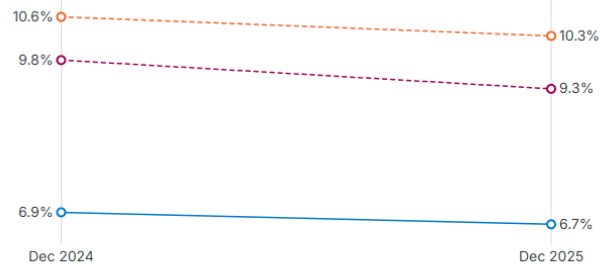
● HSDS:



Premises

Vacant premises

■ This Area ■ London ■ Rest of UK



High Streets Data Service
Source: The Local Data Company

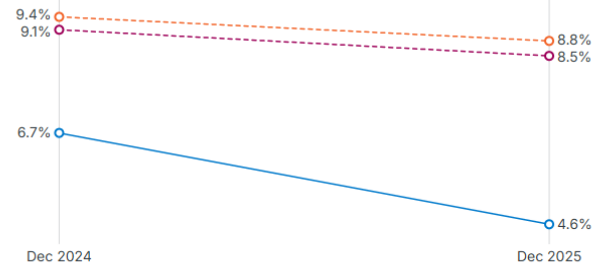
Download as CSV

Download as PNG

Floorspace

Vacant floorspace

■ This Area ■ London ■ Rest of UK



High Streets Data Service
Source: The Local Data Company

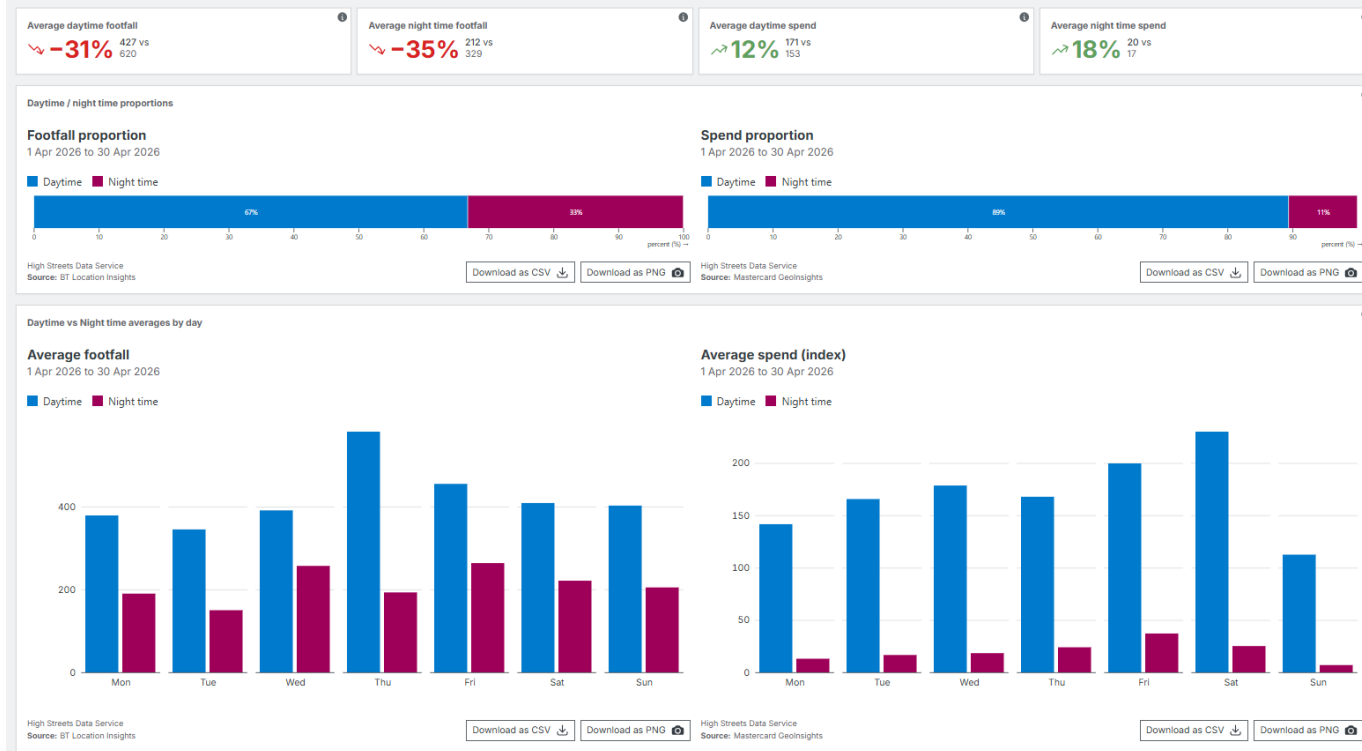
Download as CSV

Download as PNG

Vacancy levels in the parade have improved slightly between December 2024 and December 2025, with both vacant premises and vacant floorspace declining. The vacancy rate has fallen to around 6.7%, remaining below both the London and UK averages, which are closer to the 8–9% range. Similarly, vacant floorspace has decreased more notably to around 4.6%, which is also well below regional and national benchmarks.

Night-time
economy

HSDS:



There is limited nighttime economy provision within the parade, with only one pub and two restaurants operating during nighttime hours. Both daytime and nighttime footfall have declined significantly, falling by 31% and 35% respectively. Despite this reduction in visits, spending has increased, with daytime spend rising by 12% and nighttime spend by 18%. Activity remains predominantly concentrated during the daytime, which accounts for the majority of visits and overall spend.

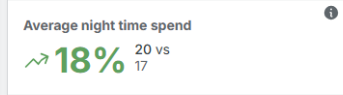
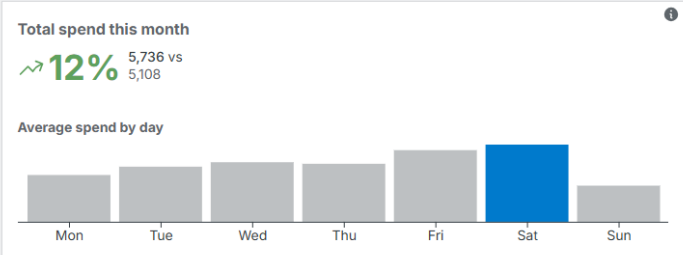
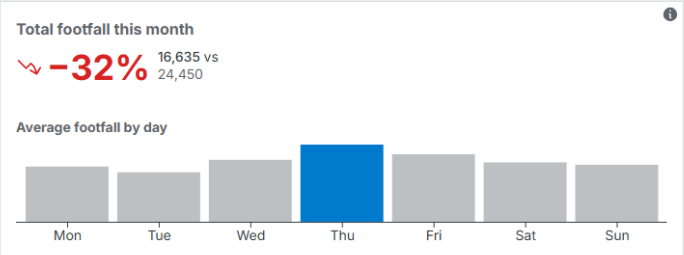
Spend and
Pedestrian footfall

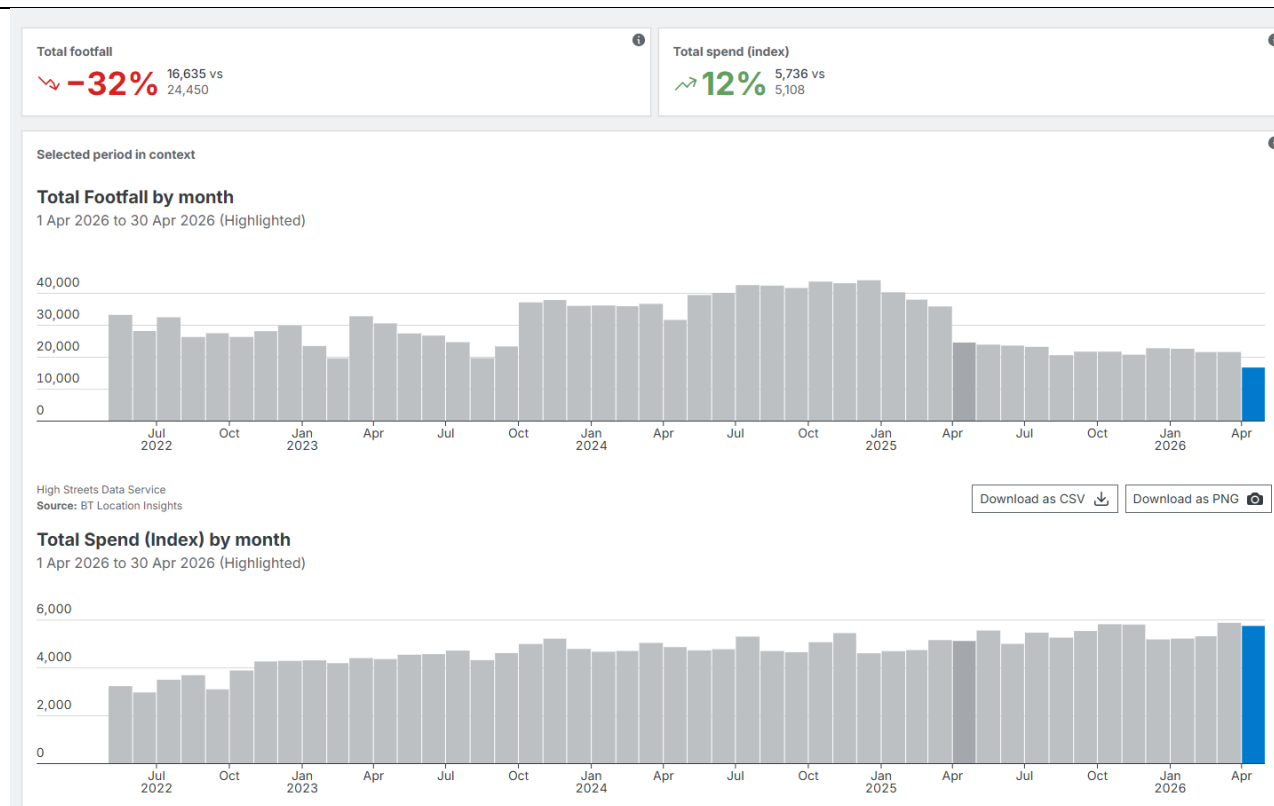
HSDS:

