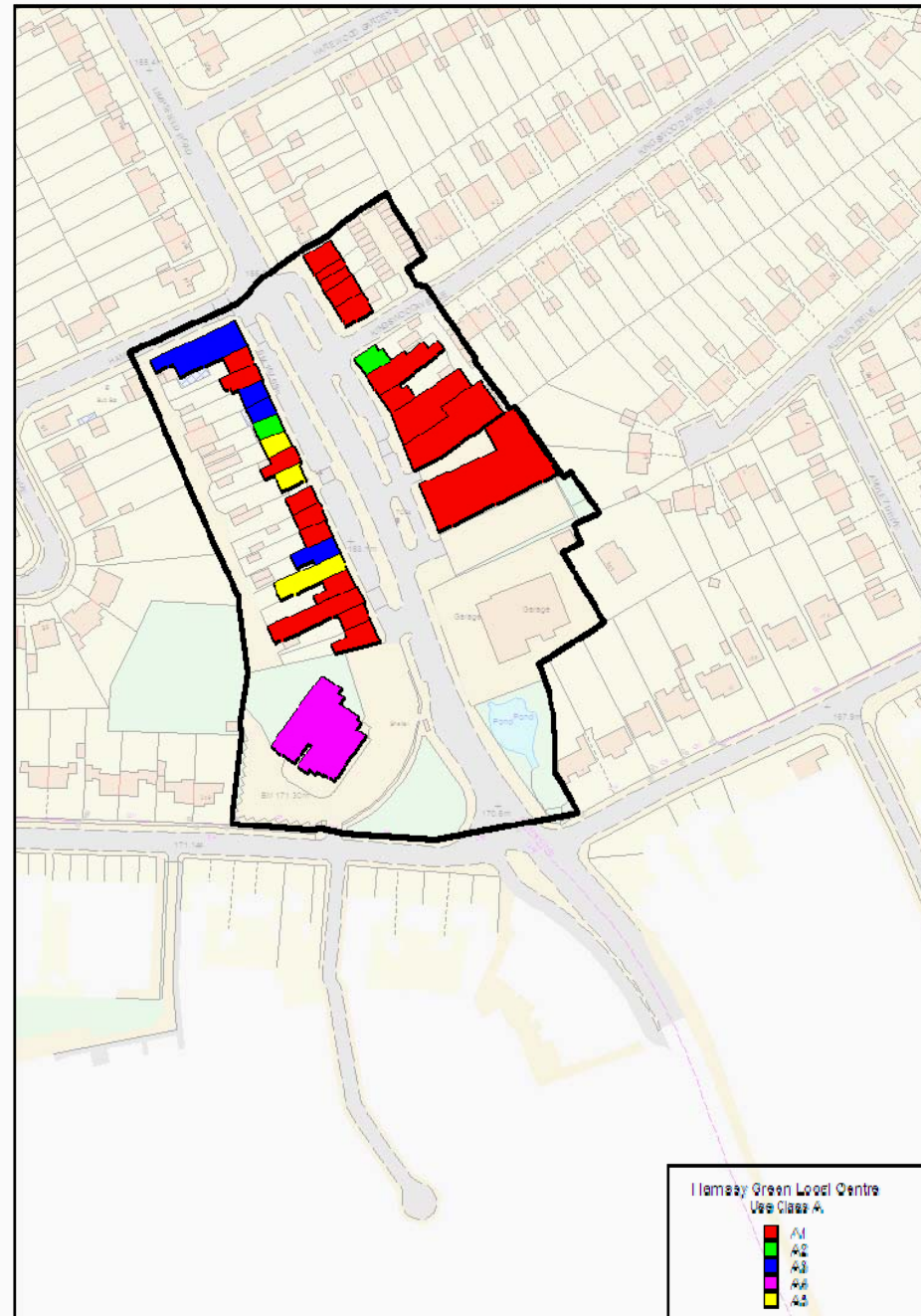




# Hamsey Green Local Centre



A small Local Centre which in 2012 had 30 Class A units

Of these units, 20 were classified as shops (Class A1)

