

Town Centres, Local Centres & Shopping Parades - Details of Occupancy

Background Paper



SEPTEMBER 2017

Preface

Title of Document

Town Centres, Local Centres & Shopping Parades - Details Of Occupancy - September 2017

Updates

04 December 2017

Chandler's Ford - Hiltingbury Road (Eastern End) - Map corrected, frontage from 30 Hiltingbury Road deleted

Eastleigh - Boyatt Shopping Centre / Shakespeare Road - Unit 9C Shopping frontage now 5m, tables & map amended.

Hedge End - Village Centre - Secondary Zone - Map corrected, frontage for 7 St John's Road amended

Summary of Occupancy - table & conclusions amended

Contents

Introduction.....	2
Assumptions, Definitions and Notes.....	2
Use Classes.....	3
List of Shopping Areas.....	5
Map of Shopping Areas.....	6
Summary of Occupancy.....	7
Bishopstoke - Riverside.....	8
Bishopstoke - Whalesmead.....	10
Botley - Village Centre.....	12
Bursledon - Lowford/Portsmouth Road.....	14
Bursledon - Pilands Centre.....	16
Chandler's Ford - Ashdown Road.....	18
Chandler's Ford - Bournemouth Road.....	20
Chandler's Ford - Central Precinct.....	22
Chandler's Ford - Falkland Road.....	26
Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Primary Shopping Frontage.....	28
Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Secondary Shopping Frontage.....	32
Chandler's Ford - Hiltingbury Road (Eastern End).....	34
Chandler's Ford - Hiltingbury Road (Western End).....	36
Chandler's Ford - Hursley Road.....	38
Eastleigh - Boyatt Shopping Centre / Shakespeare Road.....	40
Eastleigh - Nightingale Avenue.....	42
Eastleigh - Town Centre & Swan Centre - Core Zone.....	44
Eastleigh - Town Centre - Primary Zone.....	48
Eastleigh - Town Centre - Secondary Zone.....	54
Fair Oak - Sandy Lane / Latham Road.....	58
Fair Oak - Village Centre.....	60
Hamble - Coronation Parade.....	64
Hamble - The Square.....	66
Hedge End - St Luke's Close / Shamblehurst Lane.....	68
Hedge End - Village Centre - Primary Shopping Frontage.....	70
Hedge End - Village Centre - Secondary Zone.....	74
Netley - Station Road.....	76
Netley - Victoria Road.....	78
West End - Townhill Centre.....	80
West End - Village Centre.....	82

Introduction

The National Planning Policy Framework (NPPF) was adopted in March 2012 to replace all existing Planning Policy Statements and Planning Policy Guidance. The main aims of the NPPF are to create sustainable growth, which meets the needs of the community and does not affect the environment. The NPPF addresses town and local centres within section 2 'Ensuring the Viability of Town Centres'. This section states that local authorities should:

- Define a network and hierarchy of centres,
- Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres,

This paper is an update of the previous "Town Centre, Local Centres and Shopping Parades Details of Occupancy" Background Paper - September 2016 and provides an accurate picture of shopping frontages in Eastleigh Borough at September 2017. The survey work was undertaken in September 2017 by visiting all of the shopping centres and parades in the borough.

This background paper provides a basis for measuring the effectiveness of policies in the Eastleigh Borough Local Plan (2001-2011) and provides useful information for determining planning applications, where policies **136.TC-139.TC** are relevant. The definition of each shopping centre and parade accords with the definitions of the Eastleigh Borough Local Plan (2001-2011).

Assumptions, Definitions and Notes

For the purpose of this study a shopping parade is defined as including no less than 3 retail premises in an unbroken frontage

The following information is given for each centre/ parade (and district centre):

- Retailer name and address of unit,
- Retail Type and use-class,
- Length of shop frontage in meters,
- (And the floor space of each premises that is defined as retail uses)

If the retail unit is vacant at the time of the survey, it is recorded as the use-class of the last known use.

Regarding the floor space for district and town centre locations, all measurements have been taken from the current VOA website information. The measurements have been rounded up for both Net and Gross floor space. The Net floor space refers to space designated for retail only use from the VOA website. Whereas the Gross floor space refers to all floor space within the premises as this can be changed to retail floor space at any time.

Use Classes

The Use Class Order 1987, as amended, is used to categorise retail activity in the shopping areas.

However, in April 2015 the Government amended the Use Class Order and reclassified betting offices, pay day loan shops and pawn brokers to sui generis uses. Previously these uses were classified as A2 'Financial and professional services' uses. Sui generis uses do not fall with any use class and planning permission is therefore required for the change of use of any property to this use. Please note that betting offices, pay day loan shops and pawn brokers previously recorded in occupancy surveys as A2 use will now be recorded as sui generis and show as a change of use even though the occupant may not have changed.

The categories of use found in this survey are:

A1 – Shops

- Retail sale of goods to the public – Shops,
- Post offices
- Travel agencies and ticket agencies, Hairdressers
- Funeral director and undertakers
- Domestic hire shops
- Dry cleaners,
- Sandwich bars – Sandwiches or other cold food purchased and consumed off the premises
- Internet cafes.
- Hairdressers/Barbers

A2 – Financial and Professional Services

- Financial services – Banks, Building Societies and Bureau de Change
- Professional services (Other than Health or Medical services.)
- Estate agents
- Employment agencies.

A3 – Restaurants and Cafes

- Restaurants and cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1)

A4 – Drinking Establishments

- Use as a Public House, Wine-Bar or other drinking establishment.

A5 – Hot Food Takeaway

- Use for the sale of hot food for consumption off the premises.

B1 – Business

- Offices other than in use with Class A2 (Financial and professional services.)
- Research and Development – Laboratories, Studios.
- Light Industry.

D1 – Non- Residential Institutions

- Medical and Health Services – Clinics and Health Centres, crèche, day

nursery, day centres and consulting rooms (not attached to the Consultants or Doctors house)

- Museums
- Public libraries
- Art Galleries
- Exhibition halls
- Non-residential education and training centres
- Places of worship & religious instruction
- Church halls

D2 - Assembly and Leisure

- Cinema
- Concert hall
- Bingo hall
- Swimming baths
- Skating rink
- Gymnasium or area for other indoor sports or recreations, not involving motorised vehicles or firearms

Sui Generis

- Retail warehouse clubs,
- Amusement arcades
- Launderettes
- Petrol Filling stations
- Taxi businesses
- Car/ Vehicle Hire Businesses and the selling and displaying of motor vehicles
- Nightclubs
- Theatres
- Hostels
- Builder's yards
- Garden centres
- Beauty salons
- Betting shops
- Pay day lenders

Changes of use (i.e, a transfer from one class to another) require planning permission to regulate uses and locate them in suitable areas to minimise detrimental impacts. For example, takeaways may be restricted due to noise, fumes and opening hours.

In the larger retail areas of the Borough, primary and secondary retail areas are highlighted on the plans. This has been done to maintain A1 uses in the primary areas to enhance the variety of shops available to the public. Secondary retail areas are allocated to allow a greater range of non-A1 uses.

Shop frontages comprise the whole of the frontage of the premises including the doorway, except where the frontage is known to be "dead" - e.g., non-glazed. On corner properties the frontage includes the whole of the frontage and in most cases this wraps around the corner. The 26 shopping centres/parades are listed alphabetically on the next page and shown on the following borough map.

List of Shopping Areas

Bishopstoke

- 1 **Riverside** - Neighbourhood parade
- 2 **Whalesmead** - Neighbourhood parade

Botley

- 3 **Village Centre** - Local centre

Bursledon

- 4 **Lowford/Portsmouth Road** - Local centre
- 5 **Pilands Centre** - Neighbourhood parade

Chandler's Ford

- 6 **Ashdown Road** - Neighbourhood parade
- 7 **Bournemouth Road** - Neighbourhood parade
- 8 **Central Precinct** - Neighbourhood parade
- 9 **Hursley Road** - Local centre
- 10 **Fryern Arcade/The Mall/Winchester Road** - District centre
 - Primary Shopping Frontage
 - Secondary Shopping Frontage
- 11 **Hiltingbury Road (Eastern End)** - Neighbourhood parade
- 12 **Hiltingbury Road (Western End)** - Neighbourhood parade

Eastleigh

- 13 **Boyatt Shopping Centre, Shakespeare Road** - Local centre
- 14 **Falkland Road** - Neighbourhood parade
- 15 **Nightingale Avenue** - Neighbourhood parade
- 16 **Town Centre & Swan Centre** - Town centre
 - Core Zone Shopping Frontage
 - Primary Zone Shopping Frontage
 - Secondary Zone Shopping Frontage

Fair Oak

- 17 **Sandy Lane/Latham Road** - Neighbourhood parade
- 18 **Village Centre** - Local centre

Hamble

- 19 **Coronation Parade** - Neighbourhood parade
- 20 **The Square** - Local centre

Hedge End

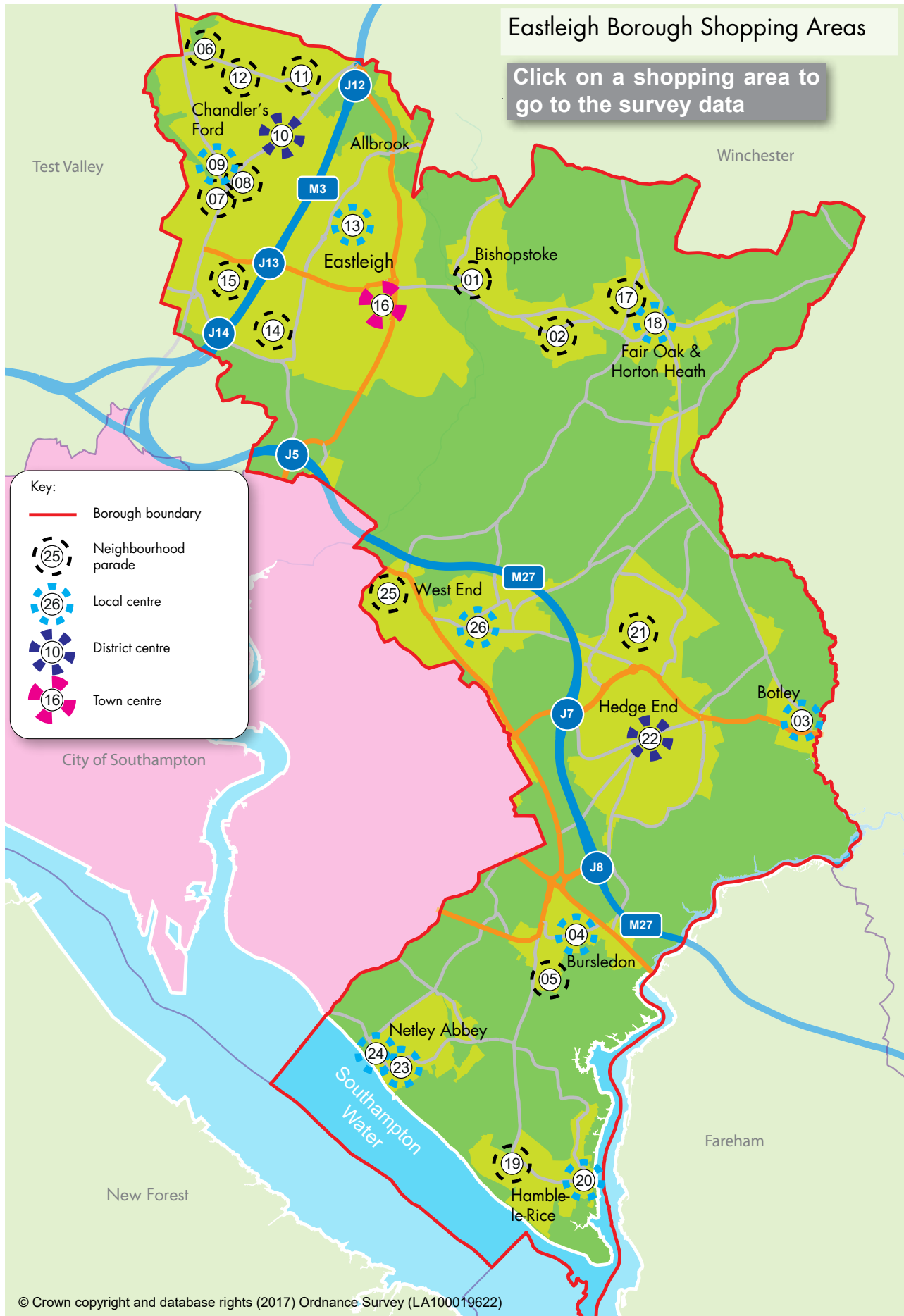
- 21 **St. Luke's Close/Shamblehurst Lane** - Neighbourhood parade
- 22 **Village Centre** - District centre
 - Primary Shopping Frontage
 - Secondary Shopping Frontage