High Street Overview

1 Apr 2026 to 30 Apr 2026
Compared to: 1 Apr 2025 - 30 Apr 2025

Compare to
Same time last year

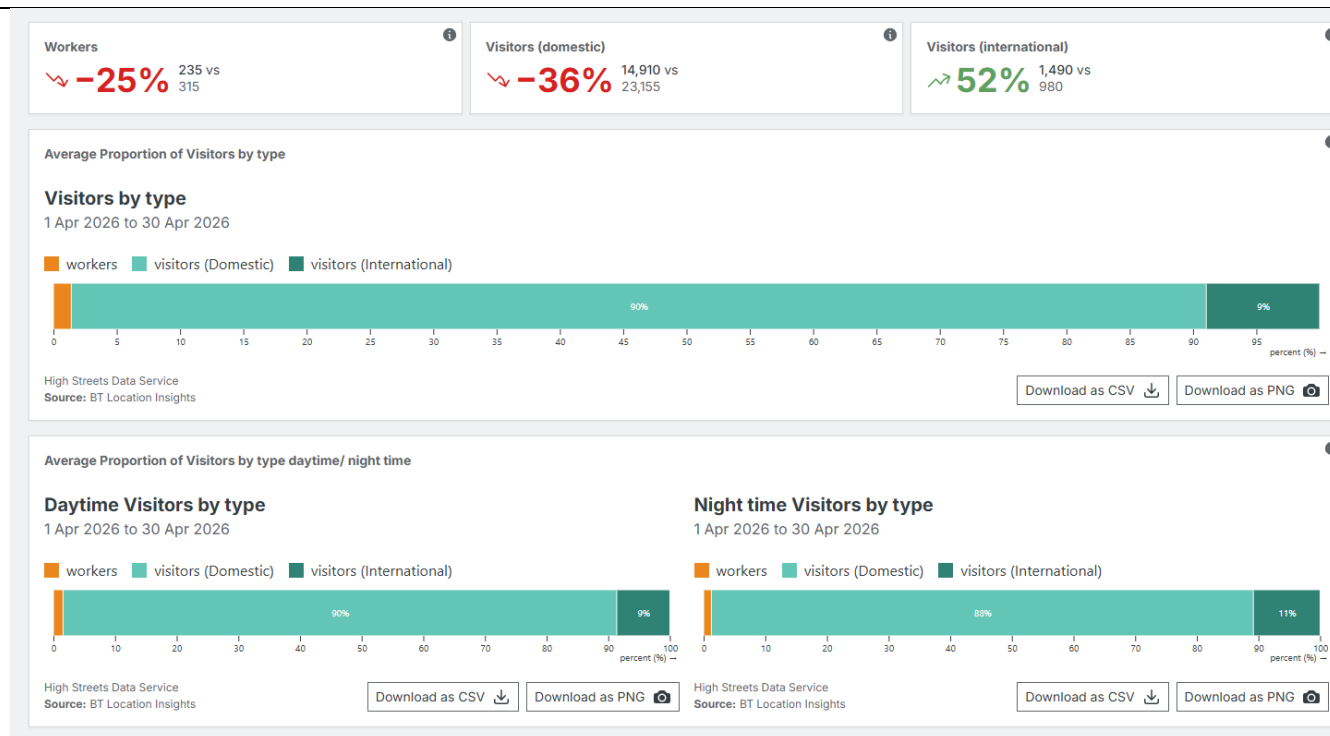




There has been a decline in activity, with total footfall falling compared to the previous year, driven by reductions in both daytime and nighttime visits. Total spend has increased with both daytime and nighttime spend rising. Activity remains concentrated during the week, mainly on Thursdays for footfall and Saturdays for spend. Total footfall has declined significantly over time, with a sharp drop compared to the previous year, reaching one of the lowest recent levels. In contrast, total spend has steadily increased over the same period and is now at one of its highest points.

Visitor economy

HSDS:



The data shows a shift in visitor composition, with domestic visitors falling and workers decreasing, while international visitors have increased significantly. The parade remains heavily dominated by domestic visitors, who make up the majority of all visits, with only a small proportion accounted for by international visitors and workers.

Conclusions:

Assessment of state of the centre/parade

The parade is performing well, with high occupancy, low vacancy rates below regional and national averages, and a stable, diverse mix of uses. It offers a wide range of services that meet day-to-day needs and continues to serve the local community effectively, with only a small number of potentially harmful uses present. Environmental quality is generally good, although there are some minor issues and limited public realm provision. While footfall has declined, spending has increased, indicating fewer visitors but higher spend per visit. The parade is resilient and commercially healthy, with some

	scope for environmental and public realm improvements and, still fits within the definition set out in the Core Strategy and Local Plan.
Recommendations for Reg 19 Local Plan	The recommendation is to retain the parade's designation as a Neighbourhood Parade and extend the designated boundary to include units 142–152 Westmount Road. These units accommodate a range of commercial uses, including a dry cleaners, ice cream shop, café, kitchen store and laundrette, which contribute to the day-to-day needs of the local community and function as part of the wider parade. Their inclusion would provide a more accurate reflection of the parade's overall role and commercial offer. Given the number of units and diversity of uses within the parade, and the fact it is performing well, it has the potential to become designated as a Local Centre in the future.

Appendix 1 Westmount Road Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Wickham Lane
Contextual overview information:	
Ward:	Split between Plumstead Common and Plumstead & Glyndon Ward
Core Strategy Policy Overview:	
Town Centre Classification:	Neighbourhood Parade
Applicable policy designations within Centre boundary:	- Conservation Area - Local Roads
Core Strategy map screenshot (centre/parade boundary):	

Other:

Article 4 Direction:



Article 4 Direction: Exclude 293 and 317 Plumstead High Street which are vacant properties at the edge of the parade.

- Not greater than 1000m from a major/district centre. No
- Article 4 requirement: Partial

Assessment data available for this potential centre/parade	The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit. Greater London Authority's (GLA) High Street Data Service (HSDS) data was not available for this neighbourhood parade.
Criteria	
Accessibility and Environmental quality	• Overall, the environmental quality of the parade is moderate. The area was observed to be clean and generally well maintained, although some refuse bags were present outside a small number of premises. The majority of shopfronts were in good condition, despite some appearing dated, and the parade was relatively free from clutter. Outdoor seating at Flat White Café contributed positively to activity and vibrancy within the parade. • Recent public realm improvements, including upgraded paving and enhancements to the junction of Wickham Lane and Plumstead High Street, contribute positively to the appearance and functionality of the streetscape. • The parade benefits from a reasonable level of accessibility, with a zebra crossing supporting pedestrian movement and connectivity. However, there are no street trees, public open spaces or significant urban greening features, resulting in a predominantly hard-surfaced environment with limited amenity value. Opportunities remain to enhance the parade through further greening and public realm improvements. • Basic public realm infrastructure is provided, including public litter bins, while shopfront security measures are relatively unobtrusive, with roller shutters present but no external security grilles. A selection of photographs is included in the Appendix to illustrate examples of both positive and negative environmental conditions within the parade. • The parade does not contain any significant public facilities or public open space. However, it is located approximately 0.4 miles from Plumstead District Centre, which provides a range of community services. Public toilets are available within Plumstead Centre, approximately 0.3 miles away, alongside Plumstead Library and Leisure Centre. The closest GP surgery, Bason Road Surgery, is approximately 0.4 miles away. • The parade displays limited architectural variation and contains no designated heritage assets. It is split between the northern side of Plumstead High Street and the eastern side of Wickham Lane at their junction.