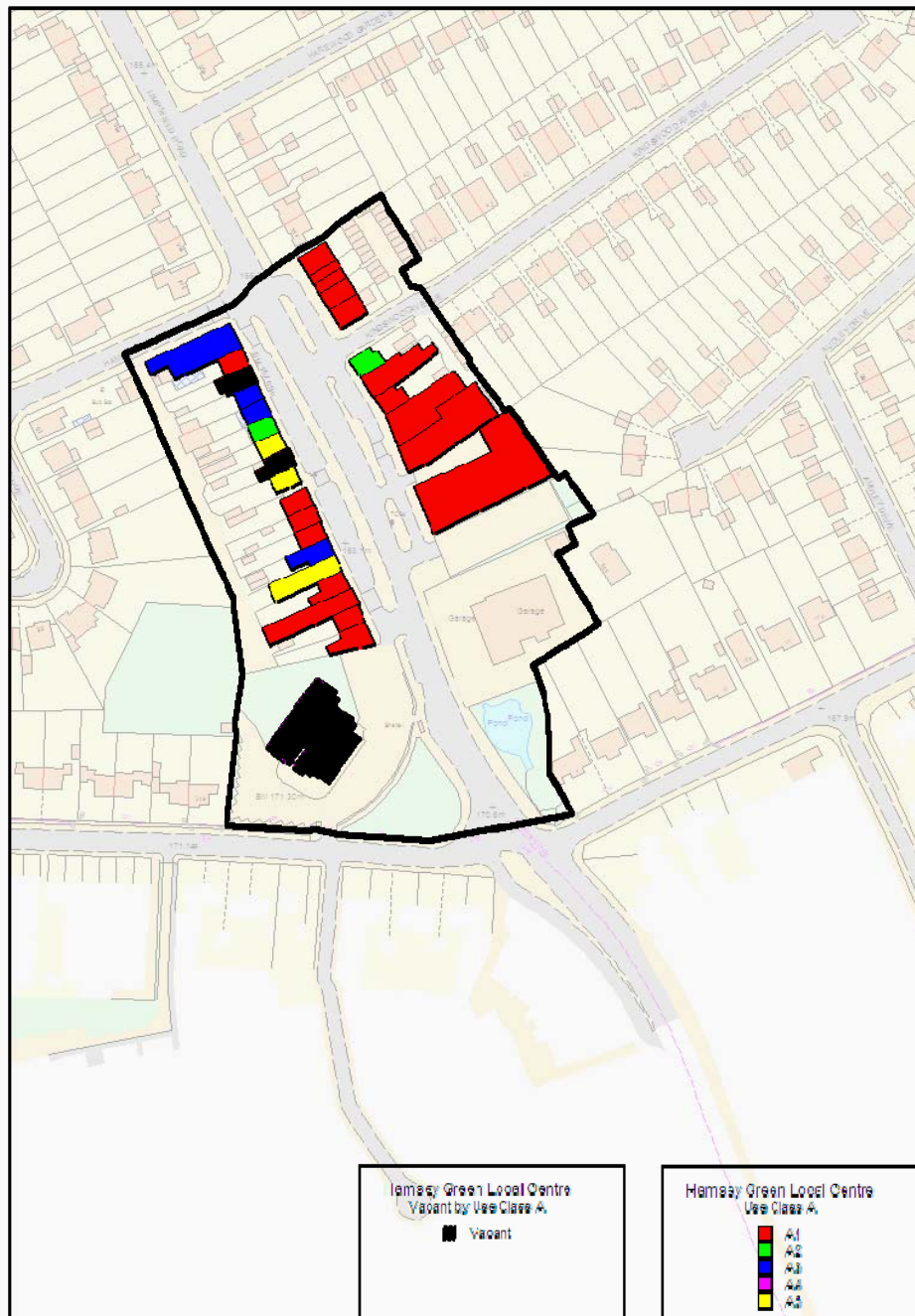


# Hamsey Green Local Centre

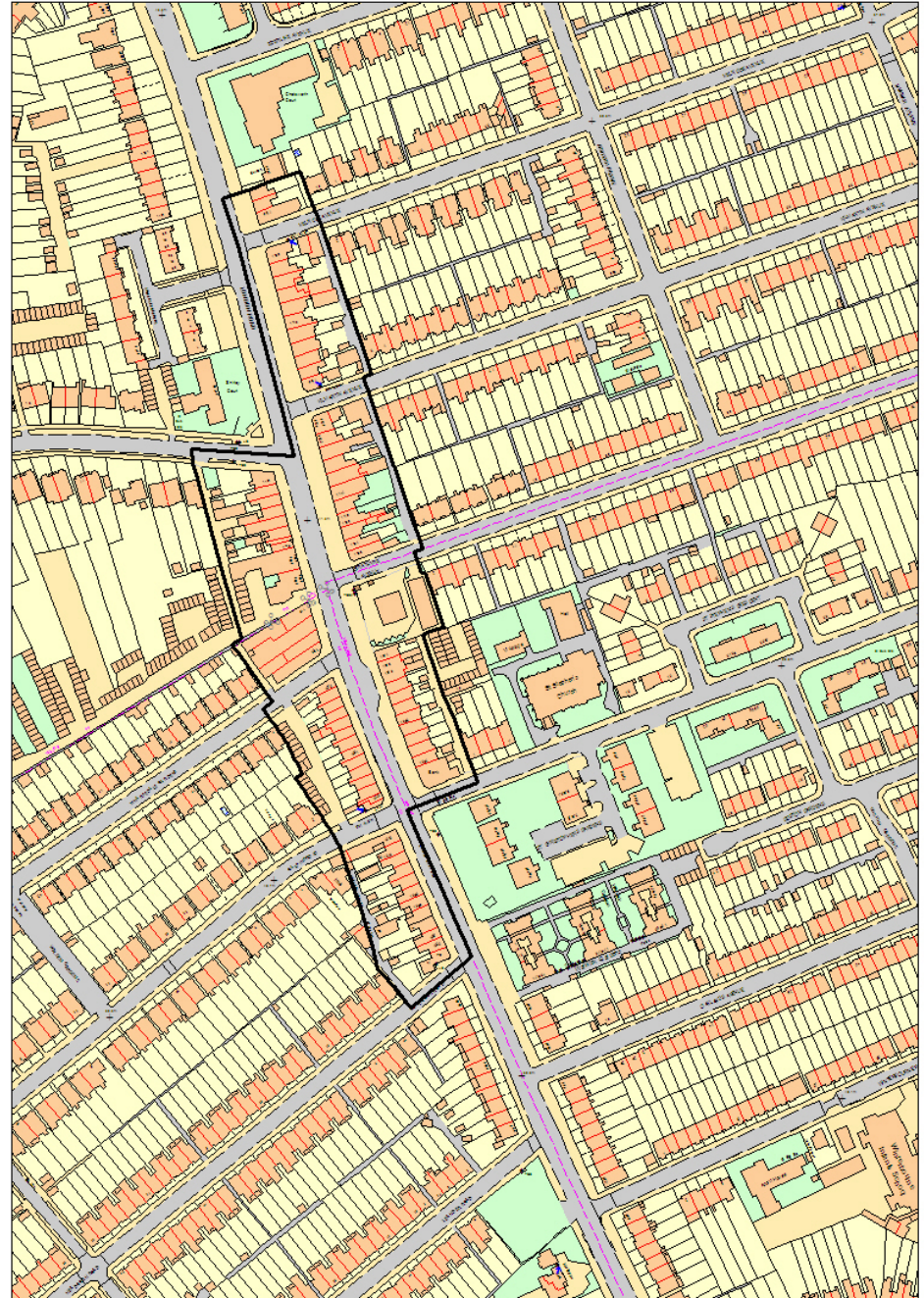
The vacancy rate in the local centre is 10% of Class A units and 12% of Class A floor space