Netley

- 23 **Station Road** - Local centre
- 24 **Victoria Road** - Local centre

West End

- 25 **Townhill Centre** - Neighbourhood parade
- 26 **Village Centre** - Local centre



Summary of Occupancy

Ref	Shopping area	% Occupancy	Shop front length (m)	%A1 frontage	% none A1 frontage	2016 % Occupancy	Change from 2016
1	Riverside	100%	47	47%	53%	79%	Gain
2	Whalesmead	100%	66	53%	47%	100%	No Change
3	Botley Village Centre	100%	196	48%	52%	100%	No Change
4	Portsmouth Rd	94%	88	55%	45%	100%	Loss
5	Pilands Centre	100%	12	67%	33%	100%	No Change
6	Ashdown Rd	100%	33	82%	18%	100%	No Change
7	Bournemouth Rd	87%	113	40%	60%	88%	Loss
8	Central Precinct	84%	177	35%	65%	91%	Loss
9	Hursley Road	88%	89	70%	30%	88%	No Change
10	Fryern Arcade*	93%	666	49%	51%	93%	No Change
11	Hiltingbury (East)	100%	97	64%	36%	100%	No Change
12	Hiltingbury (West)	100%	46	100%	0%	100%	No Change
13	Shakespeare Road	100%	87	51%	49%	100%	No Change
14	Falkland Road	91%	66	91%	9%	100%	Loss
15	Nightingale Avenue	100%	36	83%	17%	100%	No Change
16	Eastleigh Town Centre*	95%	1893	63%	37%	93%	Gain
17	Sandy Lane	91%	67	73%	27%	100%	Loss
18	Fair Oak Village Centre	92%	239	46%	54%	94%	Loss
19	Coronation Parade	100%	50	60%	40%	100%	No Change
20	Hamble Village Centre	96%	157	39%	61%	100%	Loss
21	St Luke's Close	100%	56	73%	27%	100%	No Change
22	Hedge End Village Centre*	87%	528	55%	45%	93%	Loss
23	Station Road	100%	51	88%	12%	100%	No Change
24	Victoria Road	100%	93	45%	55%	100%	No Change
25	Townhill Centre	100%	51	59%	41%	100%	No Change
26	West End Village Centre	100%	295	57%	43%	100%	No Change
Totals 2017		96%	5300	61%	39%	96%	
Totals 2016		96%	5300	61%	39%		

* for town and district centres, the combined score is for core and/or primary and secondary frontages

There is an average occupancy of 96% throughout the 26 identified shopping areas which is the same as 2016 figure of 96%.

The amount of new shop frontage has equalled that being lost from shops being converted to homes so the overall total remains the same as that of 2016. The total A1 use class frontage (including vacant units) remains at 61% as per 2016.

Of the 26 shopping areas the changes in occupancy were as follows:

- 16 remained as 2016 figures
- 2 increased occupancy compared to 2016
- 8 experienced decreased occupancy compared to 2016.

Bishopstoke - Riverside

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Riverside	Tasty House	Take-away	A5	9
2 Riverside	Tainted Souls & Clip Joint	Hairdressers & Tattooist	SG	5
3 Riverside	L J Smith Family Butchers	Butchers	A1	6
4 Riverside	Kashmir Tandoori	Take-away	A5	5
5 Riverside	Wainrights	Chemist	A1	5
2 Spring Lane	Residential	Changed to Residential	Res	-
4/6 Spring Lane	The Co-op	Convenience Store	A1	11
8 Spring Lane	Nick's Fish Bar	Take-away	A5	6

Use Class	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	22	47%
A2		
A3		
A4		
A5	20	43%
B1		
D1		
D2		
Sui Generis	5	11%
Vacant		
GRAND TOTAL	47	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	53%
% non A1 retail frontage (including all vacant units)	53%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Bishopstoke - Riverside

Neighbourhood Parade



Not to Scale

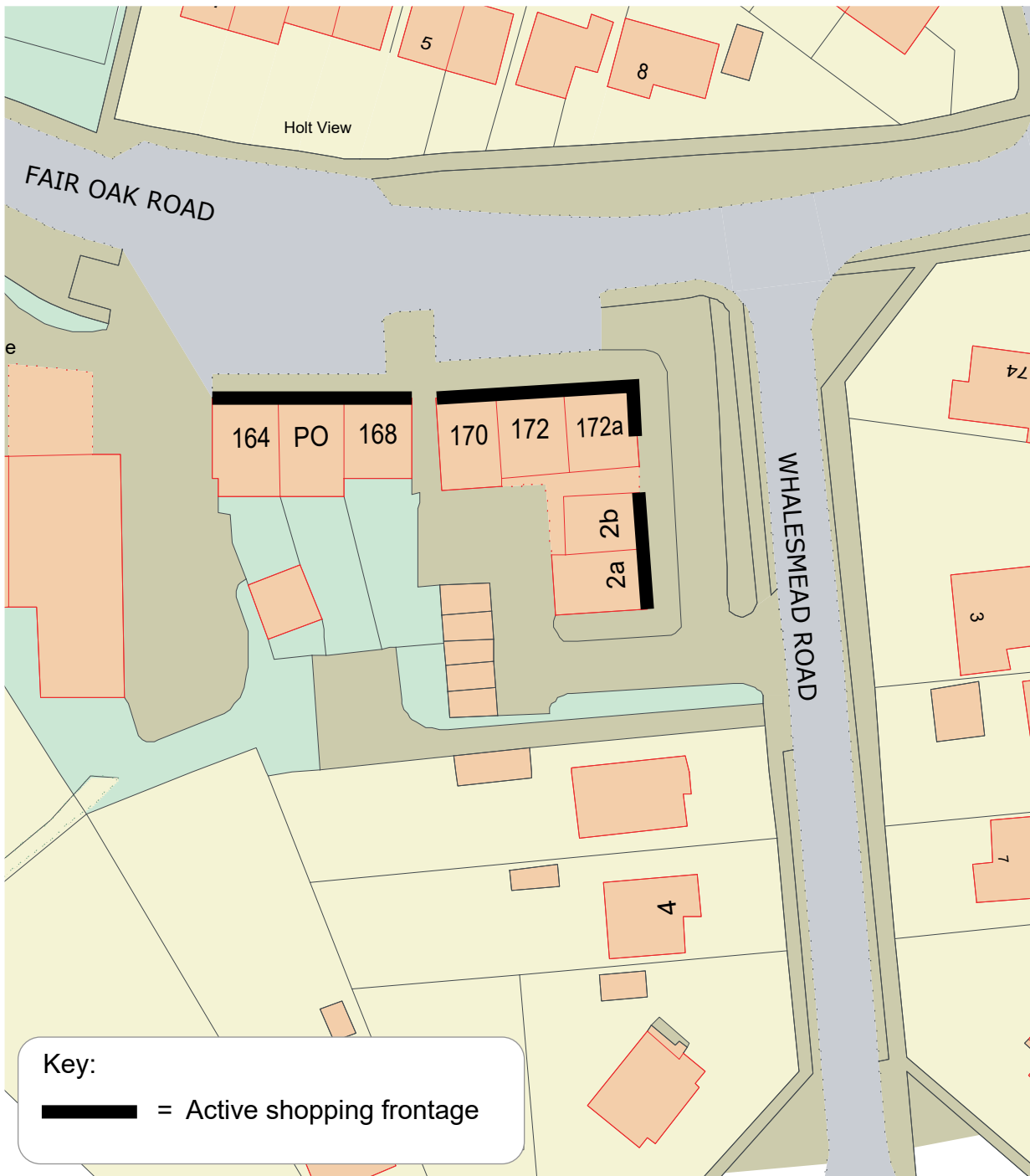
Bishopstoke - Whalesmead

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
164 Fair Oak Road	Whalesmead Post Office	Post Office & Convenience Shop	A1	7
166 Fair Oak Road	Whalesmead Post Office	Post Office & Convenience Shop	A1	7
168 Fair Oak Road	Advanced Exterior Plastics	Double glazing	A1	7
170 Fair Oak Road	Golden Jade	Take-away	A5	7
172 Fair Oak Road	Touch of Spice	Take-away	A5	8
172a Fair Oak Road	Paul's Fish Bar	Take-away	A5	16
2a Whalesmead Road	Wessex Funeral Services	Funeral Directors & Undertakers	A1	7
2b Whalesmead Road	Vanity Lounge	Hair and Beauty Salon	A1	7

Use Class	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	35	53%
A2		
A3		
A4		
A5	31	47%
B1		
D1		
D2		
Sui Generis		
Vacant		
GRAND TOTAL	66	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	47%
% non A1 retail frontage (including all vacant units)	47%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Bishopstoke - Whalesmead

Neighbourhood Parade



Not to Scale

Botley - Village Centre

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1a High St	The Moving Shop	Storage, Shipping & Packing	A1	4
1b High St	Hidden Agenda	Lingerie Store	A1	5
2a High St	Canton House	Take-away	A5	5
2b High St	Purbani Tandoori	Restaurant	A3	8
3 High St	Azzini	Hairdresser	A1	8
4 High St	Eastern Art Nails and Beauty	Nails and beauty	SG	6
5 High St	Bridal Boutique	Wedding Dresses	A1	7
6 High St	Viney's Café	Café	A3	4
7 High St	Rowlands Pharmacy	Chemist	A1	8
8 High St	Bloomers flowers of Botley	Florist	A1	4
9 High St	The Dolphin	Public House	A4	12
10 High St	The Bugle Inn	Public House	A4	14
11 High St	Hall	Hall	D1	11
12-14 High St	Co-op	Convenience Store	A1	12
14a High St	Austen's Hair Design	Hairdresser	A1	5
15 High St	Reggina's Italian Restaurant	Restaurant	A4	12
16 High St	Amandas	Beauty Therapist	SG	6
17 High St	The Computer Man	PC Repairs	A1	5
19L High St	A H Freemantle	Funeral Directors	A1	5
19R High St	Town & Country Memorials	Headstones & memorials	A1	5
18-20 High St	Service de Velo	Bike shop	A1	12
21A High St	Botley Village Dental Practice	Dentists	D1	4
21 High St	Botley Village Dental Practice	Dentists	D1	4
22 High St	Etikett	Clothes	A1	5
24-26 High St	The Nail Rooms	Beauty Salon	SG	5
27 High St	Elsie's	Traditional Tea Rooms	A3	4
28 High St	Max Plumbing Supplies	Plumbing supplies	A1	4
30 High St - Unit 1	Clark Mews	Estate Agents	A2	7
32 High St	Abode	Gift Shop	A1	5

Botley - Village Centre (Cont.)