	- Public transport accessibility is reasonable. Plumstead Station is approximately 0.8 miles away, while Abbey Wood and Woolwich Elizabeth Line stations are both around 1.2 miles away. Bus stops are located approximately 350 feet from the parade on Plumstead High Street and Bostall Hill. There is no dedicated cycling infrastructure or off-street parking. - Whilst the parade does not contain any public open space, it benefits from proximity to Winn's Common and Plumstead Common, located approximately 0.3 and 0.7 miles away respectively, providing opportunities for recreation and leisure.
Diversity of uses	<u>January 2026 audit:</u> - Total number of units: 22 - Total number of units trading: 22 - Total number of units not trading: 0 - Goods/Tables and Chairs outside: 0 <u>Types of units:</u> - Use Class E: 17 - Barber: 2 - Buildings Merchant: 1 - Barber: 3 - Cafe: 1 - Double Glazing showroom and production in the rear: 1 - Grocers: 3 - Hairdressers: 3 - Pharmacy: 1 - Printers: 1 - Restaurant: 1 - Solicitors: 1 - Upholsters: 1 - Use Class F1: 1 - Tuition Centre: 1 - Sui Generis use classes: 4

	▪ Takeaway: 4 ○ Tally and percentage of occupied units in the potential parade are Class E use? 17 / 77% ○ Tally and percentage of occupied units in the potential parade are Class F1 use? 1/ 5% ○ Tally and percentage of occupied units in the potential parade are Sui Generis? 4/ 18% ○ If any units have been converted to residential use? None. The parade contains a broad and varied mix of uses, with all 22 units recorded as occupied and trading at the time of the January 2026 audit. Class E uses dominate the parade, accounting for 17 units (77% of the total), and include a range of retail, service and commercial premises such as barbers, hairdressers, grocers, a café, restaurant, pharmacy, solicitors, printers, upholsterers, a builders' merchant and a double-glazing showroom. This mix provides a wide range of day-to-day goods and services and contributes positively to the parade's role in serving the needs of the local community. In addition to the Class E uses, the parade contains one tuition centre (Class F1), representing 5% of occupied units, and four takeaway premises (Sui Generis), accounting for 18% of units. Whilst takeaways comprise a notable proportion of the parade, they do not dominate the overall offer and are balanced by a strong concentration of Class E uses. There are no vacant units. The Town Centre Audits over time show a very stable parade with strong occupancy rates, with the number of units trading not dropping below 95% since at least January 2023. Overall, the parade exhibits a healthy diversity of uses, a strong commercial function and a good range of customer-facing businesses, contributing positively to its vitality and viability.
Vacancy rates	<u>January 2026 vacancy audits:</u> • Total units in use/not vacant: 22 • Vacant units total: 0 • Vacant new build total: 0 • Vacant and advertised: 0 • Vacant and under refurbishment/regulatory/other process: 0 • Vacant, not advertised, not under refurbishment: 0

	The January 2026 vacancy audit recorded no vacant units within the parade, with all 22 units occupied and in active use. The absence of vacancy indicates a strong level of demand for commercial premises and suggests that the parade remains economically healthy and functionally vibrant. Town Centre Audit data also demonstrates consistently low vacancy levels over time, with vacancy rates being below 5% since January 2023. This sustained high level of occupancy indicates a resilient commercial function and continued demand for premises within the parade.
Night-time economy	There is a limited nighttime economy provision within the parade, with only one restaurant operating during nighttime hours.
Conclusions:	
Assessment of state of the centre/parade	• The parade is performing well and continues to fulfil an important local retail and service function. It contains a diverse mix of uses, with Class E uses comprising 77% of occupied units and providing a broad range of shops and services that meet day-to-day community needs. Whilst four takeaway uses are present, these do not dominate the overall offer. • The parade demonstrates a strong level of vitality and viability. All 22 units were occupied and trading at the time of the January 2026 audit, and vacancy rates have remained below 5% since January 2023, indicating sustained demand for commercial premises. • Environmental quality is generally moderate. The parade benefits from recent public realm improvements, including upgraded paving and junction enhancements, and was observed to be clean and generally well maintained. However, the streetscape remains dominated by hard surfacing and would benefit from additional greening and public realm enhancements, particularly through the introduction of street trees and other landscaping features. • Overall, the parade benefits from a varied commercial offer, high occupancy levels and a strong customer-facing function. It continues to meet the definition and role of a Neighbourhood Parade as set out in the Core Strategy and Draft Local Plan and should therefore retain its designation.
Recommendations for Reg 19 Local Plan	Retain the parade's Neighbourhood Parade designation. However, to reflect the Article 4 Direction and the existing pattern of uses, it is recommended that the residential properties at 15-23 Wickham Lane be removed from the designated parade boundary. It is also recommended that the boundary be extended to include the Plumstead High Street frontage of 1 Wickham Lane, which is currently only partially incorporated within the designation through its Wickham Lane frontage.

	These amendments would ensure that the designated boundary more accurately reflects the Article 4 Direction and the existing commercial composition of the parade, as illustrated in the accompanying map.
Mapped extent	Remove 15-23 Wickham Lane from the Neighbourhood Parade designation boundary and extend the designation boundary to cover the Plumstead High Street frontage of 1 Wickham Lane as per the below map. 

Appendix 1 Wickham Lane Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality



Centre/Parade name:	Woolwich Road	
Contextual overview information:		
Ward:	East Greenwich	
Core Strategy Policy Overview:		
Town Centre Classification:	Neighbourhood Parade.	
Applicable policy designations within Centre boundary:	Flood Risk Area and Local View 1 (Shooters Hill to Central London).	
Core Strategy map screenshot (centre/parade boundary):		
Other:		

Article 4 Direction:



Article 4 Direction: *Exclude 22-28 Woolwich Road which are vacant properties at the edge of the parade. While there are other vacant /sui generis units, these are scattered within a frontage otherwise in class E use.*

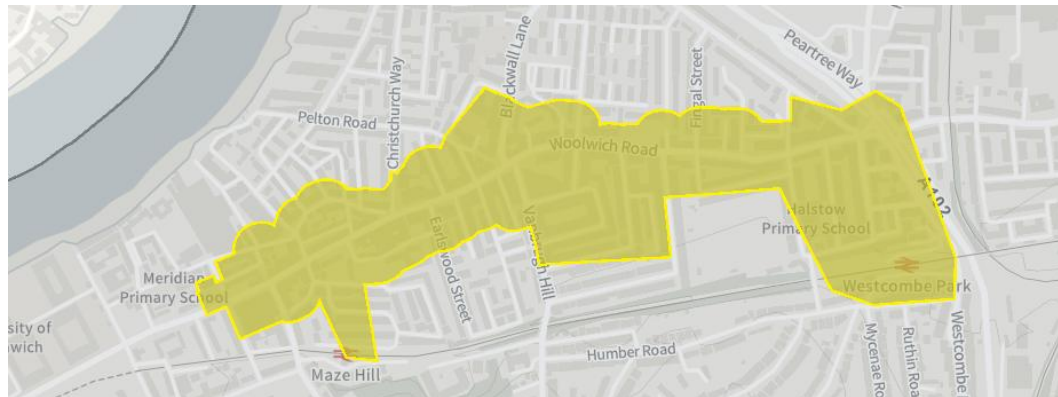
- Not greater than 1000m from a major/district centre.
- Article 4 requirement: Partial

Assessment data available for this potential centre/parade

The assessment is based on observations recorded during the site visit and information obtained from the Royal Borough of Greenwich (RBG) Town Centre Audit.

The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS), as shown in the screenshot below, because the HSDS geography covers a much larger area than the parade's designated mapped extent. The HSDS area covers not only the Woolwich Road Neighbourhood Parade but also East Greenwich District Centre

mapped extent as well to the west of the parade. As such, to ensure the assessment is based on the most accurate and representative information available, the HSDS has not been used for the purposes of this assessment.



Criteria

Accessibility and Environmental quality

- The environmental quality of the parade is generally high, with the majority of the parade comprising well-maintained shopfronts which contribute positively to the character and appearance of the parade. The parade benefits from a reasonable level of street tree coverage, with public litter bins, cycle parking facilities and wide footpaths all helping to enhance the public realm. A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality.
- The parade was observed to be relatively clean and largely clutter free. It benefits from a covered bus shelter and a separated cycle way running along its frontage. The parade also benefits from outdoor dining areas associated with Castellano Bar Restaurant and GMT café. The parade was visited on a weekday during the early afternoon and it was observed to experience a reasonably steady level of pedestrian and vehicular activity.
- There is limited variety in architectural styles across the parade, with all buildings appearing to be reasonably well-maintained. Whilst there are no heritage buildings within the parade itself, there is a Grade II listed building and wall at 18 Woolwich Road opposite the parade.
- The parade itself does not contain any public facilities, but it is located within approximately 0.4 miles (approximately an 8-minute walk) from Westcombe Park Station which not only makes the parade highly accessible, but also offers

	additional cycle parking and public toilet facilities. The parade is approximately 0.1 miles from the East Greenwich District Centre, which provides a broad range of community services including GP surgeries and the Greenwich Library, approximately 0.2 miles away, which also provides public toilet facilities. • Bus stops located along the northern and southern boundaries of the parade aid the parade's high level of accessibility, connecting residents to various destinations in South East London. The parade is approximately 1.5 miles from Greenwich Station and North Greenwich Underground Station, and approximately 1.2 miles from Cutty Sark DLR station. • Whilst the parade does not provide any public open space, it benefits from close proximity to Gleniston Green, East Greenwich Pleasaunce and Greenwich Park, approximately 300 feet, 0.3 miles and 0.7 miles away respectively.
Diversity of uses	<u>January 2026 audit:</u> • Total number of units: 20 ○ Total number of units trading: 17 ○ Total number of units not trading: 3 ○ Goods/Tables and Chairs outside: 0 • <u>Types of units:</u> ○ Use Class E: 10 ▪ Office: 1 ▪ Showroom for construction services: 1 ▪ Dentist: 1 ▪ Barber: 1 ▪ Café: 1 ▪ General Store/ Local Supermarket: 1 ▪ Restaurant : 2 ▪ Beauty Salon: 2 ○ Sui Generis use classes: 7 ▪ Takeaway: 6 ▪ Public House: 1