This is higher than in 2011 when vacancy was 2% of Class A floor space

Hamsey Green Local Centre, therefore, now only meets the target level of vacancy for 2021 and not 2031 although the large increase in vacant floor space is due entirely to the closing of the Good Companions pub during 2011/12



# Pollards Hill Local Centre





# Pollards Hill Local Centre

In 2012 there were 55 Class A units in Pollards Hill Local Centre

Of these units, 34 were classified as shops (Class A1)





# Pollards Hill Local Centre

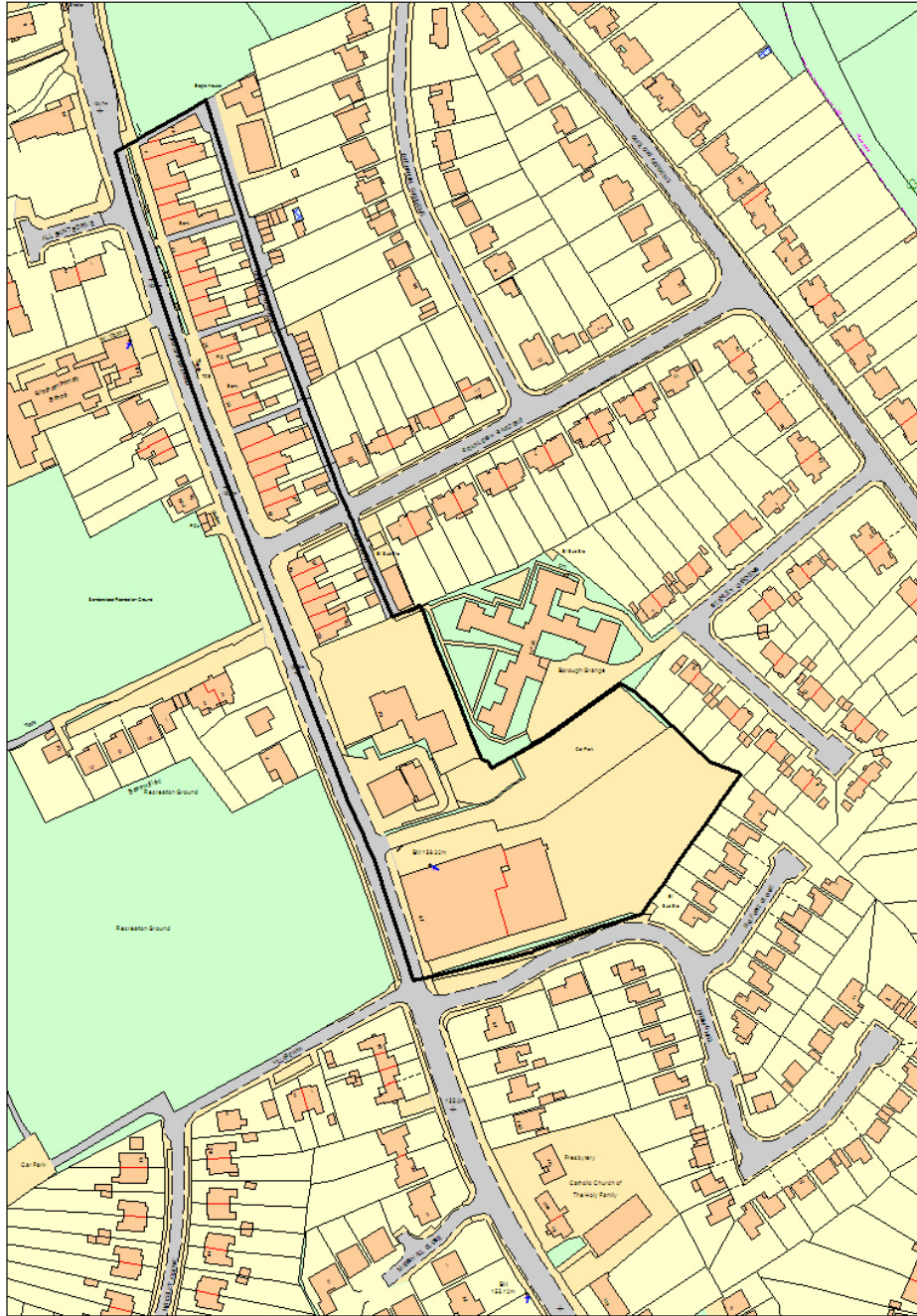
The vacancy rate in the local centre is 9% of Class A units and 15% of Class A floor space

This is slightly higher than in 2011 when vacancy was 14% of Class A floor space

Pollards Hill Local Centre, therefore has not yet met the target level of vacancy for 2021