Use Class	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	94	48%
A2	7	4%
A3	16	8%
A4	38	19%
A5	5	3%
B1		
D1	19	10%
D2		
Sui Generis	17	9%
Vacant		
GRAND TOTAL	196	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	52%
--	-----

% non A1 retail frontage (including all vacant units)	52%
---	-----



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Botley - Village Centre

Local Centre



Not to Scale

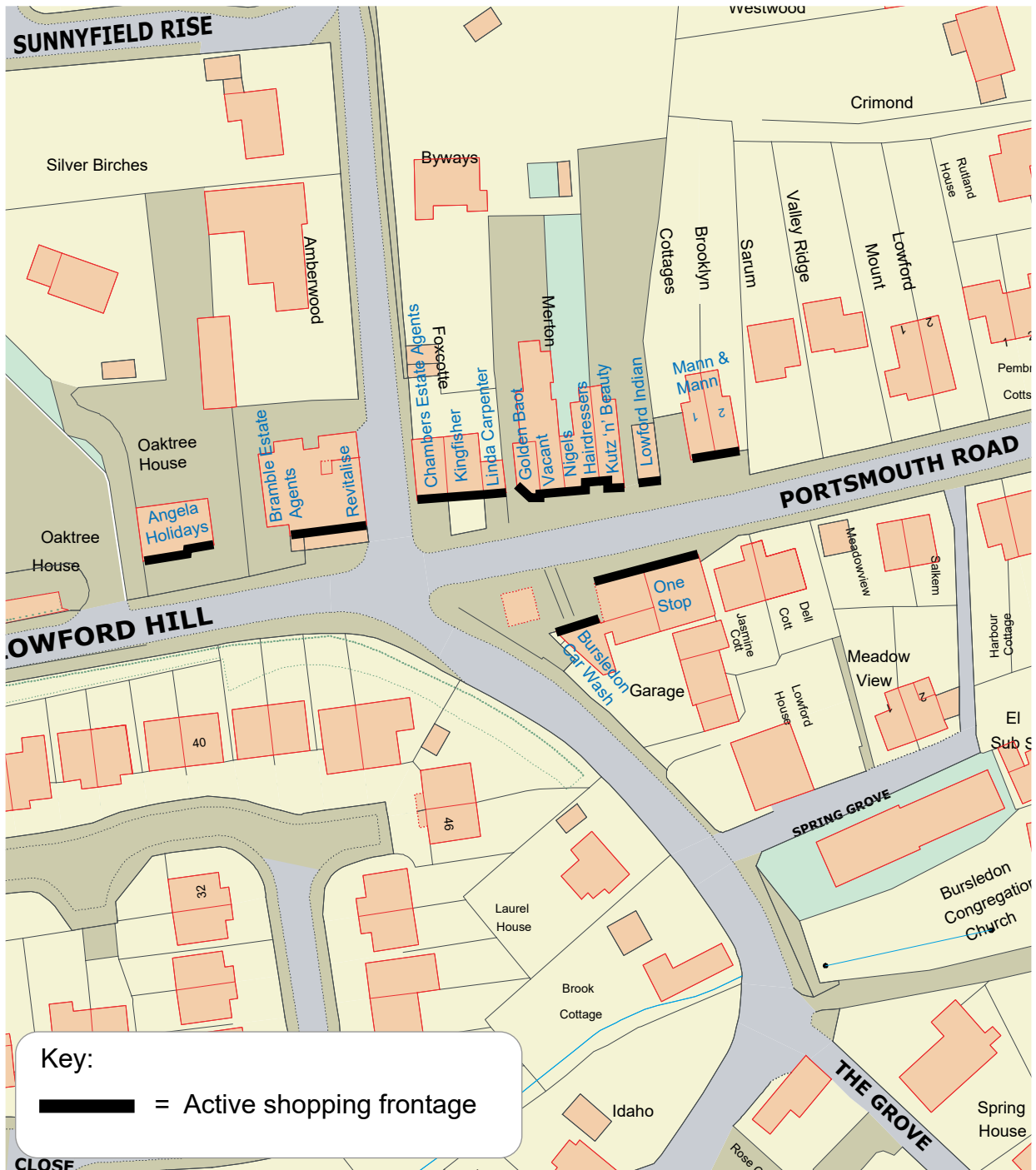
Bursledon - Lowford/Portsmouth Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1-2 Portsmouth Rd	Mann & Mann	Estate Agents	A2	8
Portsmouth Rd	Lowford Indian Takeaway	Take-away	A5	4
Portsmouth Rd	Kutz 'n' beauty	Hairdressers	A1	4
Old Lloyds Bank Building, Portsmouth Rd	Nigels	Men's Hairdressers	A1	4
Portsmouth Rd	Vacant	Vacant	V(A1)	5
Portsmouth Rd	Golden Boat	Takeaway	A5	4
Portsmouth Road	Linda Carpenter	Photography Studio	A2	3
Portsmouth Rd	Kingfisher	Take-away	A5	6
Portsmouth Rd	Chambers	Estate Agents	A2	4
Walker Cousins House	Revitalise	Charity Shop	A1	8
Walker Cousins House	Bramble Estate Agents	Estate Agents	A2	4
Oaktree House	Angela Holidays	Travel Agents	A1	10
Portsmouth Rd	Bursledon Hand Car Wash	Car Valeting	SG	7
Portsmouth Road	One Stop Shop	Local Supermarket	A1	17

Use Class	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	43	49%
A2	19	22%
A3		
A4		
A5	14	16%
B1		
D1		
D2		
Sui Generis	7	8%
Vacant	5	6%
GRAND TOTAL	88	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	45%
% non A1 retail frontage (including all vacant units)	51%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Bursledon - Lowford / Portsmouth Road

Local Centre



Not to Scale

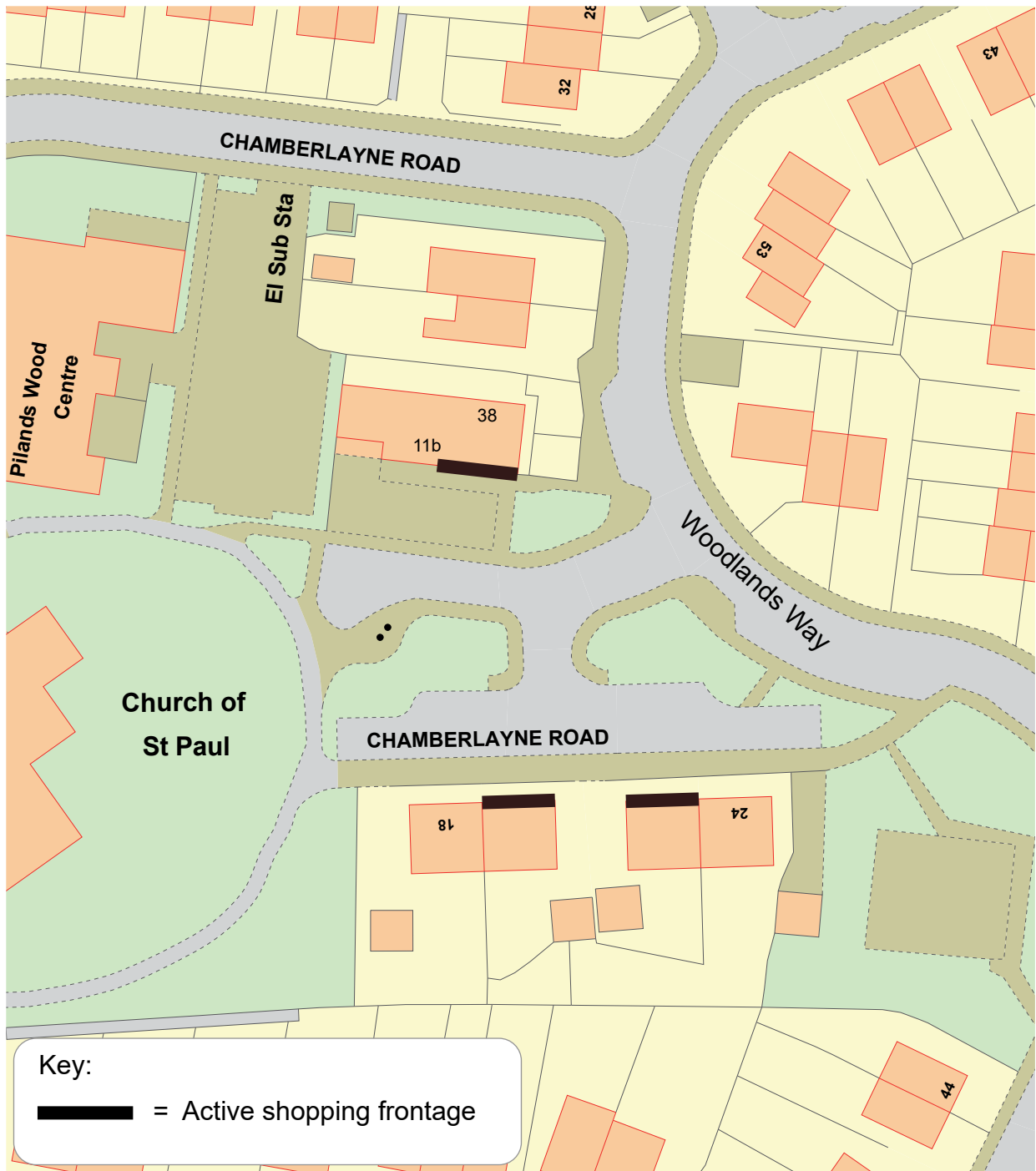
Bursledon - Pilands Centre

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
11b Chamberlayne Road	Pilands News Market	News Agent	A1	4
20 Chamberlayne Road	Restyle	Hair Dresser	A1	4
22 Chamberlayne Road	Hong Kong Chef	Take Away	A3	4

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	8	67%
A2		
A3	4	33%
A4		
A5		
B1		
D1		
D2		
Sui Generis		
Vacant		
GRAND TOTAL	12	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

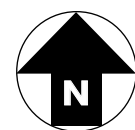
% non A1 retail frontage (including vacant units previously in non A1 use)	33%
% non A1 retail frontage (including all vacant units)	33%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Bursledon - Pilands Centre

Neighbourhood Parade



Not to Scale

Chandler's Ford - Ashdown Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Stewart House, Sycamore Ave.	Snips Hair Design	Hairdressers	A1	6
2 Ashdown Road	Ashdown Oriental Take-away	Take-away	A5	6
4 Ashdown Road	Post Office	Post Office	A1	6
6 Ashdown Road	DEVA	Hairdressers	A1	6
8-12 Ashdown Road	Tesco Express	Convenience Store	A1	9

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	27	82%
A2	-	-
A3	-	-
A4	-	-
A5	6	18%
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	-	-
GRAND TOTAL	33	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	18%
% non A1 retail frontage (including all vacant units)	18%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Ashdown Road