	○ Tally and percentage of occupied units in the potential parade are Class E use? 10 / 59% ○ Tally and percentage of occupied units in the potential parade are Sui Generis? 7/ 41% ○ If any units been converted to residential use? None The parade provides a relatively diverse mix of retail, leisure and service uses, supporting a range of day-to-day needs within the local community. Occupied units comprise a variety of Class E uses, including an office, a construction services showroom, a dentist, a barber, a café, a general store, restaurants and beauty salons, supplemented by a public house and takeaway food outlets. Whilst Class E uses account for the majority of occupied premises (59%), the parade also contains a notable concentration of sui generis uses, with takeaway units representing a significant proportion of occupied premises. Although this reduces the overall diversity of the offer, the parade continues to provide a broad range of services and facilities. The Town Centre Audit indicates that the mix of uses and occupancy levels have remained relatively stable since July 2023, suggesting that the parade continues to perform an established local retail and service function.
Vacancy rates	● <u>January 2026 vacancy audits:</u> ○ Total units in use/not vacant: 17 ○ Vacant units total: 3 ○ Vacant new build total: 0 ○ Vacant and advertised: 0 ○ Vacant and under refurbishment/regulatory/other process: 0 ○ Vacant, not advertised, not under refurbishment: 3 The January 2026 Town Centre Audit identified three vacant units within the parade, with 17 of the 20 units recorded as occupied. Vacant units were identified at 26, 28 and 46 Woolwich Road. None of the vacant units were being actively marketed, under refurbishment, or subject to any other identified regulatory process at the time of the audit. Since then, a Certificate of Lawfulness (Existing) application has been submitted in respect of 28 Woolwich Road (ref. 26/1111/CE), seeking confirmation of use as a single dwellinghouse. The application was registered in April 2026 and remains under consideration.

	The number of vacant units has remained unchanged since the November 2024 Town Centre Audit, indicating a relatively stable vacancy position. Whilst the presence of three vacant units somewhat reduces the parade's vitality and vibrancy, the majority of units remain occupied and trading, supporting the parade's continued role in providing retail, leisure and service uses for the local community.
Night-time economy	The night-time economy offer of the parade is reasonably limited, with only the one public house and two restaurants contributing to the night-time economy provision.
Conclusions:	
Assessment of state of the centre/parade	- Woolwich Road Neighbourhood Parade appears to be performing well and in a stable condition, providing an established neighbourhood retail and service function. At the time of the January 2026 audit, 17 of the 20 units were occupied, representing an occupancy rate of 85%. The parade provides a diverse mix of retail, service and leisure uses, with Class E uses accounting for the majority of occupied units (59%). Whilst takeaway uses comprise a notable proportion of premises, the overall offer remains. The mix of uses and occupancy levels have remained broadly stable since 2023, indicating a degree of resilience. Although three units were vacant at the time of the audit, vacancy levels have remained unchanged since November 2024 and do not appear to significantly undermine the parade's function. Nonetheless, bringing the remaining vacant and non-trading units back into active use would help to strengthen the vitality and vibrancy of the parade - The parade's environmental quality is generally high, with well-maintained buildings and shopfronts, a relatively uncluttered public realm, and supporting infrastructure including street trees, cycle parking, a segregated cycle lane and covered bus stops. Overall, the evidence suggests that the parade continues to serve the day-to-day needs of the local community and remains viable as a neighbourhood parade.
Recommendations for Reg 19 Local Plan	Retain neighbourhood parade designation.
Mapped extent	No change proposed to the parade's mapped extent.

Appendix 1 Woolwich Road Neighbourhood Parade site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

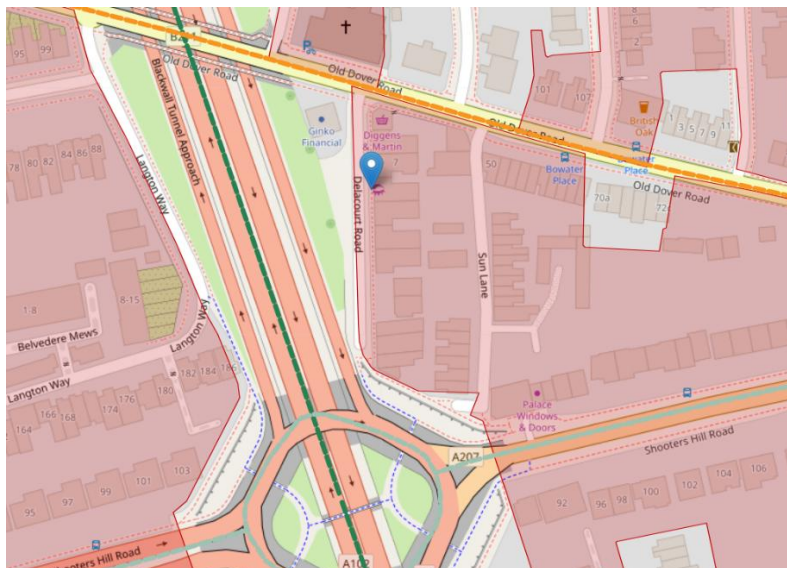
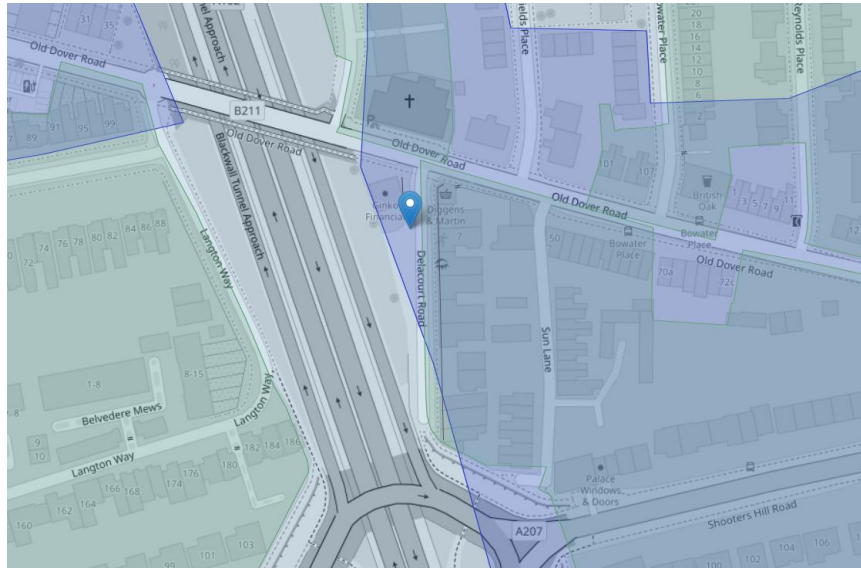


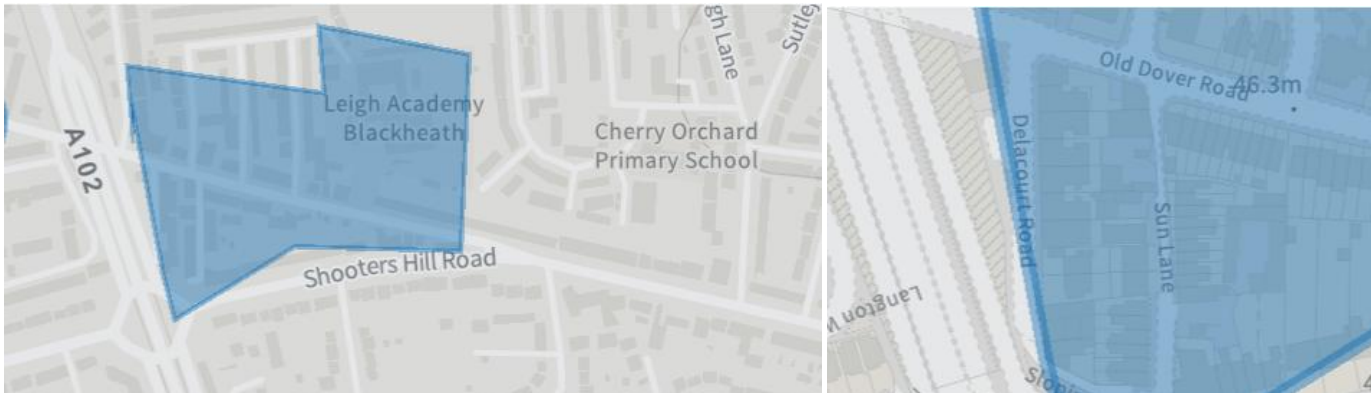


- **Examples of Weak Environmental Quality**



Appendix 4: Potential New Neighbourhood Parades assessments

Potential new Centre/Parade name:	Delacourt Road	
Contextual overview information:		
Ward:	Charlton Hornfair	
Core Strategy Policy Overview:		
Town Centre Classification:	N/A	
Applicable policy designations within Centre boundary:	<u>Core Strategy:</u> Conservation Area and Local View 5 (Eltham Park (North) to Central London). <u>Draft Local Plan:</u> Conservation Area, Area of Archaeological Potential, Strategic View	
Core Strategy map screenshot (centre/parade boundary):	<u>Core Strategy:</u> 	<u>Draft Local Plan:</u> 