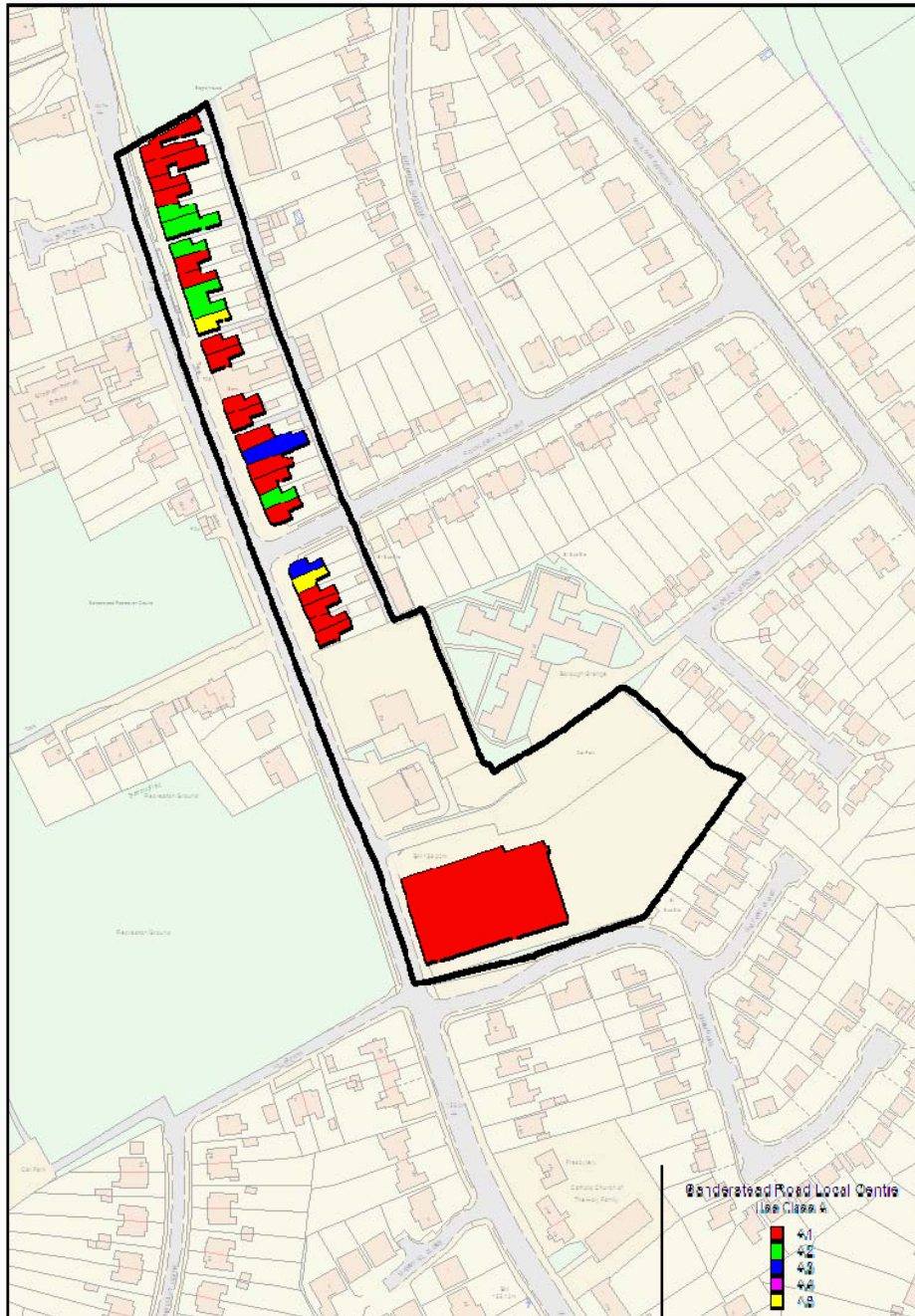
# Sanderstead Local Centre

# Sanderstead Local Centre

The smallest Local Centre which in 2012 had 28 Class A units

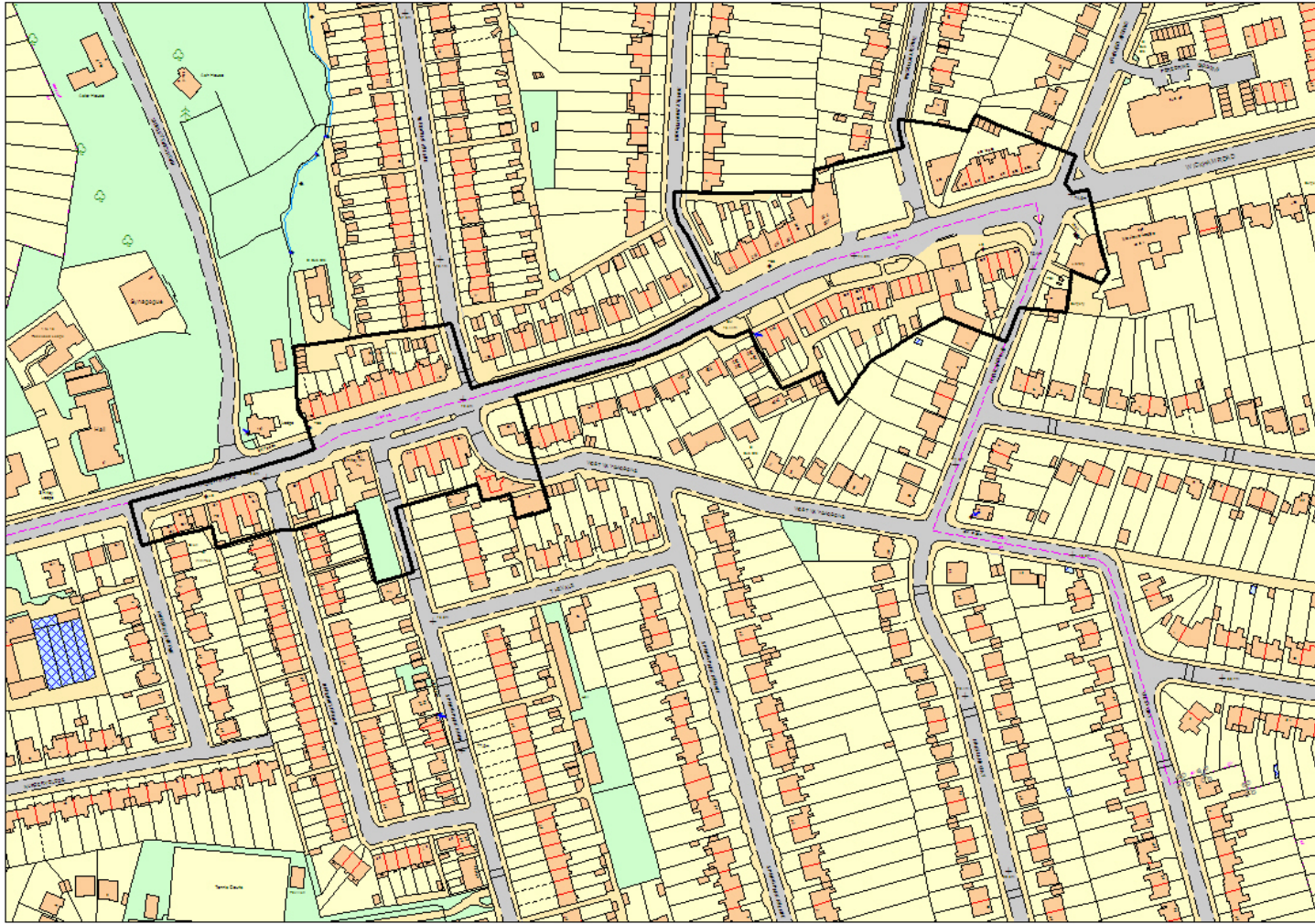
Of these units, 19 were classified as shops (Class A1)