Neighbourhood Parade



Not to Scale

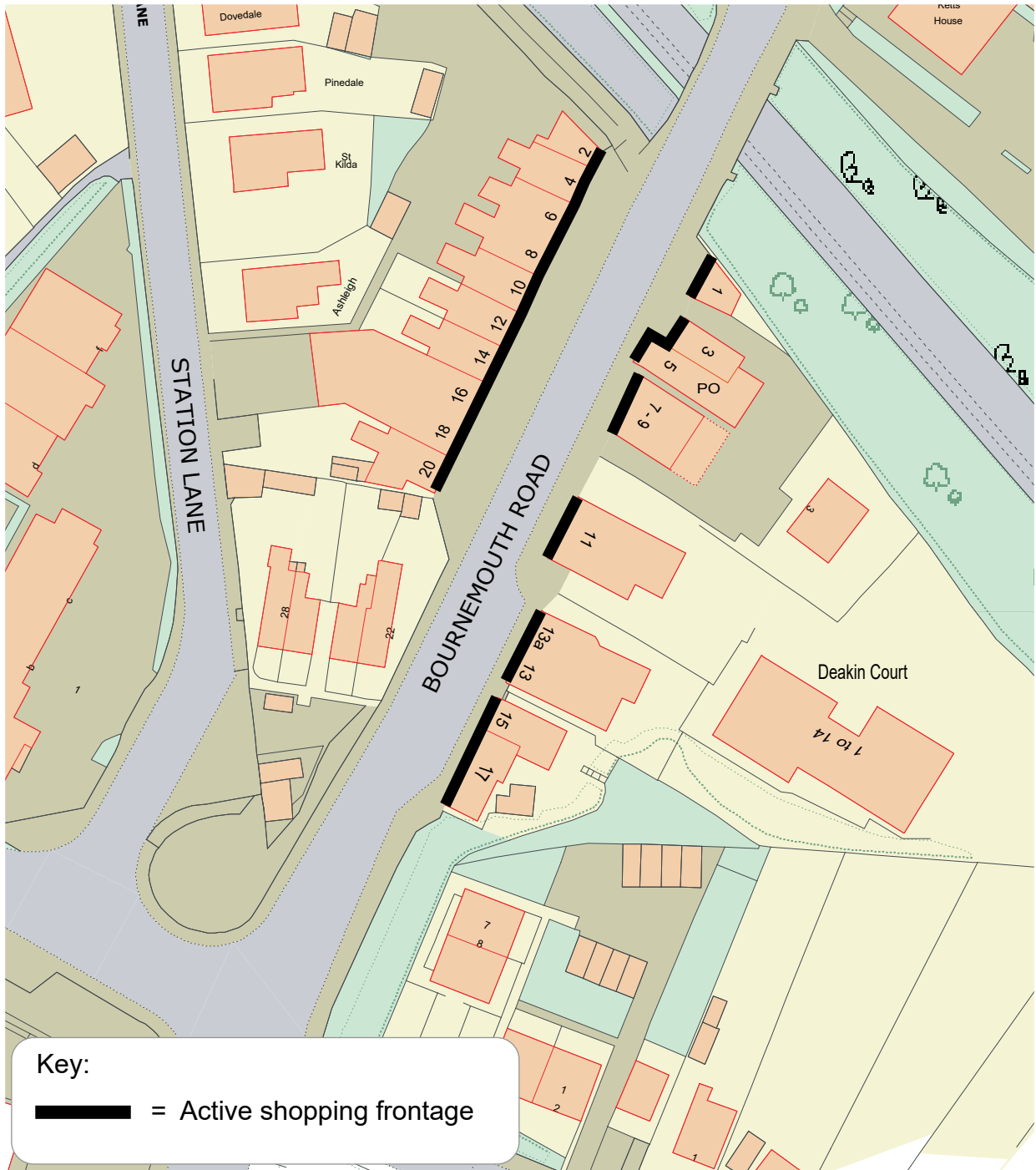
Chandler's Ford - Bournemouth Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Bournemouth Rd	Nail Look	Nail Bar	A1	6
2 Bournemouth Rd	Chinese Medical Centre	Herbal Medicine	A1	3
4 Bournemouth Rd	New Fortune House	Take-away	A5	6
5 Bournemouth Rd	Maya	Indian Restaurant	A3	12
6 Bournemouth Rd	Jalalabad Balti House	Take-away	A5	6
7-9 Bournemouth Rd	Knight & Goodhead Chartered Accountants	Accountants	A2	9
8 Bournemouth Rd	Fanellis Famous Pizza	Take-away	A5	5
10 Bournemouth Rd	Barber Shop	Barbers	A1	5
11 Bournemouth Rd	Go Physio	Shop & physiotherapy	D1	9
12 Bournemouth Rd	Marie Curie Area Office	Area Office	B1	6
13 Bournemouth Rd	The Munch Box	Sandwiches	A1	3
13a Bournemouth Rd	His & Kids Shops	Men/ Children's Hairdresser	A1	7
14 Bournemouth Rd	New Golden Wok	Take-away	A5	6
15 Bournemouth Rd	Vacant	Vacant	V(A1)	5
16-18 Bournemouth Rd	Vacant	Vacant	V(A1)	10
17 Bournemouth Rd	Art Deco Café	Café	A3	9
20 Bournemouth Rd	Charles Baynam Ltd	Butcher	A1	6

TOTAL	Shop Frontage Length/ Use Class (m)	% of Frontage/Use Class in zone
A1	30	27%
A2	9	8%
A3	21	19%
A4		
A5	23	20%
B1	6	5%
D1	9	8%
D2		
Sui Generis		
Vacant	15	13%
GRAND TOTAL	113	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	60%
% non A1 retail frontage (including all vacant units)	73%



Shopping Frontage Policy Chandler's Ford - Bournemouth Road

Neighbourhood Parade



Not to Scale

Chandler's Ford - Central Precinct

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Units 1-2, The Central Precinct	Vacant	Vacant	V(A2)	11
Unit 3, The Central Precinct	Alexander Keen & Nationwide	Estate Agent/ Building Society	A2	5
Unit 4, The Central Precinct	Relish Canteen	Café & Sandwich Bar	A3	5
Unit 5, The Central Precinct	Vacant	Vacant	V(A2)	12
Unit 6, The Central Precinct	Online PC Support	Office	A2	6
Unit 7, The Central Precinct	Langford & Charles	Independent sales and lettings	A2	5
Unit 8, The Central Precinct	Goodies Fish and Chips	Take-away	A5	6
Unit 9, The Central Precinct	The Loft	Pilates Studio	D2	5
Unit 10, The Central Precinct	Studio Twenty3	Personal Training	D1	6
Unit 11, The Central Precinct	Upfront & Personnel	Recruitment Specialists	A2	5
Unit 12, The Central Precinct	Ashton House	Office	A2	5
Unit 13, The Central Precinct	Vacant	Vacant	V(A1)	5
Unit 14, The Central Precinct	China Wok	Take-away	A5	5
Unit 15, The Central Precinct	Mens World	Hairdressers	A1	5
Unit 16, The Central Precinct	Bengal Spice	Take-away	A5	5
Unit 17, The Central Precinct	The Racecentre Drivers Challenge	Formula One Racing Centre	SG	7
Unit 18, The Central Precinct	Urban Eden Beauty	Nails and Beauty Treatments	SG	5
Unit 20, The Central Precinct	D & G Hairdressers	Hairdressers	A1	5
Unit 21, The Central Precinct	Choices	Curtains and Blinds	A1	11
Unit 22, The Central Precinct	From Old to New	Furniture	A1	5
Unit 23, The Central Precinct	Special Thai Restaurant	Restaurant	A3	5
Unit 24, The Central Precinct	Richard Small & Co	Chartered Accountants	A2	5
Unit 25, The Central Precinct	The French Baguette Connection	Sandwich Shop	A1	5
Unit 26, The Central Precinct	Body 2 Sole Clinic	Osteopathy & Podiatry	D1	6
Unit 27, The Central Precinct	Scarlet Ribbons	Hairdressers	A1	5
Unit 28, The Central Precinct	Up and Running	Sports shoes & clothes	A1	6
Unit 29, The Central Precinct	Leela Thai Massage	Thai Massage	SG	6
Ketts House, The Central Precinct	The Print Room	Printers	A1	15

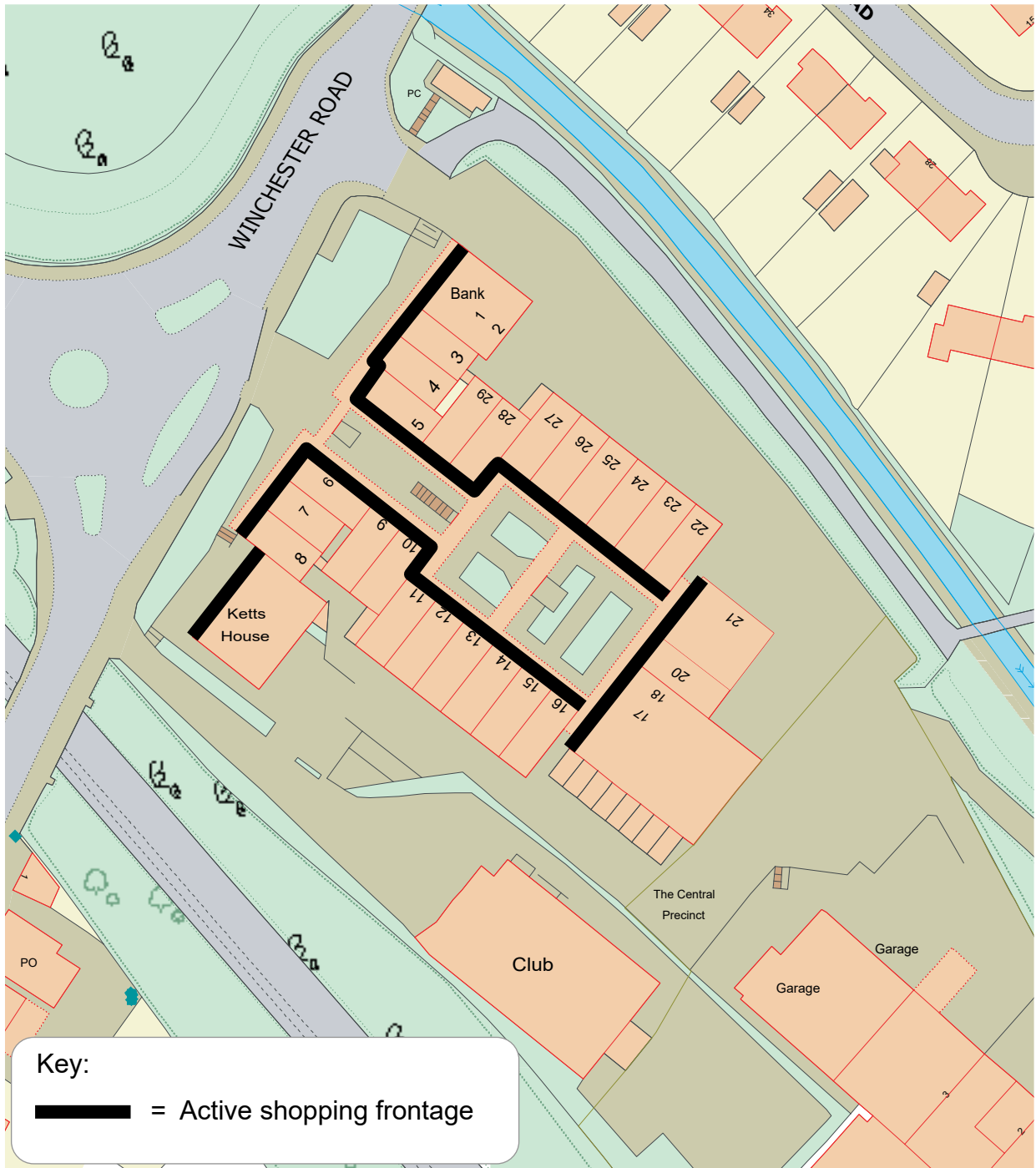
Chandler's Ford - Central Precinct (Cont.)