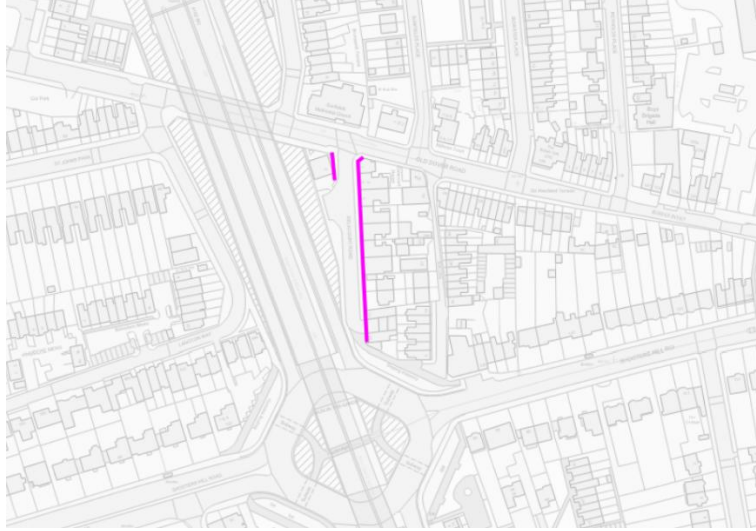
Other:	
Article 4 Direction:	The potential parade is not covered by Article 4 Direction.
Assessment data available for this potential centre/parade	This assessment is based solely on observations recorded during the site visit. As the area under consideration does not form part of an existing designated parade or centre, no relevant information is available from the Royal Borough of Greenwich (RBG) Town Centre Audit. The Council has not relied on data from the Greater London Authority's (GLA) High Streets Data Service (HSDS). The relevant HSDS geography, identified as 'Old Dover Road, Blackheath', covers a substantially larger catchment area than the potential neighbourhood parade and includes parts of Old Dover Road, Sun Lane, Sunfields Place and Bowater Place, amongst other surrounding streets. As such, to ensure the assessment is based on the most accurate data available, HSDS has not been used in this assessment. 
Criteria	
Accessibility and Environmental quality	• The environmental quality of the potential neighbourhood parade on Delacourt Road is considered to be generally good. The majority of shopfronts are well-maintained and occupied, providing active frontages and natural surveillance throughout the day although some units were observed with shutters down at the time of the site visit. • The area appeared generally clean and well-kept with only minor detractors including wheelie bins on the footway, limited street clutter and a minicab premises with a poorly maintained shopfront and cluttered window display. • The presence of outdoor seating associated with two businesses and activity generated by the gym contribute positively to the street environment and sense of vibrancy.

	• A selection of photographs is included in the Appendix to demonstrate examples of both strong and weak environmental quality within the potential parade. • There are no public facilities located within the potential parade itself. However, a range of community facilities are accessible within the surrounding area. Public toilets are available at Blackheath Library, approximately four minutes' walk away, as well as Batley Park and Mycenae House, which are approximately eight and 13 minutes' walk away respectively. In terms of healthcare provision, the Blackheath Standard Surgery is located approximately eight minutes' walk from the potential parade. • Delacourt Road has limited public realm offer, with a few street trees and an absence of cycle parking, public seating, and dedicated green or public open space within the potential parade itself. However, the area benefits from access to larger open space in the wider locality. Blackheath Common is approximately a 15-minute walk away, Greenwich Park 19-minutes' walk away, and Hornfair Park and Charlton Park are both approximately 25 minutes' walk away. • The potential parade is reasonably accessible by a range of transport modes. While Delacourt Road is a dead-end road for vehicles, pedestrian access is provided through to Sun Lane, ensuring connectivity to the surrounding area. The parade is located within a short walking distance of bus stops on both Old Dover Road and Shooters Hill Road, providing connections to destinations including Blackheath, Woolwich, Lewisham and Slade Green. The nearest rail station is Westcombe Park, approximately 20 minutes' walk away, while Charlton Station is approximately 25 minutes' walk away. • The area also benefits from on-street and off-street parking provision and is located approximately three minutes' walk from Royal Standard Local Centre, which contains a range of retail, service and community uses including Blackheath Library, a pharmacy, dentist and supermarket among others. Although pedestrian activity was relatively modest during the site visit, businesses were generally open and active, contributing to a safe and accessible environment. • There is limited variation in architectural style across the parade. The building stock is predominantly composed of single-storey commercial units fronting Delacourt Road, with residential properties located to the rear. Access to some of these residential properties is provided between commercial units along the parade, creating a relatively consistent streetscape.
Diversity of uses	<u>Site visit 2026:</u> • Total number of units: 12 ○ Total number of units trading: 12 ○ Total number of units not trading: 0

- Goods/Tables and Chairs outside: 2
- Types of units:
 - Use Class E: 8
 - Convenience: 1
 - Office: 1
 - Sports massage therapy: 1
 - Gym: 1
 - Beauty Salon: 1
 - Hairdresser: 1
 - Plant shop: 1
 - Counselling and psychotherapy: 1
 - C3: 2
 - Sui Generis use classes: 2
 - Minicab business: 1
 - Auto repair shop with MOT services: 1
 - Tally and percentage of occupied units in the potential parade are Class E use? 8 / 67%
 - Tally and percentage of occupied units in the potential parade are Sui Generis? 2 / 17%
 - Tally and percentage of occupied units in the potential parade are Class C3 residential? 2 / 17%
 - If any units have been converted to residential use? N/A

The potential neighbourhood parade contains a reasonably diverse mix of uses, with all 12 units occupied and trading at the time of the site visit. The parade comprises a range of retail, service, health and wellbeing uses, including a convenience store, office, sports massage therapy practice, gym, beauty salon, hairdresser, plant shop and counselling and psychotherapy service, alongside a minicab office and vehicle repair/MOT centre. Class E uses are dominant, accounting for 67% of units (8 units), while 17% (2 units) comprise Sui Generis uses and 17% (2 units) are in residential (Class C3) use. The mix of commercial and service-based uses helps to meet a variety of day-to-day needs and contributes to activity within the parade throughout the day.

Vacancy rates	Whilst no HSDS or Town Centre audit data is available, based on the site visit all units appeared to be occupied.
Night-time economy	The potential parade does not have any units that would fall under the night-time economy.
Spend and Pedestrian footfall	As HSDS data was unavailable, there is no quantitative data available on expenditure patterns or pedestrian footfall available. However, a weekday midday site visit indicated that the potential parade had some moderate footfall, aided by mix of businesses provided on the road.
Conclusions:	
Assessment of state of the potential centre/parade	- The potential neighbourhood parade on Delacourt Road appears to be performing satisfactorily overall. All 12 units were occupied and trading at the time of the site visit, with a reasonably diverse mix of uses including a convenience store, office, gym, sports massage therapy, beauty salon, hairdresser, plant shop, counselling and psychotherapy service, minicab office and vehicle repair/MOT centre. Use Class E uses account for 67% of units. - The parade benefits from a generally good standard of environmental quality, with largely well-maintained shopfronts, active businesses and good levels of natural surveillance. There is scope for further enhancement through targeted public realm improvements, such as additional street trees, green infrastructure, seating and cycle parking. Such measures could strengthen the character of the parade, improve the pedestrian experience and support its function as a local destination. - Its proximity to Royal Standard Local Centre, public transport services and surrounding residential areas further supports its accessibility and local function. - While pedestrian activity was relatively modest during the site visit and there is limited variation in the built form, these factors do not detract significantly from the parade's overall vitality. On balance, the parade functions as an established local service cluster and exhibits the characteristics associated with a neighbourhood parade, as well as meeting the definition of a Neighbourhood Parade as set out in both the Core Strategy and the Draft Local Plan.
Recommendations for Reg 19 Local Plan	It is recommended that the area identified below be designated a Neighbourhood Parade in the Draft Local Plan, for the reasons set out above.
Proposed mapped extent	It is recommended that the area identified in the screenshot below and its associated units, are included within the recommended new neighbourhood parade mapped extent.