In 2012 it was the only Centre with no vacant Class A units which was also the case in 2011





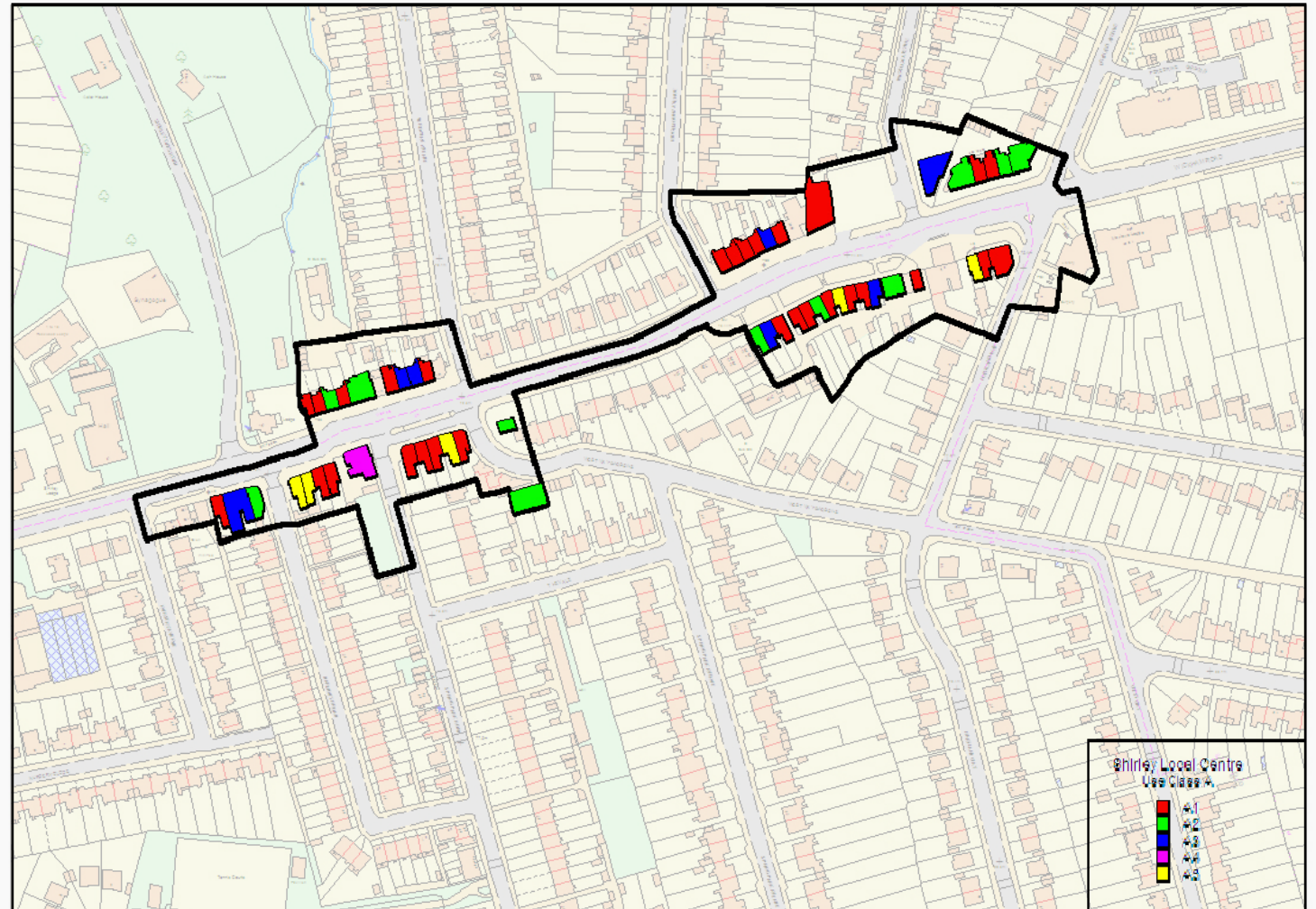
# Shirley Local Centre



# Shirley Local Centre

In 2012 there were 53 Class A units in Shirley Local Centre

Of these units, 29 were classified as shops (Class A1)