TOTAL	Shop Frontage Length/ Use Class (m)	% of Frontage/Use Class in zone
A1	57	32%
A2	31	18%
A3	10	6%
A4		
A5	16	9%
B1		
D1	12	7%
D2	5	3%
Sui Generis	18	10%
Vacant	28	16%
GRAND TOTAL	177	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	65%
% non A1 retail frontage (including all vacant units)	68%

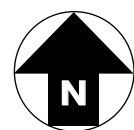
Page deliberately left blank



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Central Precinct

Neighbourhood Parade



Not to Scale

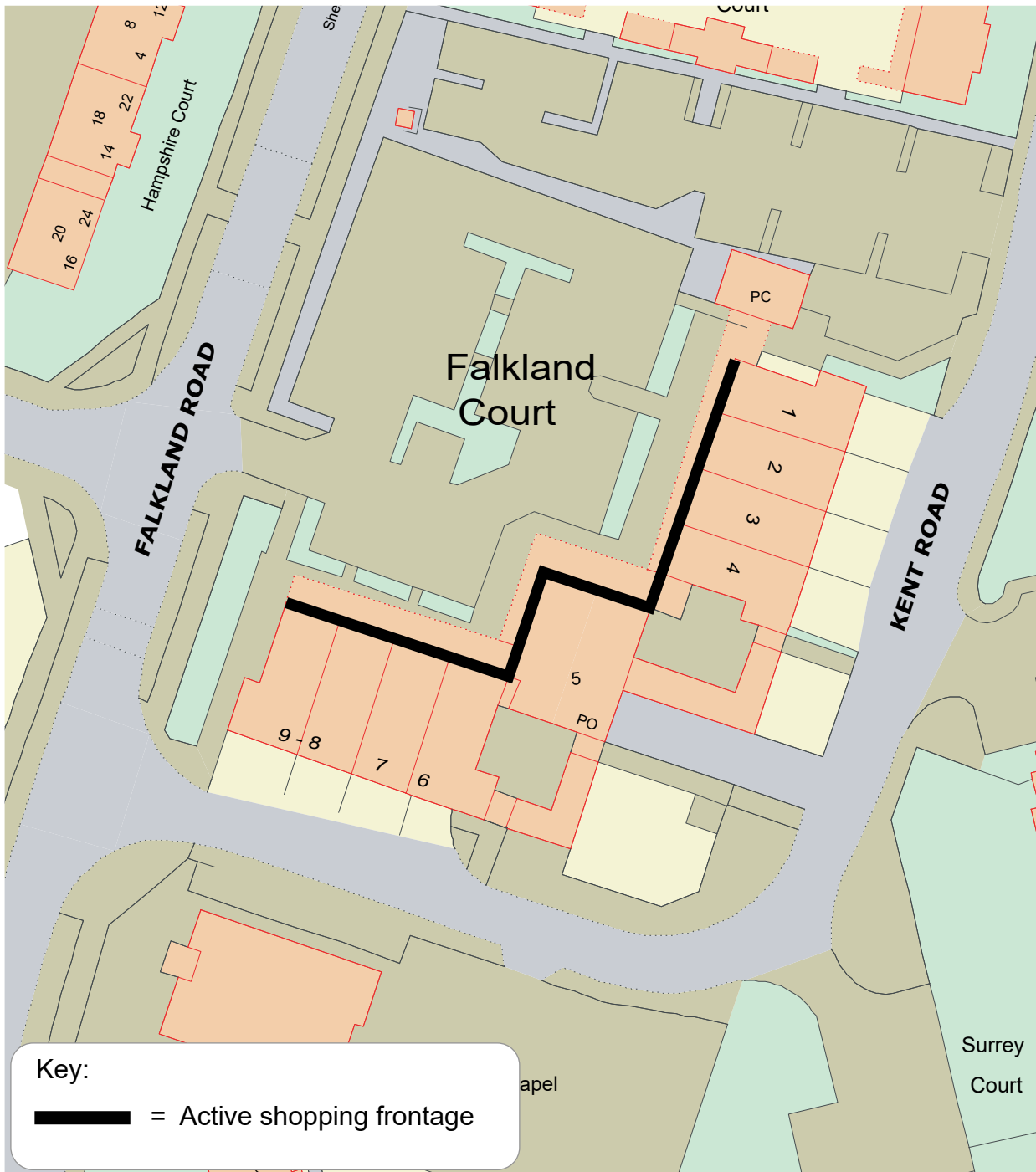
Chandler's Ford - Falkland Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Falkland Court	Falkland Pharmacy	Chemist	A1	5
2 Falkland Court	Urban Escape Hair	Hairdressers	A1	6
3 Falkland Court	Carers Together	Charity Shop	A1	6
4 Falkland Court	Vacant	Vacant	V(A1)	6
5 Falkland Court	The Co-op & Post Office	Convenience Store	A1	20
6 Falkland Court	First Call Heating Showroom	Heating Showroom	A1	5
7 Falkland Court	Chip Stop	Take Away	A5	6
8 Falkland Court	Dream Doors	Kitchen Refurbishment	A1	6
9 Falkland Court	Matt's Bakery	Bakery	A1	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	54	82%
A2		
A3		
A4		
A5	6	9%
B1		
D1		
D2		
Sui Generis		
Vacant	6	9%
GRAND TOTAL	66	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	9%
% non A1 retail frontage (including all vacant units)	18%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford- Falkland Road

Neighbourhood Parade



Not to Scale

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Primary Shopping Frontage

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Fryern Arcade	Costa	Coffee Shop	A3	13
2 Fryern Arcade	Costa	Coffee Shop	A3	5
3- 5 Fryern Arcade	Boots Pharmacy	Dispensing Chemist	A1	16
6 Fryern Arcade	WH Smith Local & Post Office	Newsagent	A1	5
7 Fryern Arcade	WH Smith Local & Post Office	Newsagent	A1	5
8-9 Fryern Arcade	Robin James Lighting& Design	Shop	A1	8
10 Fryern Arcade	Waffles & Cream	Cafe	A3	5
11 Fryern Arcade	Age UK	Charity Shop	A1	5
12 Fryern Arcade	Mibi- Gifts & Home	Soft Furnishings	A1	5
13 Fryern Arcade	Rawlings Opticians	Opticians	A1	5
14 Fryern Arcade	Rawlings Opticians	Opticians	A1	5
15 Fryern Arcade	Fryern Stationers	Stationers	A1	5
16 Fryern Arcade	Grover Butchers	Butchers	A1	5
17 Fryern Arcade	D&G Hardware	Hardware Store	A1	5
18 Fryern Arcade	D&G Hardware	Hardware Store	A1	5
19 Fryern Arcade	The Flower Shop	Florist	A1	16
Units 1-2 The Mall	Santander	Building Society	A2	11
Unit 3 The Mall	Morris Dibben	Estate Agents	A2	17
Unit 4/5 The Mall	Leightons Opticians	Opticians	A1	9
Unit 6 The Mall	Florida Home	Holiday home sales and rental	A2	5
Unit 7 The Mall	Premier Tiles & Bathrooms	Household Fittings	A1	5
Unit 8 The Mall	Marie Curie	Charity Shop	A1	9
Unit 9 The Mall	Hair at Monroe's	Hairdresser	A1	5
Unit 10 The Mall	PN Nails	Nail car bar	A1	5
Unit 11 The Mall	County Locksmiths Security	Locksmith	A1	5
Unit 12 The Mall	Card Gallery	Cards/Gifts	A1	12
Unit 13 The Mall	Wessex Cancer Trust	Charity Shop	A1	5
Unit 14 The Mall	Wessex Cancer Trust	Charity Shop	A1	5
Unit 15 The Mall	ea eastern art nails and beauty	Beauty	SG	5
105 Winchester Rd	Wilton Flooring	Carpet shop	A1	10
107 Winchester Rd	The Men's Room	Hairdressers	A1	5
109 Winchester Rd	Peter Bryant	Dry Cleaners	A1	5
111 Winchester Rd	Co-op	Supermarket	A1	22
113 Winchester Rd	Barclays	Bank	A2	7
114 Winchester Rd	Halfway Inn	Public House	A4	24
119 Winchester Rd	Fryern Dental Practise	Dental Practise	D1	5

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Primary Shopping Frontage (Cont.)

Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
1 Fryern Arcade	936	87	958	89	700288756010
2 Fryern Arcade	624	58	646	60	700288902296
3- 5 Fryern Arcade	1,862	173	3,305	307	700288902345
6 Fryern Arcade	624	58	1,098	102	700288900623
7 Fryern Arcade	614	57	1,098	102	700288902298
8-9 Fryern Arcade	2,637	245	3,907	363	700288900630
10 Fryern Arcade	474	44	1,421	132	700288900627
11 Fryern Arcade	538	50	538	50	700288900628
12 Fryern Arcade	538	50	1,862	173	700288900629
13 Fryern Arcade	506	47	506	47	700288900632
14 Fryern Arcade	538	50	538	50	700288900633
15 Fryern Arcade	549	51	549	51	700288756150
16 Fryern Arcade	549	51	549	51	700235006160
17 Fryern Arcade	506	47	797	74	700288900634
18 Fryern Arcade	291	27	226	21	700288900635
19 Fryern Arcade	667	62	743	69	700288900636
Units 1-2 The Mall	1,453	135	1,453	135	700288902108
Unit 3 The Mall	872	81	861	80	700288901959
Unit 4/5 The Mall	1,055	98	1,033	96	700288901960
Unit 6 The Mall	872	81	872	81	700288902962
Unit 7 The Mall	872	81	872	81	700288902963
Unit 8 The Mall	560	52	560	52	700288901963
Unit 9 The Mall	506	47	506	47	700288908009
Unit 10 The Mall	527	49	527	49	700288908010
Unit 11 The Mall	549	51	549	51	700288901966
Unit 12 The Mall	657	61	657	61	700288901967
Unit 13 The Mall	624	58	624	58	700288901968
Unit 14 The Mall	603	56	624	58	700288901969
Unit 15 The Mall	624	58	624	58	700288901970
105 Winchester Rd	689	64	829	77	700288902247
107 Winchester Rd	377	35	431	40	700288901110
109 Winchester Rd	603	56	807	75	700288902248
111 Winchester Rd	9,483	881	13,455	1250	700288902249
113 Winchester Rd	1,582	147	2,056	191	700288902400
114 Winchester Rd	0		0		700288900672
119 Winchester Rd	280	26	549	51	700288902261

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Primary Shopping Frontage (Cont.)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Oakmount House Gnd Flr, Oakmount Road	Lloyds/TSB	Bank	A2	20
1-5 Oakmount Rd	Waitrose	Supermarket	A1	65

Use Class	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	257	69%
A2	60	16%
A3	23	6%
A4	24	6%
A5		
B1		
D1	5	1%
D2		
Sui Generis	5	1%
Vacant		
GRAND TOTAL	374	100%

Policy **137.TC** of the Local Plan specifies a limit of 20% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	31%
% non A1 retail frontage (including all vacant units)	31%

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Primary Shopping Frontage (Cont.)