Appendix 1 Delacourt Road, Kidbrooke site visit photos

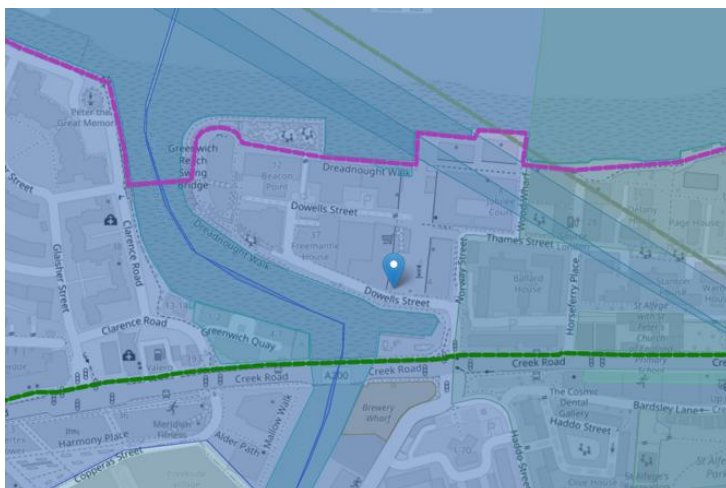
Environmental Quality

- Examples of Strong Environmental Quality



- Examples of Weak Environmental Quality

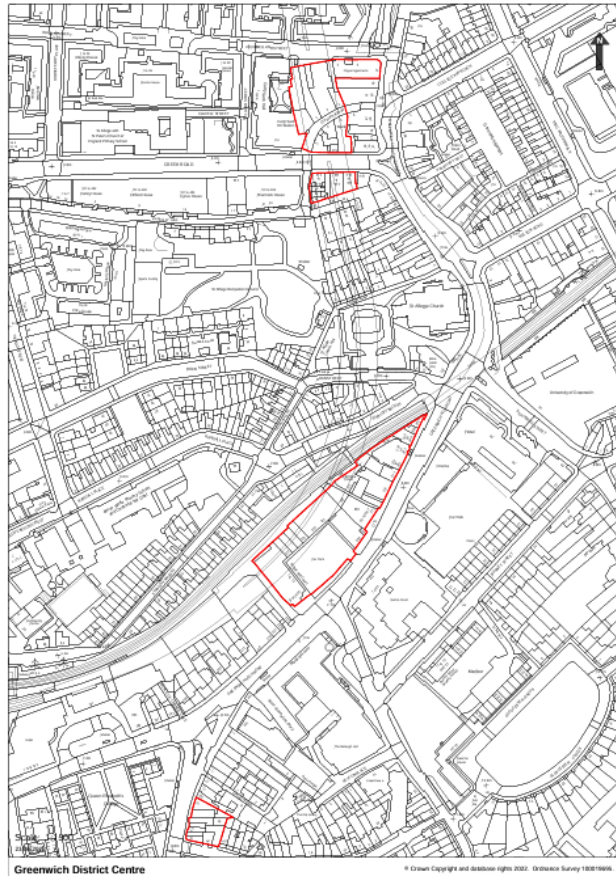


Potential new Centre/Parade name:	Victoria Parade	
Contextual overview information:		
Ward:	Greenwich Creekside	
Core Strategy Policy Overview:		
Town Centre Classification:	Under the Core Strategy it is within Greenwich District Centre (also called Greenwich Town Centre). Under the Draft Local Plan, it has been removed from Greenwich Town Centre (which itself is now proposed to be a Major Centre).	
Applicable policy designations within Centre boundary:	<u>Core Strategy:</u> Greenwich Town Centre, Strategic Views, Flood Risk Area, UDP Site Proposal Schedules and Thames Policy Area. Adjoins a Site of Importance to Nature Conservation. Adjoins a Conservation Area. <u>Draft Local Plan:</u> Area of High Archaeological Potential, Strategic View, partially within a Local View, Thames Policy Area, Thames Path . Adjoins a Adjoins a Site of Importance to Nature Conservation, Conservation Area and Major Centre (Greenwich Major Centre).	
Core Strategy map screenshot (centre/parade boundary):	Core Strategy: 	Draft Local Plan: 

Other:

Article 4 Direction:

Article 4 Directions for Greenwich Town Centre: *Exclude all units within the District Centre Boundary that are not designated primary or secondary retail frontage. Exclude all units within the World Heritage Site and 1-15 Greenwich South Street which are listed buildings and not subject to the permitted development right. Exclude 1-10 Stockwell Street, which includes the University of Greenwich, 2 vacant units and one unit in E class use, but separated from the core area.*



- Article 4 requirement: Partial

It is noted that the Article 4 Direction does not cover the potential parade area.

Assessment data available for this potential centre/parade

As part of the Retail and Leisure Study 2025, commissioned by the Royal Borough of Greenwich (RBG) to inform the Draft Local Plan, Lambert Smith Hampton recommended amendments to the Greenwich West Town Centre boundary, noting that certain parts of the town centre have the potential to serve a distinct neighbourhood function. They identified an area to be excluded from the town centre boundary, as shown in the screenshot below, and advised that there may be potential to designate a neighbourhood centre or neighbourhood parade within the excluded area, including the development around Victoria Parade. They noted that this area “has a number of facilities that are likely to support a local catchment that meets the day-to-day needs of the immediate community. For example, the area has a Waitrose store and range of service uses”. They also identified the concentration of town centre uses within this area, as illustrated in the second screenshot below.

Figure 8: Greenwich West – Town Centre Boundary Review

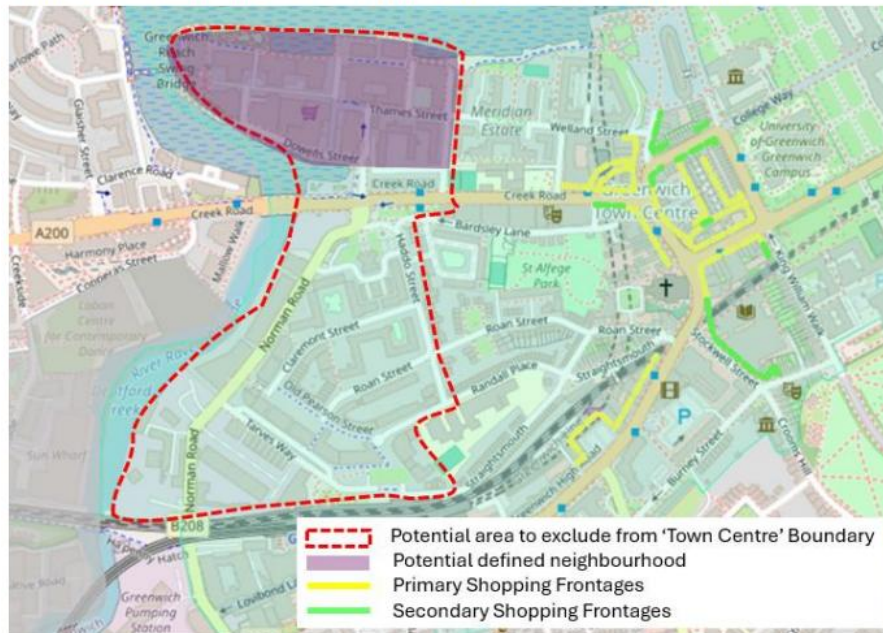
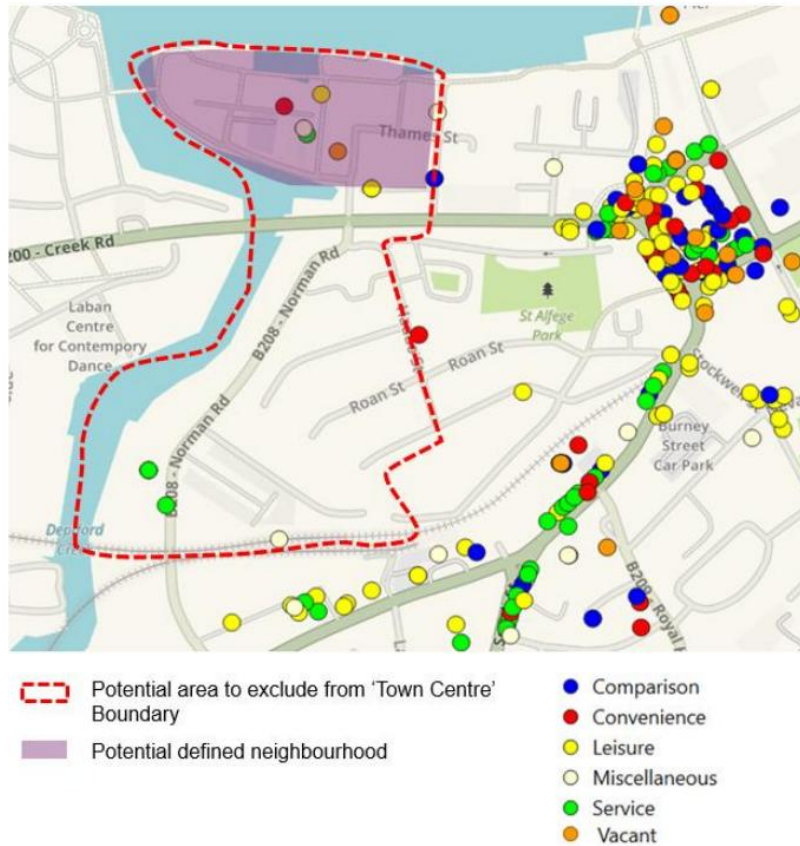


Figure 9: Town Centre Uses Activity



The assessment is based on observations recorded during the site visit and where relevant information obtained from the RB) Town Centre Audit for the Core Strategy's Greenwich Town Centre.