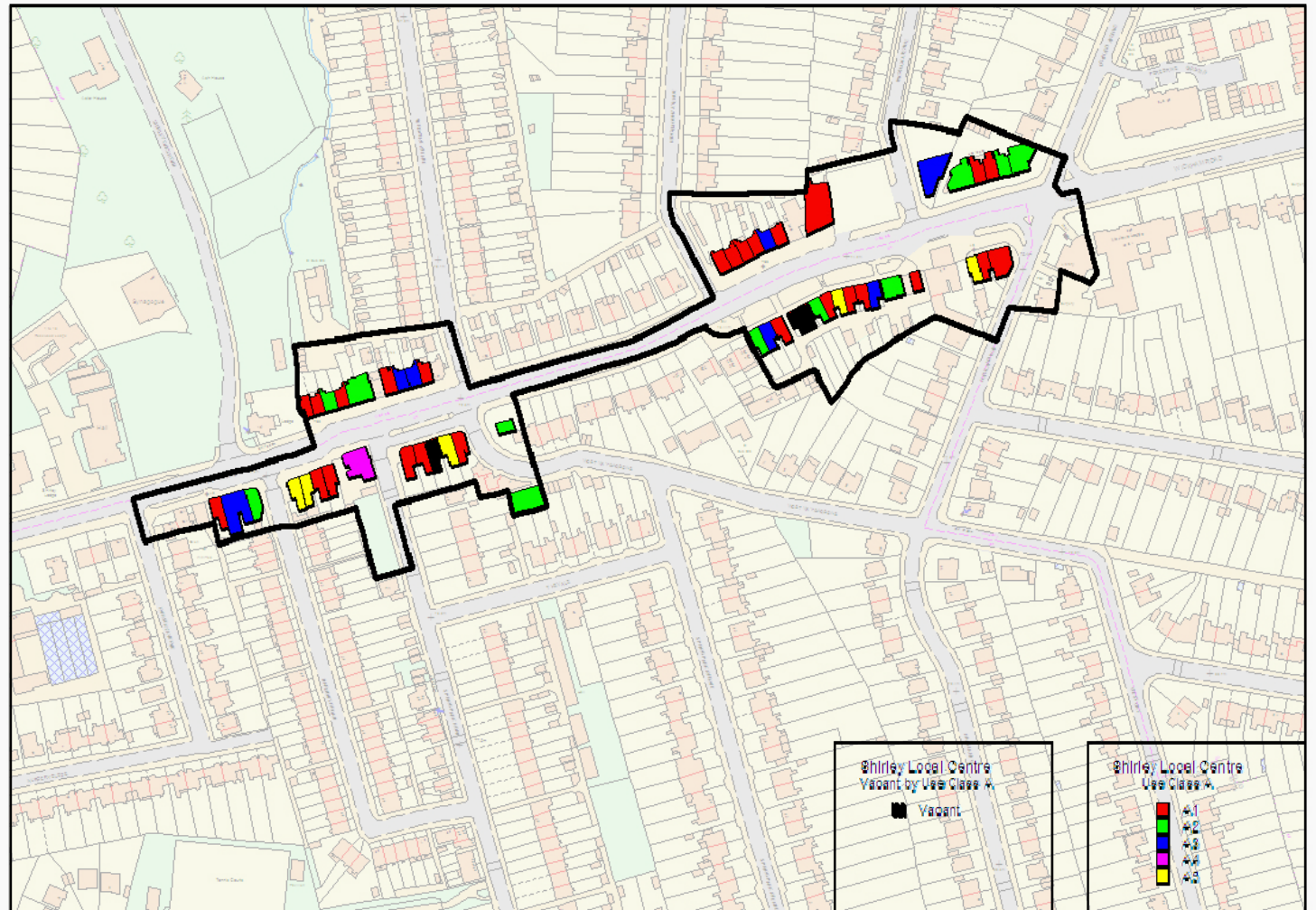


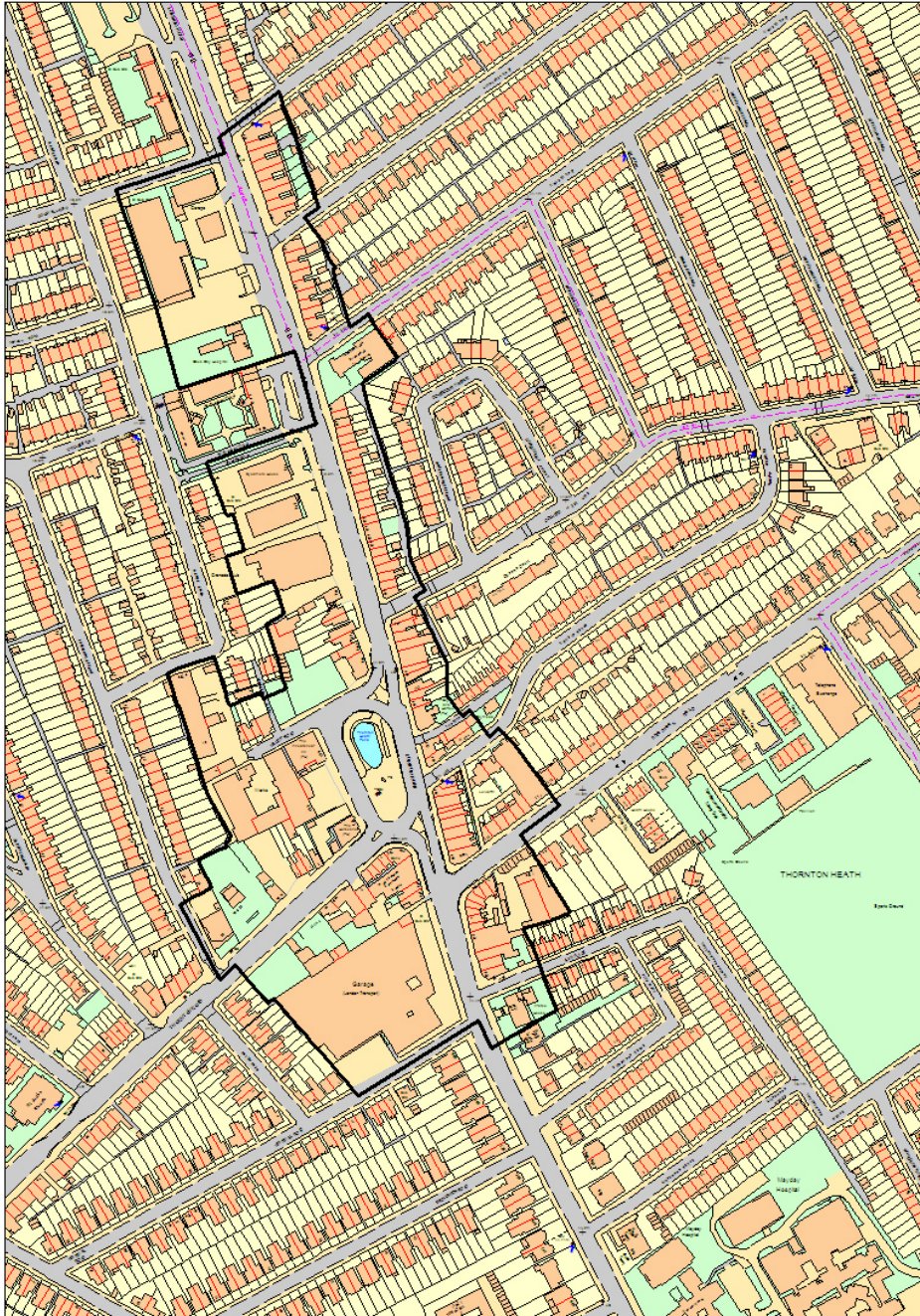
# Shirley Local Centre

The vacancy rate in the local centre is 6% of Class A units and 4% of Class A floor space

This is the same as in 2011

Shirley Local Centre, therefore continues to meet the