Address	Floorspace Net (ft²)	Floorspace Net (m²)	Floorspace Gross (ft²)	Floorspace Gross (m²)	VOA Ref no.
Oakmount House Gnd Flr, Oakmount Road	1,755	163	1,755	163	700288902270
1-5 Oakmount Rd	39,795	3697	39,795	3697	700258150010



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Fryern Arcade / The Mall / Winchester Road

District Centre



Not to Scale

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Secondary Shopping Frontage

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
93a Winchester Rd	The Hampshire Tile Centre	Tile Shop	A1	6
93b Winchester Rd	Dominos	Take-away	A5	6
94 Winchester Rd	Sparks Ellison	Estate Agents	A2	7
95a Winchester Rd	Sunrise Balti Restaurant	Restaurant	A3	6
95b Winchester Rd	Rocco's Pizza	Take-away	A5	6
96 Winchester Rd	Concorde Insurance Services	Financial Services	A2	7
97 Winchester Rd	Mandarin Garden	Take-away	A5	5
98 Winchester Rd	Fox & Sons	Estate Agent	A2	4
99 Winchester Rd	David's Fish Bar	Take-away	A5	5
100 Winchester Rd	Jonathan Rees	Estate Agents	A2	6
101 Winchester Rd	Computer Repair Centre	PC and laptop repair centre	A1	6
102 Winchester Rd	The Nail and Beauty Studio	Beauty Salon	SG	4.5
103 Winchester Road Unit 1	Vacant	Vacant	V(A2)	10
103 Winchester Road Unit 2	Barber Co	Hairdressers	A1	9
103 Winchester Road Unit 3	Helen Whitehouse	Hairdressers	A1	9
103 Winchester Road Unit 4	A Touch of Class	Dry Cleaners	A1	5
104 Winchester Rd	Residential	Residential		
106 Winchester Rd	The Point of Health	Osteopathy	D1	4.5
108 Winchester Rd	Residential	Residential		
110 Winchester Rd	Go Global Travel Health	Travel Health Clinic	D1	4.5
112 Winchester Rd	Chaye Cooper & Co.	Hairdressers	A1	4.5
121 Winchester Rd	Goadsby	Estate Agent	A2	8
123 Winchester Rd	National Westminster	Bank	A2	10
125 Winchester Road	Rothmans Chartered Accountants	Estate Agents	A2	7
130 Winchester Road-Shell	Select/Shell	Convenience Store	A1	20
130 Winchester Rd-Kwick Fit	Kwick Fit	Garage	SG	35
132a Winchester Road	Ocean World Travel	Travel Agents	A2	6
132b Winchester Road	Accord Accountants	Accountants	A2	6

Chandler's Ford - Fryern Arcade/The Mall/Winchester Road - Secondary Shopping Frontage (Cont.)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
7-13 Oakmount Rd	Vacant	Vacant	V(A1)	28
15 Oakmount Road	Coral Bookmakers	Bookmakers	SG	9
17 Oakmount Road	Smile Dental Care	Dental Surgery	D1	10
2-4 Brownhill Rd	The Brownhill Surgery	Doctors	D1	14
6 Brownhill Rd	Tate	Office Recruitment	A2	12
8 Brownhill Rd	Eric Robinson Solicitors	Solicitors	A2	12

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	59.5	20%
A2	85	29%
A3	6	2%
A4		
A5	22	8%
B1		
D1	33	11%
D2		
Sui Generis	48.5	17%
Vacant	38	13%
GRAND TOTAL	292	100%

Policy **138.TC** of the Local Plan permits the change to A2, A3 or club, leisure or cultural uses. A proposal for an A5 use should also comply with policy **142.TC**

% non A1 retail frontage (including vacant units previously in non A1 use)	70%
% non A1 retail frontage (including all vacant units)	80%

Chandler's Ford - Hiltingbury Road (Eastern End)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
32 Hiltingbury Rd	Atkinsons Chartered Accountants	Accountants	A2	5
34 Hiltingbury Rd	Norise Fisher	Insurance Brokers	A2	8
36 Hiltingbury Rd	Premier Express	Convenience Store	A1	6
42 Hiltingbury Rd	Rendezvous coffee shop and deli	Café	A3	4
44 Hiltingbury Rd	First Class Dry Cleaners	Dry Cleaners	A1	5
46 Hiltingbury Rd	Curtain Design House	Household Furnishing	A1	5
48 Hiltingbury Rd	Mantra Room	Yoga & Body Shop	D1	4
54 Hiltingbury Rd	Britannia Windows	Windows & Conservatories	A1	14
56-60, 64-66 Hiltingbury Rd	The Picture Framing Shop/ Arts and Crafts Centre	Picture Frames/Art shop	A1	19
68 Hiltingbury Rd	Hot Heads	Hairdressers	A1	13
68a Hiltingbury Rd	Caroline's Beauty Salon	Beauty Salon	SG	8
70 Hiltingbury Rd	Hiltingbury Chiropractic	Chiropractors	D1	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	62	64%
A2	13	13%
A3	4	4%
A4		
A5		
B1		
D1	10	10%
D2		
Sui Generis	8	8%
Vacant		
GRAND TOTAL	97	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	36%
% non A1 retail frontage (including all vacant units)	36%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Hiltingbury Road (Eastern End)



Neighbourhood Parade

Not to Scale

Chandler's Ford - Hiltingbury Road (Western End)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
75-77 Hiltingbury Rd	West One	Hairdressers	A1	7
83-85 Hiltingbury Rd	Andersons Newsagents	Newsagent	A1	10
87-93 Hiltingbury Rd	Bay Leaves Larder/ Delicatessen	Convenience Store/Café	A1	13
95-97 Hiltingbury Rd	Day Lewis Pharmacy	Pharmacy	A1	6
99 - 99a Hiltingbury Rd	Marshalls Bakery & Coffee Shop	Bakery	A1	10

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	46	100%
A2	-	-
A3	-	-
A4	-	-
A5	-	-
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	-	-
GRAND TOTAL	46	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	0%
% non A1 retail frontage (including all vacant units)	0%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Hiltingbury Road (Western End)



Neighbourhood Parade

Not to Scale

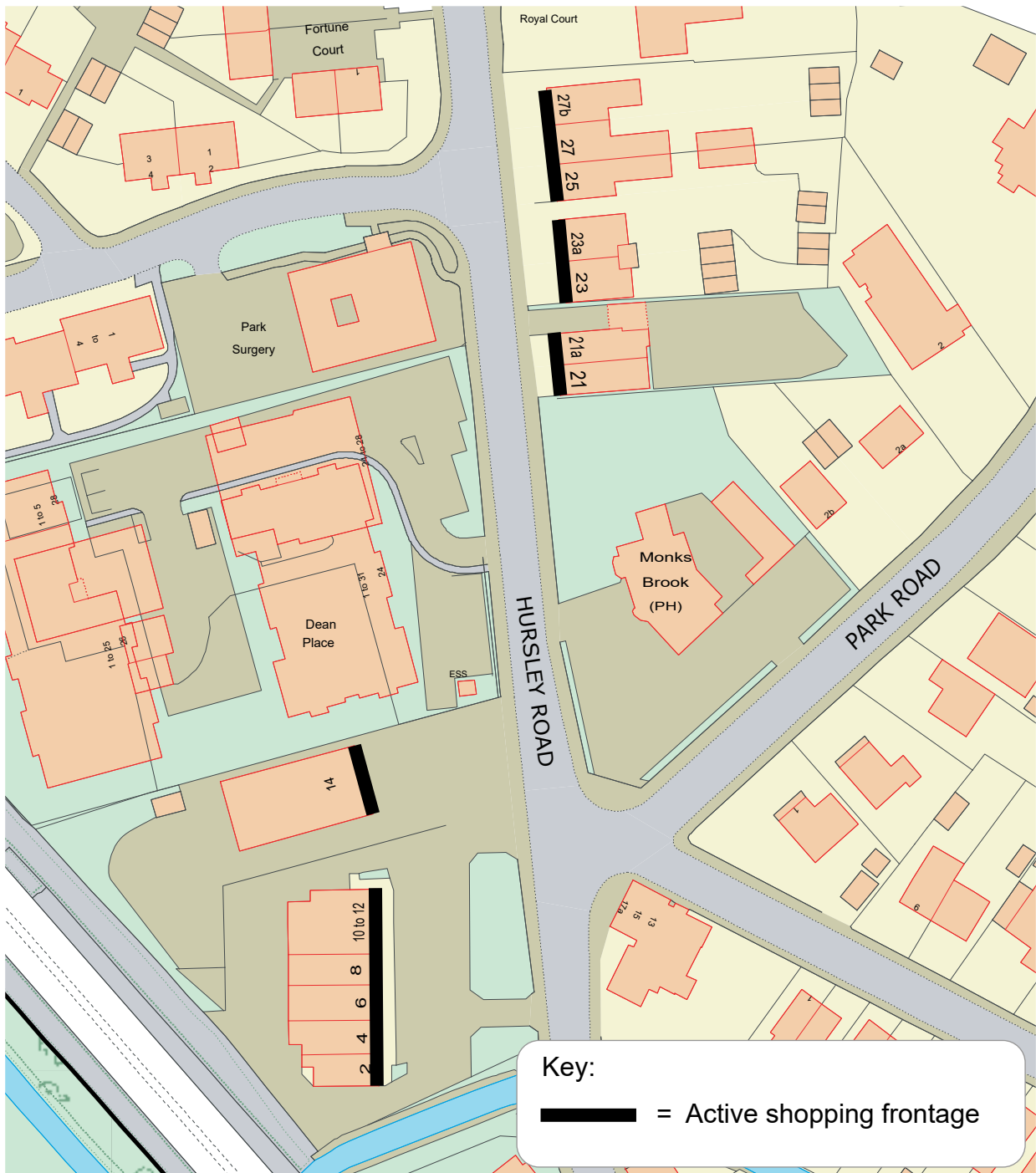
Chandler's Ford - Hursley Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
2 Hursley Rd	Canton House	Take-away	A5	6
4 Hursley Rd	Adore	Take-away	A5	5
6 Hursley Rd	Vacant	Vacant	V(A3)	5
8 Hursley Rd	Lakewood Beauty	Beauty Salon	SG	5
10 Hursley Rd	Elite Salon	Hairdressers	A1	5
12 Hursley Rd	Audio T	Electrical	A1	6
14 Hursley Rd	Coop	Supermarket	A1	11
21 Hursley Rd	Lloyds Pharmacy	Pharmacy	A1	5
21a Hursley Rd	The Green Room	Hairdressers	A1	8
23 Hursley Rd	SPAR	Newsagent & local store	A1	7
23a Hursley Rd	Peter Hansford Cycles	Cycle Shop	A1	7
25a Hursley Rd	Neptune Swimming Pools	Pool Equipment & Showroom	A1	7
27 Hursley Rd	Nigel Guilder Ltd	Funeral Directors	A1	6
27b Hursley Rd	Vacant	Vacant	V(A2)	6

TOTAL	Shop Frontage Length/ Use Class (m)	% of Frontage/Use Class in zone
A1	62	70%
A2		
A3		
A4		
A5	11	12%
B1		
D1		
D2		
Sui Generis	5	6%
Vacant	11	12%
GRAND TOTAL	89	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

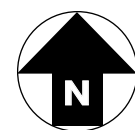
% non A1 retail frontage (including vacant units previously in non A1 use)	30%
% non A1 retail frontage (including all vacant units)	30%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Chandler's Ford - Hursley Road