The Council has not used the Greater London Authority's (GLA) High Street Data Service (HSDS) data, as shown in the screenshot below, because the data area covers all of Greenwich Town Centre (as per the Core Strategy mapped extent).

As such, to ensure the assessment is based on the most accurate data available, HSDS has not been used in this assessment.



Criteria

Accessibility and Environmental quality

- The environmental quality of the potential parade site along Victoria Parade is considered to be high, providing an attractive, welcoming and well-functioning public realm. The area benefits from a clear and legible street layout, supported by good wayfinding through surrounding street signage, which assists pedestrian navigation and accessibility. A selection of photographs are included in the Appendix to demonstrate examples of both strong and weak environmental quality within the potential parade.
- The streetscape is enhanced by a variety of landscaping features, including established trees and planted shrubbery, which contribute positively to visual amenity and help soften the urban environment. Public art in the form of sculptures further adds interest and reinforces the character of the area. The central section of Victoria Parade is protected from vehicular traffic by bollards, creating a pedestrian-priority environment that is safe, accessible and conducive to social interaction.
- A number of amenities support the quality and usability of the space. Public seating is provided throughout the parade, encouraging people to dwell and making the area suitable for a variety of users. A children's playground is located in close proximity, increasing the appeal of the area for families. Although only a single litter bin was observed, the area

	appeared clean and well maintained. The area also benefits from access to Greenwich Park, approximately a 12-minute walk away. • The site benefits from good levels of pedestrian activity, which adds vitality and natural surveillance. A cycle route is located nearby along Norway Street, supporting accessibility by active travel modes. • There are no public facilities located within the potential parade itself. However, a range of community facilities are accessible within the surrounding area. Public toilets are available at Greenwich Station, approximately eight minutes' walk away, as well as Cutty Sark Gardens, Greenwich Community Arts Centre and Greenwich West Library, which are approximately seven, 10 and 12 minutes' walk away respectively. In terms of healthcare provision, the Burney Street Health Centre is located approximately six minutes' walk from the potential parade, with numerous other medical centres within 10-15 minutes' walk of the potential parade. • The potential parade is well connected to the wider transport network. Bus stops on Creek Road are approximately a two-minute walk from the site and provide links to destinations across the Royal Borough of Greenwich, neighbouring boroughs and Central London. Cutty Sark DLR Station is a five-minute walk away, and Greenwich Rail Station a nine-minute walk away. Greenwich Pier is also within walking distance, approximately seven-minute walk, providing access to Thames River Services. • Views towards the River Thames contribute positively to the setting; however, these are partially constrained along the western section of the parade where the Waitrose building forms a dominant frontage and obstructs some river views. Despite this limitation, the overall quality of the public realm remains high, characterised by attractive landscaping, pedestrian-friendly design, good maintenance and strong accessibility and active use throughout the day.
Diversity of uses	<u>Site visit 2026:</u> • Total number of units: 16 ○ Total number of units trading: 16 ○ Total number of units not trading: 0 ○ Goods/Tables and Chairs outside: 4 • <u>Types of units:</u> ○ Use Class E: 15 ▪ Supermarket: 3 ▪ Office: 8 ▪ Dentist: 1

	▪ Café: 2 ▪ Restaurant: 1 ○ Sui Generis use classes: 1 ▪ Pub: 1 ○ Tally and percentage of occupied units in the potential parade are Class E use? 15 / 94% ○ Tally and percentage of occupied units in the potential parade are Sui Generis? 1 / 6% ○ If any units been converted to residential use? N/A The potential parade contains 16 occupied units and no identified vacant premises (at time of the 2026 site visit), indicating a fully occupied and active potential neighbourhood parade. The area is heavily dominated by Use Class E uses (94%), and it contains a reasonable mix within this category, including supermarkets, offices, cafés, a restaurant and a dentist, with only one Sui Generis use (a public house). The predominance of office uses gives the parade a strong employment function, while the presence of convenience retail, food and drink uses, and community services contributes to its role in meeting the day-to-day needs of local residents, workers and visitors.
Vacancy rates	Whilst no HSDS or Town Centre audit data is available, based on the site visit all units appeared to be occupied.
Night-time economy	The potential parade has a limited night-time economy offer, with the restaurant and pub representing the only identified night-time economy uses within the potential parade.
Spend and Pedestrian footfall	As HSDS data was unavailable, there is no quantitative data available on expenditure patterns or pedestrian footfall available. However, a weekday mid-morning site visit indicated that the potential parade benefits from healthy levels of pedestrian activity and appeared to be well frequented, particularly given the Waitrose supermarket located within the potential parade, which is likely to act as a key footfall generator. The parade also benefits from its proximity to the Thames Path, the Greenwich Town Centre and local attractions such as Cutty Sark, all of which are likely to contribute to pedestrian movements throughout the day. The surrounding also contains a number of apartment buildings, providing a resident population that is likely to support footfall throughout the day.
Conclusions:	
Assessment of state of the	• The potential new neighbourhood parade is a well-maintained and vibrant local cluster of retail and service uses, that appears to be performing well. The potential parade has no identified vacant units, with a reasonably diverse

potential centre/parade	mix of retail, professional and service-based uses, including supermarkets, cafés, a restaurant, offices, a dentist and a public house, which collectively generate activity throughout the day and night and serve a range of local needs. • The existing commercial composition is strongly dominated by Use Class E uses, which account for 94% (15 units) of all premises, with the remaining 6% (1 unit) comprising a Sui Generis use (pub). • The concentration of office uses, alongside convenience retail and food and drink establishments, contributes to a steady level of footfall and helps support the vitality and viability of the parade. Combined with its attractive public realm, good accessibility and active pedestrian environment, the potential parade is considered to be performing well. • The potential parade meets the definition of a neighbourhood parade within both the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	It is recommended that the area identified below be designated a Neighbourhood Parade in the Draft Local Plan, for the reasons set out above.
Proposed mapped extent	It is recommended that the area identified in the screenshot below and its associated units, are included within the recommended new neighbourhood parade mapped extent.

Appendix 1 Victoria Parade, Greenwich site visit photos

Environmental Quality

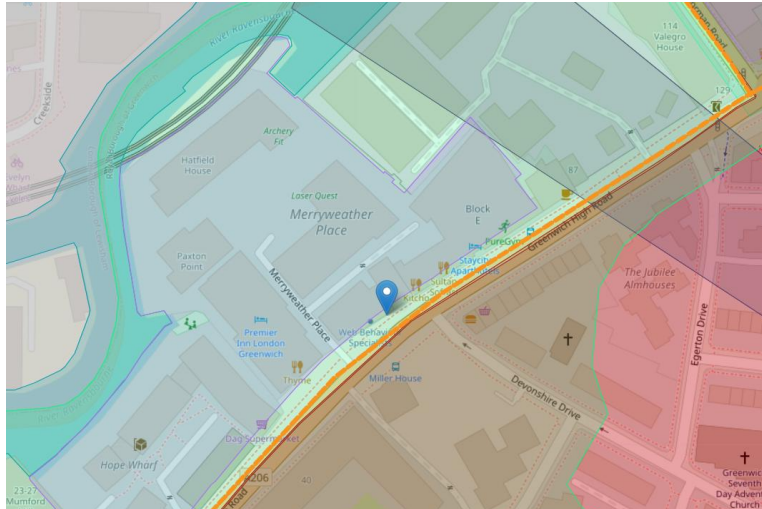
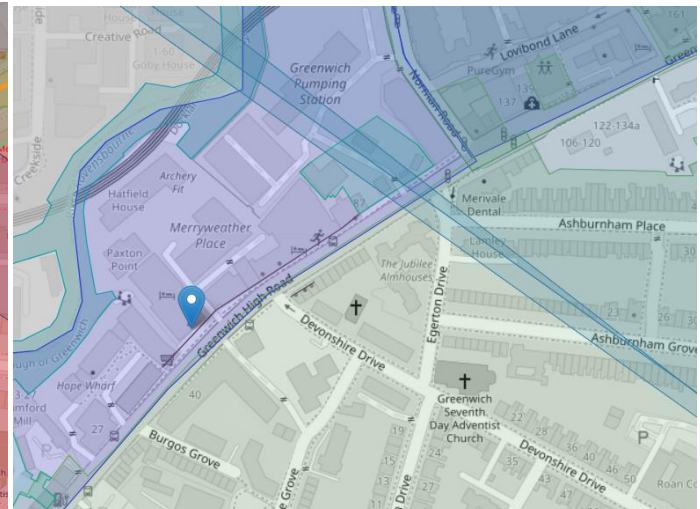
- Examples of Strong Environmental Quality