target level of vacancy for 2021 and 2031





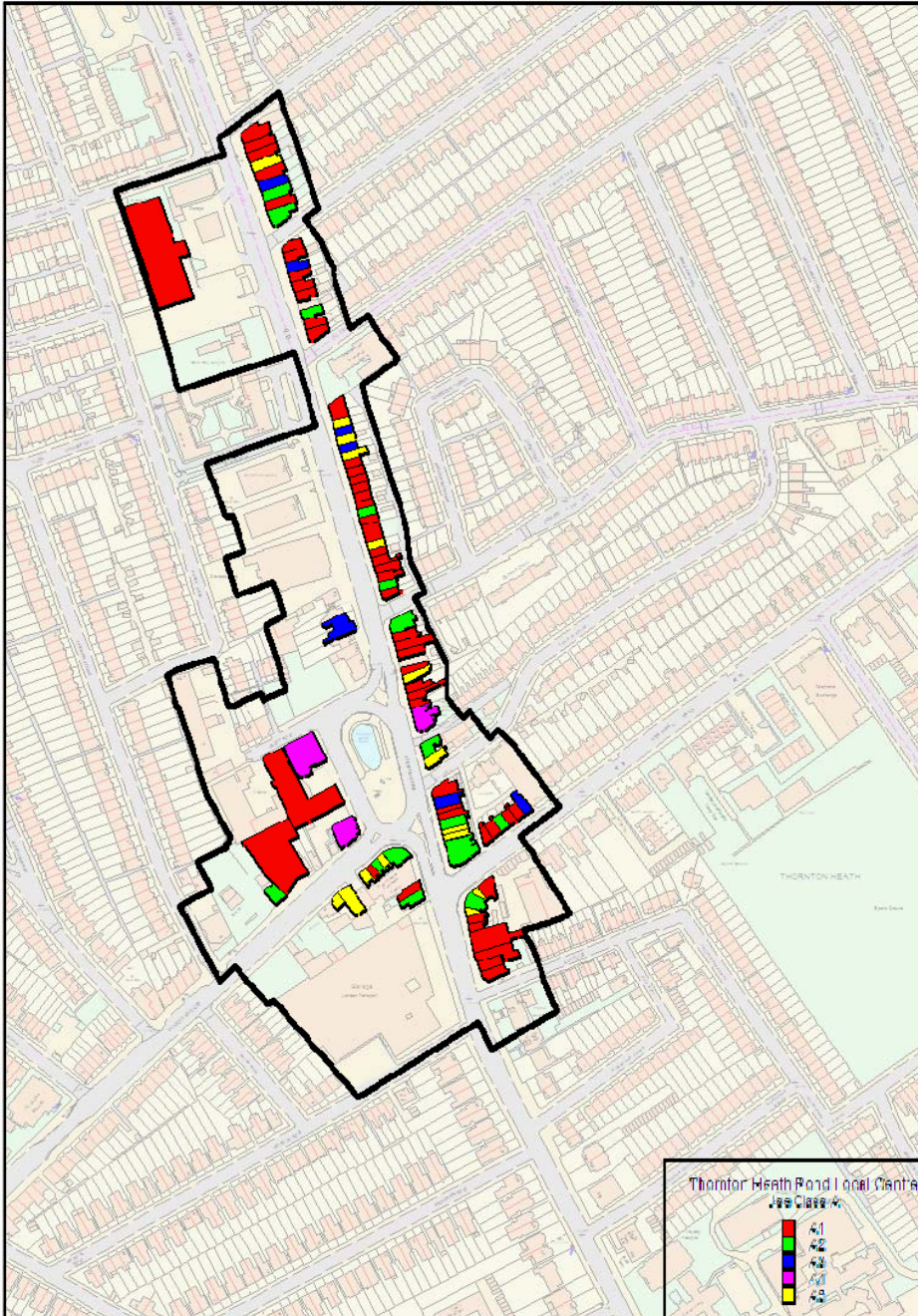
# Thornton Heath Pond Local Centre



# Thornton Heath Pond Local Centre

The largest Local Centre which in 2012 had 94 Class A units

Of these units, 53 were classified as shops (Class A1)