Neighbourhood Parade



Not to Scale

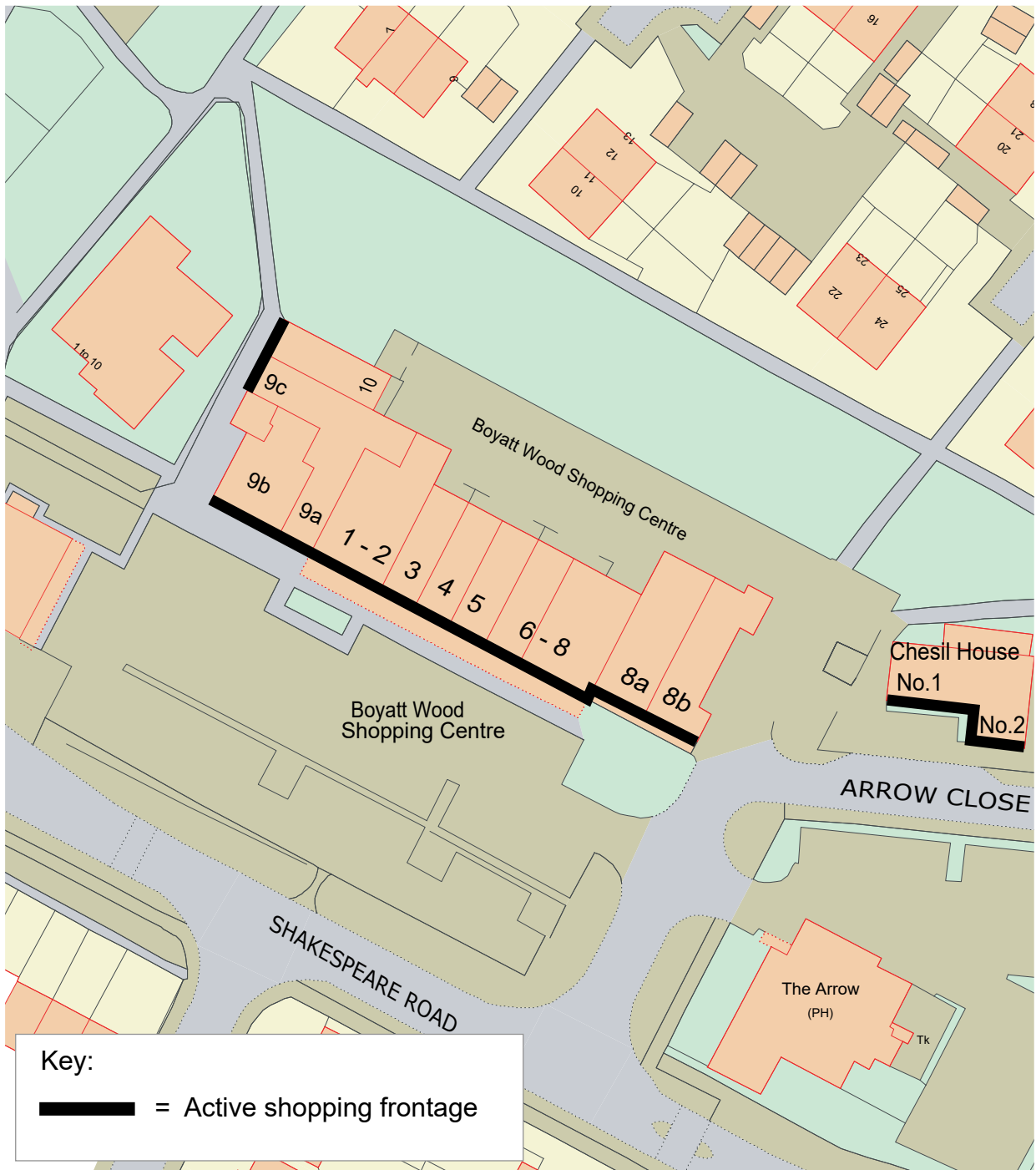
Eastleigh - Boyatt Shopping Centre / Shakespeare Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Unit 1-2	Post Office	Post Office	A1	10
Unit 3	The Studio	Cosmetic Treatments & Tattoos	SG	5
Unit 4	Best One	Off Licence	A1	5
Unit 5	Quiffys Hair Dresser	Hair Dressers	A1	5
Units 6-8	Co-op	Super Market	A1	15
Unit 8a	Eastleigh Launderette	Launderette	A1	6
Unit 8b	Matts Bakery & Coffee Corner	Café	A3	6
Unit 9a	Bet Fred	Bookmakers	SG	5
Unit 9b	My Dentist	Dentist	D1	10
Unit 9c	Start Balti House	Take Away	A5	5
Unit 10	Top Chef	Take Away	A5	5
No.1. Chesil House	Boyatt Wood Vets	Vets	D1	7
No.2. Chesil House	Matts Bakery	Bakers	A1	3

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	44	51%
A2		
A3	6	7%
A4		
A5	10	11%
B1		
D1	17	20%
D2		
Sui Generis	10	11%
Vacant		
GRAND TOTAL	87	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	49%
% non A1 retail frontage (including all vacant units)	49%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Eastleigh - Boyatt Shopping Centre / Shakespeare Road

Local Centre



Not to Scale

Eastleigh - Nightingale Avenue

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
6 Nightingale Ave	Eastleigh Batteries and Spares	Car Accessories	A1	6
8 Nightingale Ave	Sandwich Connection	Sandwich Shop	A1	6
10 Nightingale Ave	Nightingale Pets	Pet Shop	A1	6
12-14 Nightingale Ave	McColls	Newsagents	A1	12
16 Nightingale Ave	Goldern Bamboo	Take-away	A5	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	30	83%
A2	-	-
A3	-	-
A4	-	-
A5	6	17%
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	-	-
GRAND TOTAL	36	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	17%
% non A1 retail frontage (including all vacant units)	17%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Eastleigh - Nightingale Avenue

Neighbourhood Parade



Not to Scale

Eastleigh - Town Centre & Swan Centre - Core Zone

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1	Vacant	Vacant	V(A3)	16
2a	The Entertainer	Toy Shop	A1	7
2	Eastleigh BID & Shopmobility	Office and Shopmobility	A2	8
3	Warren James	Jewellers	A1	6
4-5	Robert Dyas	Ironmongers	A1	14
6	Trespass	Outdoor Clothing	A1	7
7a	O2	Mobile Communications	A1	7
8-9	Ryman	Stationers	A1	30
10-11	Boswells	Café	A3	12
12	JD	Sports Shop	A1	7
13	Card Market	Card Shop	A1	7
14	EE	Communications	A1	7
15	Boots Opticans	Opticians	A1	20
16	Vacant	Vacant	V(A1)	7
17	Clarks	Shoe Shop	A1	7
18	Game	Game Store	A1	10
19	Holland and Barrett	Health Food Store	A1	7
20	Clinton Cards	Card Shop	A1	22
20a (Kiosk 1)	Mobile Booth	Mobile Accessories	A1	9
21	New Look	Clothes Shop	A1	14
22	Pep & Co	Clothes Shop	A1	14
23	Vodafone	Communications	A1	10
24	Next	Clothes Shop	A1	10
25	Caffe Nero	Coffee Shop	A3	32
26-27	Halifax	Building Society	A2	15
28	Claire's Accessories	Fashion Accessories	A1	15
29	Fashion Nova	Ladies Fashion	A1	10
30	Shoe Zone	Shoe Shop	A1	7
31a/b	Dorothy Perkins	Clothes Shop	A1	14
32	H. Samuel	Jewellers	A1	26
33	Bon Marche	Clothes Shop	A1	9
34	W H Smith & Post Office	Newsagent/Stationers	A1	12
35	Boots	Pharmacy	A1	17
36	Bright House	Electrical Goods	A1	7
37	Card Factory	Card Shop	A1	7
38a/b	Ernest Jones	Jewellers	A1	22
38c	David Mellor and Sons	Jewellers	A1	7
38d/e	The Bag Shop	Luggage Shop	A1	20

Eastleigh - Town Centre & Swan Centre - Core Zone

Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
1	2,439	227	4,271	397	700177612470
2a	1,943	181	2,953	274	700177610446
2	1,394	130	2,311	215	700132350020
3	1,767	164	3,240	301	700177612433
4-5	4,734	440	8,729	811	700177612447
6	2,036	189	3,407	316	700177612498
7a	1,348	125	1,348	125	700177612597
8-9	2,517	234	4,824	448	700177619471
10-11	2,547	237	5,123	476	700177612575
12	1,351	126	2,831	263	700177612457
13	1,407	131	2,796	260	700177612456
14	1,238	115	2,090	194	700177612434
15	939	87	1,197	111	700177612464
17	1,776	165	2,780	258	700177612561
17	1,776	165	2,780	258	700177612561
18	1,682	156	1,682	156	700177612478
19	1,459	136	1,459	136	700177612429
20	2,451	228	2,451	228	700177612495
20a (Kiosk 1)	214	20	214	20	700177611111
21	3,053	284	5,224	485	700177612590
22	3,673	341	6,155	572	700177612445
23	1,657	154	2,681	249	700177612427
24	2,596	241	3,248	302	700177612469
25	1,478	137	3,142	292	700177612436
26-27	2,192	204	3,190	296	700177612662
28	586	54	1,413	131	700177612482
29	920	86	1,304	121	700177612483
30	1,391	129	2,299	214	700177612484
31a/b	2,787	259	4,889	454	700177612968
32	1,436	133	2,190	203	700177612432
33	3,040	282	5,226	485	700177610002
34	3,614	336	5,218	485	700177612487
35	5,576	518	7,901	734	700177616627
36	2,268	211	3,359	312	700177612466
37	2,291	213	3,457	321	700177612468
38a/b	1,046	97	1,046	97	700177612431
38c	508	47	508	47	700177612450
38d/e	869	81	869	81	700177612430

Eastleigh - Town Centre & Swan Centre - Core Zone (Cont.)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Tesco	Tesco	Food Shop	A1	50
MSU1	McDonalds	Fast Food Restaurant	A3	41
MSU2(a)	Argos	Catalogue Shop	A1	28
MSU3	TK MAXX	Discount Clothing	A1	16
MSU4*	Poundland	Discount Retail	A1	37
MSU5	H & M	Clothes Shop	A1	32
Octagon	Costa Coffee	Coffee Shop	A3	44

* VOA list MSU4 as MSU2

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	551	76%
A2	23	3%
A3	129	18%
A4		
A5		
B1		
D1		
D2		
Sui Generis		
Vacant	23	3%
GRAND TOTAL	726	100%