- **Examples of Weak Environmental Quality**

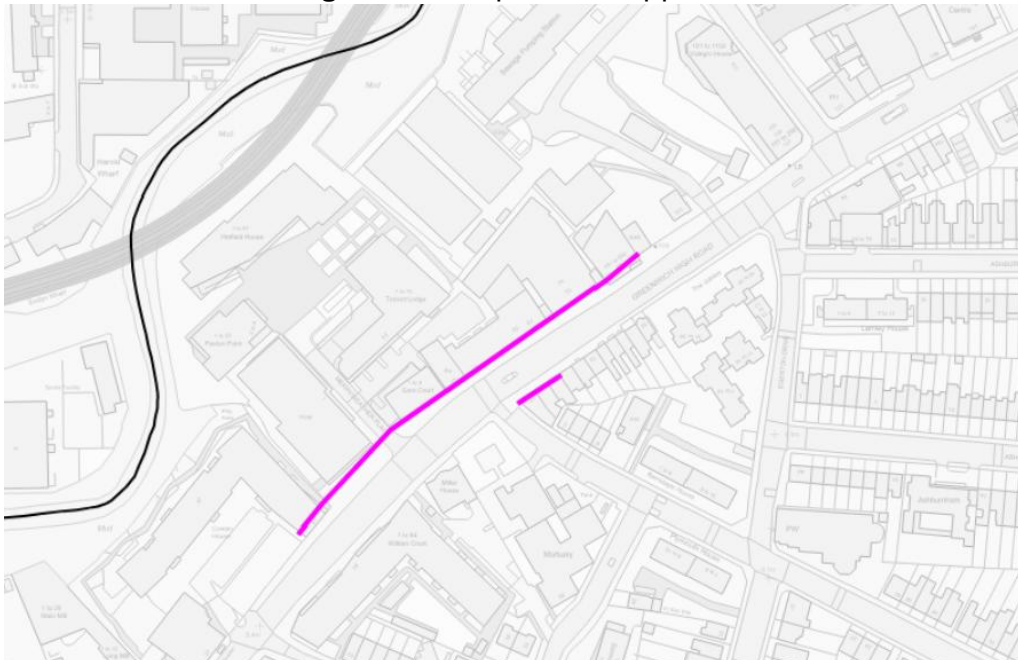


Potential new Centre/Parade name:	Greenwich High Road West	
Contextual overview information:		
Ward:	Greenwich Park	
Core Strategy Policy Overview:		
Town Centre Classification:	N/A	
Applicable policy designations within Centre boundary:	<u>Core Strategy:</u> Area of Archaeological Potential, contains a Local Listed Heritage Asset, UDP Site Proposal Schedules and Flood Risk Area. Part of the parade is within a Conservation Area. Grade 2 Heritage Assets adjoin the parade. Adjoins a Local Road. <u>Draft Local Plan:</u> Area of Archaeological Potential and contains a Local Listed Heritage Asset. Part of the parade is within a Conservation Area. Grade 2 Heritage Assets adjoin the parade.	
Core Strategy map screenshot (centre/parade boundary):	Core Strategy: 	Draft Local Plan: 

Other:	
Article 4 Direction:	The potential parade is not covered by Article 4 Direction.
Assessment data available for this potential centre/parade	This assessment is based solely on observations recorded during the site visit. As the area under consideration for designation as a Neighbourhood Parade does not form part of an existing designated parade or town centre, no relevant information is available from the Royal Borough of Greenwich (RBG) Town Centre Audit. Furthermore, data from the Greater London Authority's (GLA) High Streets Data Service (HSDS) was not available for the area being considered as a potential Neighbourhood Parade.
Criteria	
Accessibility and Environmental quality	• The environmental quality of the potential parade along the western portion of Greenwich High Road, between the junctions with Egerton Drive and Burgos Grove and centred around Merryweather Place, is considered to be reasonably high. A selection of photographs are included in the Appendix to demonstrate examples of strong environmental quality within the potential parade. • The public realm is generally of a good standard, with wide footways on the northern side of Greenwich High Road supporting pedestrian movement and providing convenient access to a range of retail, service, leisure and food and beverage uses. A pedestrian refuge island assists road crossing, while street trees and planter vegetation contribute to a pleasant pedestrian environment. Despite this, the potential parade lacks cycle parking, public seating, and dedicated green or public open space within the potential parade itself, and provision of street bins is limited. However, the area benefits from proximity to Greenwich Park, located approximately 0.6 miles away. • There are no public facilities located within the potential parade itself. However, a range of community facilities are accessible within the surrounding area. Public toilets are available at Greenwich Station, approximately 0.3 miles away, as well as at Greenwich Community Arts Centre and Greenwich West Library, which are located approximately 0.2 and 0.4 miles away respectively. In terms of healthcare provision, the Deptford Surgery is situated approximately 0.4 miles from the potential parade, with a number of additional healthcare facilities also located nearby. • The potential parade area appeared well maintained, clean and free from significant obstructions during the site visit. Steady levels of pedestrian and vehicular activity were observed, reflecting the area's accessibility and its function in serving both local residents and visitors. • The built environment is of a high quality. The southern side of Greenwich High Road adjoins the Ashburnham Triangle Conservation Area and contains a number of well-maintained historic buildings, while the northern side is

	characterised by more recent medium-rise development. The potential parade also contains a Locally Listed Building, a former public house, at 57 Greenwich High Road, which contributes to local character. • The potential neighbourhood parade is readily accessible by a range of transport modes. The area is served by two sheltered bus stops on Greenwich High Road, providing convenient access to destinations within the borough and beyond. It is also located within approximately 0.3 miles of Greenwich rail and DLR station and 0.4 miles of Deptford Bridge DLR station. • In addition, the potential parade is located between Greenwich and Deptford Town Centres and is surrounded by established residential neighbourhoods, making it highly accessible on foot.
Diversity of uses	<u>Site visit 2026:</u> • Total number of units: 11 ○ Total number of units trading: 10 ○ Total number of units not trading: 1 ○ Goods/Tables and Chairs outside: 3 • <u>Types of units:</u> ○ Use Class E: 10 ▪ Convenience store: 1 ▪ Grocers: 1 ▪ Café: 2 ▪ Restaurant: 4 ▪ Gym: 1 ▪ Office: 1 ○ Use Class C1: 1 ▪ Hotels: 1 ○ Tally and percentage of occupied units in the potential parade are Class E use? 10 / 91% ○ Tally and percentage of occupied units in the potential parade are Class C1 use? 1 / 9% ○ If any units been converted to residential use? N/A

	The potential neighbourhood parade demonstrates a good diversity of uses, with 10 of the 11 units occupied and trading at the time of the site visit. The potential neighbourhood parade contains a mix of convenience retail, food and beverage, leisure and office uses, including a convenience store, grocer, cafés, restaurants, gym, office space and one hotel. Class E uses are dominant, accounting for 91% of occupied units (10 units), and provide a range of complementary uses which help to support both the day-to-day needs of local residents. Overall, the mix of retail, service, leisure and hospitality uses contributes positively to the vitality and viability of the potential parade. Google maps indicates that one unit, Thyme Restaurant within the Premier Inn Hotel, is permanently closed. As a result, while the unit appeared occupied as part of the hotel complex, it was not considered to be actively trading at the time of the assessment.
Vacancy rates	Whilst no HSDS or Town Centre audit data is available, based on the site visit all units appeared to be occupied.
Night-time economy	The potential parade has a relatively limited night-time economy offer, with the three trading restaurants representing the only identified night-time economy uses within the potential parade.
Spend and Pedestrian footfall	As HSDS data was unavailable, no quantitative data on expenditure patterns or pedestrian footfall could be obtained. However, a weekday mid-morning site visit indicated that the potential parade benefits from healthy levels of pedestrian activity and appeared to be well frequented. The parade also benefits from its proximity to Greenwich and Deptford Town Centres, Greenwich rail and DLR station, Deptford DLR Station, and a range of retail and service uses within the wider area, all of which are likely to contribute to pedestrian movements throughout the day. The surrounding area also contains apartment buildings and residential properties, providing both a local resident population and visitor accommodation that are likely to support footfall throughout the day.
Conclusions:	
Assessment of state of the potential centre/parade	- The potential neighbourhood parade appears to be performing well overall, with 10 of the 11 units identified as occupied and trading at the time of the assessment. The parade comprises a mix of convenience retail, food and beverage, leisure, office and hotel uses. Use Class E uses account for 91% of premises and include a convenience store, grocer, cafés, restaurants, a gym and an office. The remaining 9% comprises Class C1 hotel accommodation. - The parade benefits from good accessibility, a high occupancy rate and steady levels of observed pedestrian activity, which contribute positively to its vitality and viability.

	Overall, the concentration of complementary uses and services supports the day-to-day needs of residents and visitors and is consistent with the role and function of a neighbourhood parade as identified in the Core Strategy and Draft Local Plan.
Recommendations for Reg 19 Local Plan	It is recommended that the area identified below be designated a Neighbourhood Parade in the Draft Local Plan, for the reasons set out above.
Proposed mapped extent	It is recommended that the area identified in the screenshot below and its associated units, are included within the recommended new neighbourhood parade mapped extent. 

Appendix 1 Greenwich High Road West, Greenwich site visit photos

Environmental Quality

- Examples of Strong Environmental Quality