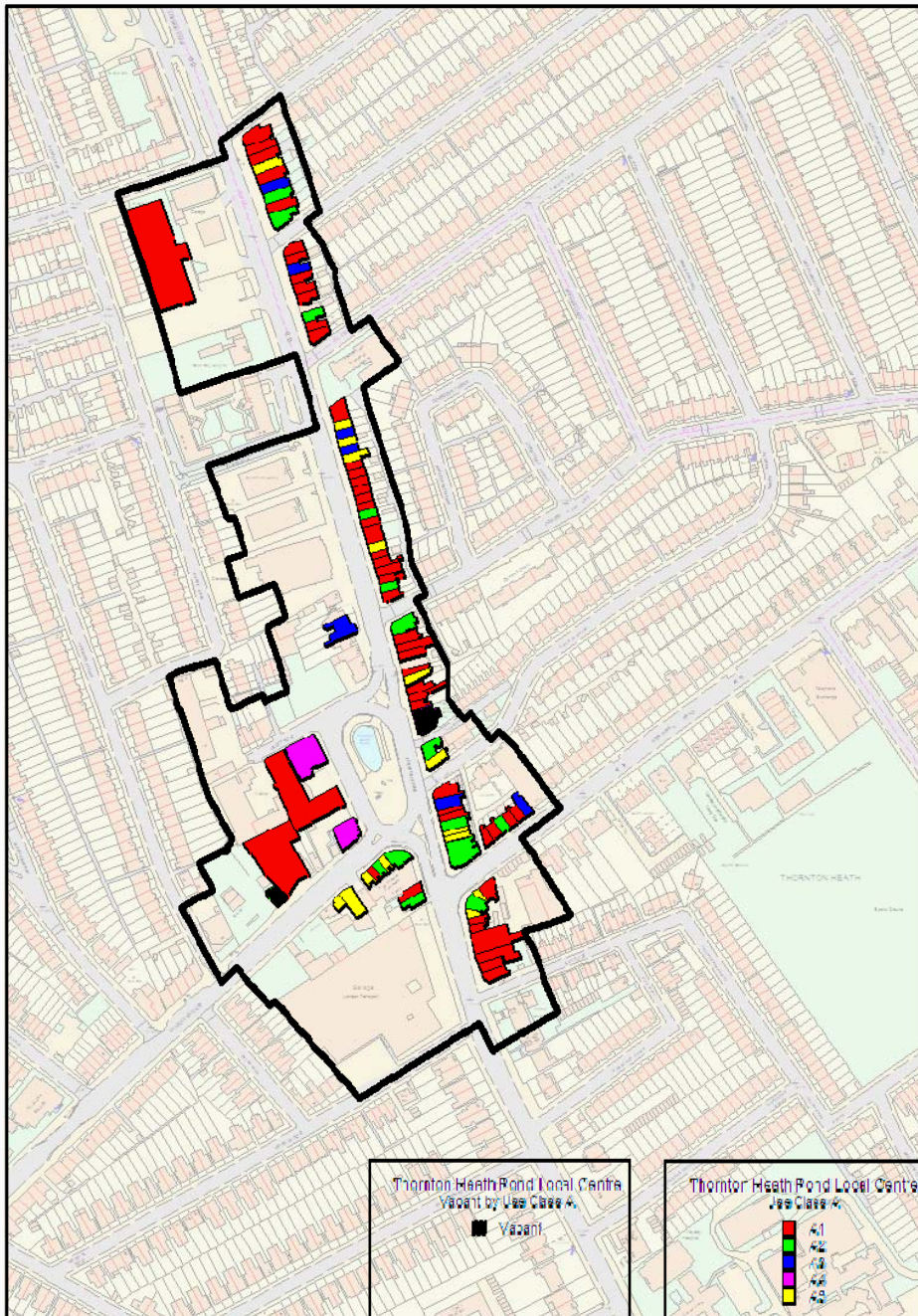


# Thornton Heath Pond Local Centre

The vacancy rate in the local centre is 2% of both Class A units and floor space

This is lower than in 2011 when vacancy was 3% of Class A floor space making Thornton Heath Pond Local Centre the only Local Centre to see a fall in vacancy rates in 2011/12

Thornton Heath Pond Local Centre, therefore continues to meet the target level of vacancy for 2021 and 2031





# What does this mean for planning in Croydon?

Croydon needs to maintain the vitality and viability of its Local Centres so local businesses can thrive and so residents can easily access local shops and reducing the need to travel

In contrast to the larger District Centres, which generally have declining levels of vacancy, five out of the eight Local Centres have higher levels of vacancy in 2012 compared to 2011

However, half of the Local Centres still meet the target level of vacancy for 2031 (8%) and only two centres do not yet meet the target for 2021 (12%)

Continued monitoring of vacancy across all Local Centres is required as new policies in the Croydon Local Plan - Detailed Policies and Proposals evolve to ensure that the Local Centres in Croydon stay viable and maintain vitality in the future

View all the data and download a  
printable version of this  
presentation at

[www.croydonobservatory.org](http://www.croydonobservatory.org)