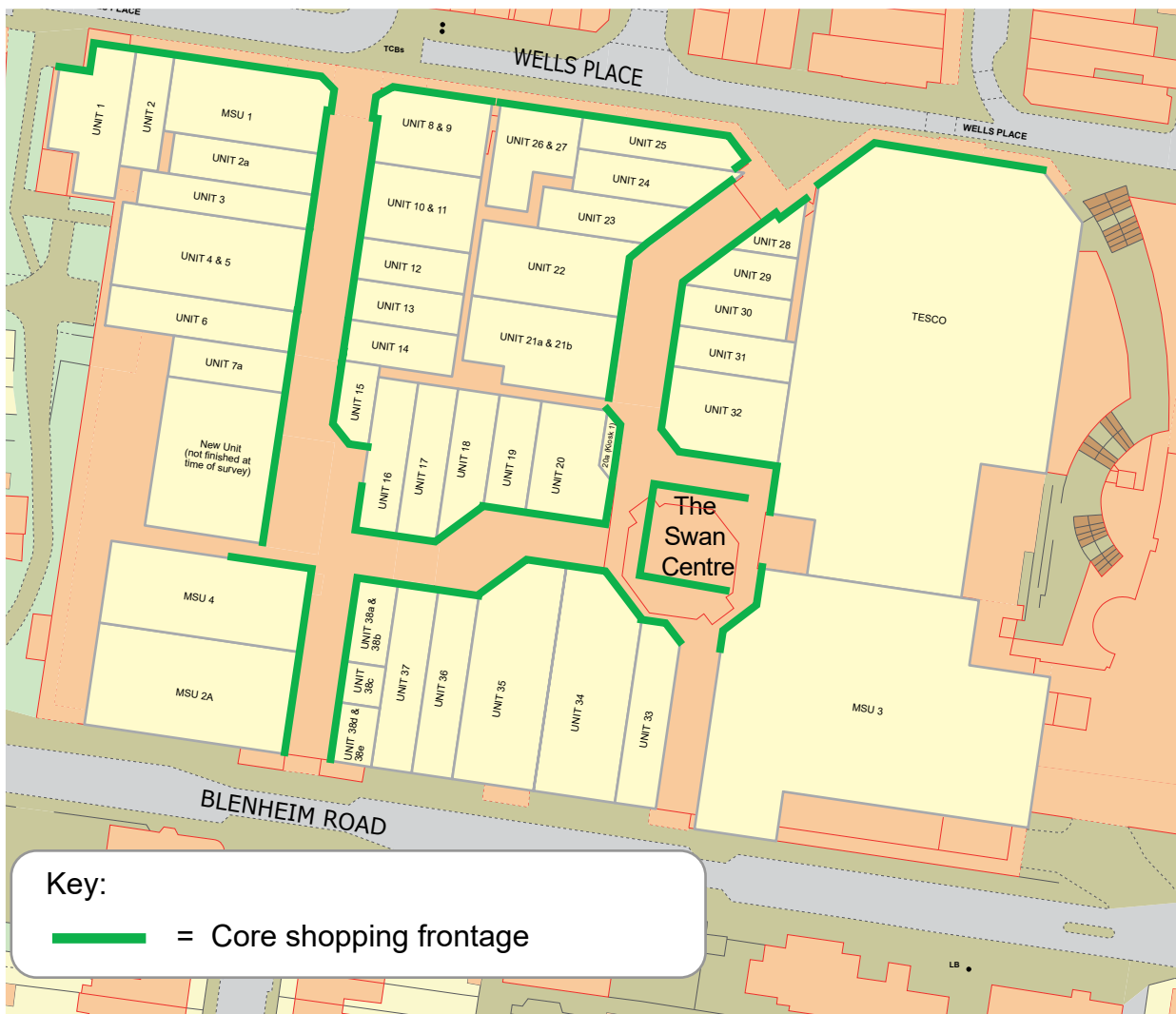
Policy **136.TC** of the Local Plan specifies changes of use or a redevelopment involving the loss of A1 retail floorspace will not be permitted

% non A1 retail frontage (including vacant units previously in non A1 use)	23%
% non A1 retail frontage (including all vacant units)	24%

Eastleigh - Town Centre & Swan Centre - Core Zone (Cont.)

Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
Tesco	34,336	3,190	43,955	4084	700132352194
MSU1	3,416	317	5,558	516	700177612462
MSU2(a)	5,062	470	11,054	1027	700177610452
MSU3	24,940	2,317	24,940	2317	700177612510
MSU4	4,238	394	5,274	490	700177612593
MSU5	8,482	788	8,482	788	700186492460

Octagon



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Eastleigh Town Centre & Swan Centre - Core Zone Shopping Frontage

Town Centre - Core



Not to Scale

Eastleigh - Town Centre - Primary Zone

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
2d High Street	Vacant	Vacant	V(A1)	5
28-30 High Street	Iceland	Frozen Food	A1	17
32-34 High Street	Nation Wide	Building Society	A2	9
36-40 High Street	The Station	Pub	A4	11
42 High Street	Vacant	Vacant	V(A1)	8
44-48 High Street	Pam Purred Pets	Pet Shop	A1	16
1 Market Street	Martin Newsagents	Newsagents	A1	19
1a Market Street	Superdrug	Chemist	A1	16
3 Market Street	Life	Charity Shop	A1	5
5 Market Street	Bassett Watches and Clocks	Clock Shop	A1	5
7-9 Market Street	Burton	Clothes Shop	A1	9
11 Market Street	Carphone Warehouse	Communication	A1	5
13 Market Street	Enfield's	Estate Agents	A2	5
15-17 Market St.	Millets	Clothes Shop	A1	10
19 Market Street	Connells	Estate Agents	A2	5
21 Market Street	Shaw Trust	Charity Shop	A1	5
23 Market Street	Debra	Charity	A1	6
25 Market Street	Vision Express	Opticians	A1	5
27-29 Market St.	Costa	Coffee shop, Cafe	A3	13
31 Market Street	Warrow's Bakery	Bakery	A1	5
33 Market Street	Roebidge Farm Shop	Green Grocers	A1	5
35-37 Market St.	Specsavers	Opticians	A1	9
39 Market Street	Goadsby	Estate Agents	A2	5
41/41a Market St.	Edinburgh Woollen Mill	Clothes Shop	A1	9
43-45 Market St.	Discount S/H Jewellery	Pawn Brokers/Jewellery Sales	SG	8
47-49 Market St.	3 Store	Communication	A1	8
51-53 Market St.	Subway	Sandwich Bar	A3	8
55-57 Market St.	Pondon Home interiors	Shop Soft furnishings	A1	8
59 Market Street	Thomas Cook	Travel Agents	A1	5
38 Market Street	Coffee #1	Coffee shop, Cafe	A3	13
40 Market Street	Istanbul Grill	Take Away	A5	5
42 Market Street	Anglo Vapour	E-cigarettes shop	A1	5
44 Market Street	Fox & Sons	Estate Agents	A2	6
44a Market Street	The Barbers	Hair Dresser	A1	5
44b Market Street	Phone Junction	Phone Accessories	A1	5
1 Regal Buildings	Vacant	Vacant	V(A1)	11
2 Regal Buildings	Vacant	Vacant	SG	7
46 Market Street	Johnson the Cleaners	Dry Cleaners	A1	8
48 Market Street	Shop in Eastleigh	Charity Shop	A1	5

Eastleigh - Town Centre - Primary Zone (cont.)

Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
2d High Street	555	52	3,359	312	700140750786
28-30 High Street	8,113	754	12,971	1205	700140750818
32-34 High Street	2,220	206	4,327	402	700140750812
36-40 High Street	0	0	0	0	700140751821
42 High Street	1,810	168	1,920	178	700140750823
44-48 High Street	2,489	231	4,073	378	700140750848
1 Market Street	1,766	164	2,186	203	700150951258
1a Market Street	3,815	354	6,090	566	700150951257
3 Market Street	529	49	970	90	700150951266
5 Market Street	461	43	994	92	700150951267
7-9 Market Street	2,602	242	2,602	242	700150951268
11 Market Street	706	66	1,040	97	700150952415
13 Market Street	869	81	869	81	700150952416
15-17 Market St.	2,130	198	2,846	264	700150951272
19 Market Street	1,051	98	1,628	151	700150951275
21 Market Street	802	75	802	75	700150951276
23 Market Street	1,232	115	1,649	153	700150951277
25 Market Street	898	83	1,138	106	700150951278
27-29 Market St.	2,315	215	2,315	215	700150959990
31 Market Street	975	91	1,047	97	700150951283
33 Market Street	791	73	791	73	700150951284
35-37 Market St.	1,993	185	3,487	324	700150958512
39 Market Street	450	42	1,095	102	700150950390
41/41a Market St.	2,559	238	2,559	238	700150950077
43-45 Market St.	748	70	1,209	112	700150952417
47-49 Market St.	2,329	216	3,019	281	700150951299
51-53 Market St.	690	64	2,125	197	700150951302
55-57 Market St.	2,082	193	2,746	255	700150951304
59 Market Street	995	92	1,314	122	700150951307
38 Market Street	570	53	703	65	700150951287
40 Market Street	464	43	718	67	700150951288
42 Market Street	487	45	780	73	700140750823
44 Market Street	494	46	633	59	700150951291
44a Market Street	727	68	794	74	700150951292
44b Market Street	371	35	1,049	98	700150951212
2 Regal Buildings	4,647	432	4,702	437	700150951296
1 Regal Buildings		0	9,304	864	700150951399
46 Market Street	662	62	1,618	150	700150959297
48 Market Street	1,398	130	1,398	130	700150951300

Eastleigh - Town Centre - Primary Zone (Cont.)

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
50 Market Street	Smith's Butchers	Butchers	A1	5
52 Market Street	Sailor's Society	Charity Shop	A1	5
54 Market Street	Celly's Hairstyle International	Hair Dresser	A1	5
56 Market Street	Hospice Shop	Oakhaven Trust Charity Shop	A1	6
58 Market Street	Santander	Building Society	A2	6
60 Market Street	Peacocks	Clothes Shop	A1	12
62 Market Street	Vacant	Vacant	V(A2)	6
64 Market Street	A. H Rogers	Funeral Directors	A1	6
66 Market Street	Timpson	Key Cutting and Shoe Repaired	A1	5
68 Market Street	The Carpet Shop	Carpet Shop	A1	3
70-72 Market St.	Savers	Chemist	A1	9
74 Market Street	Naomi House	Clothes Shop	A1	5
76 Market Street	Studio 7	Nails & Beauty	SG	5
78 Market Street	Thomson	Travel Agents	A1	5
80 Market Street	The Works	Discount retail	A1	8
82 Market Street	Entertainment Exchange	Computer Games	A1	6
84 Market Street	Cosy	Café	A3	6
86 Market Street	Phone Gadgets 4U	Phone Accessories	A1	5
88 Market Street	I love Vapes	E-cigarettes shop	A1	6
90 Market Street	BH Nails & Beauty	Nails and Beauty	SG	5
92 Market Street	Quicksilver	Amusement Arcades	SG	5
94 Market Street	Greggs	Sandwiches	A1	5
96 Market Street	O'Briens Café	Cafe	A3	16
96A Market Street	Candy Room	Sweet shop	A1	5
96B Market Street	Herb Magic	Acupuncture herbal remedies	A1	7
9 Leigh Road	Coffee #1	Coffee shop, Cafe	A3	11
11 Leigh Road	Boots the Pharmacy	Chemist	A1	18
13 Leigh Road	Excellent Cut	Barbers shop	A1	6
15 Leigh Road	EMMAUSE Hampshire	Charity shop	A1	6
17 Leigh Road	Coral	Betting Shop	SG	9
19-23 Leigh Road	Poundland	Discount retail	A1	17
25 Leigh Road	Cash Converters	Pawn Brokers	SG	6
27-29 Leigh Road	Poppins Café	Café	A3	6
31 Leigh Road	Skoolkit	School Clothes	A1	5
33 Leigh Road	Mega Bet	Betting Shop	SG	7
37 Leigh Road	AGE UK	Charity Shop	A1	7
39 Leigh Road	Dominos Pizza*	Take Away	A3	13
Leigh Road	Sainsbury	Supermarket	A1	89

* incorporating 2a/2b & 2c High Street

Eastleigh - Town Centre - Primary Zone (Cont.)

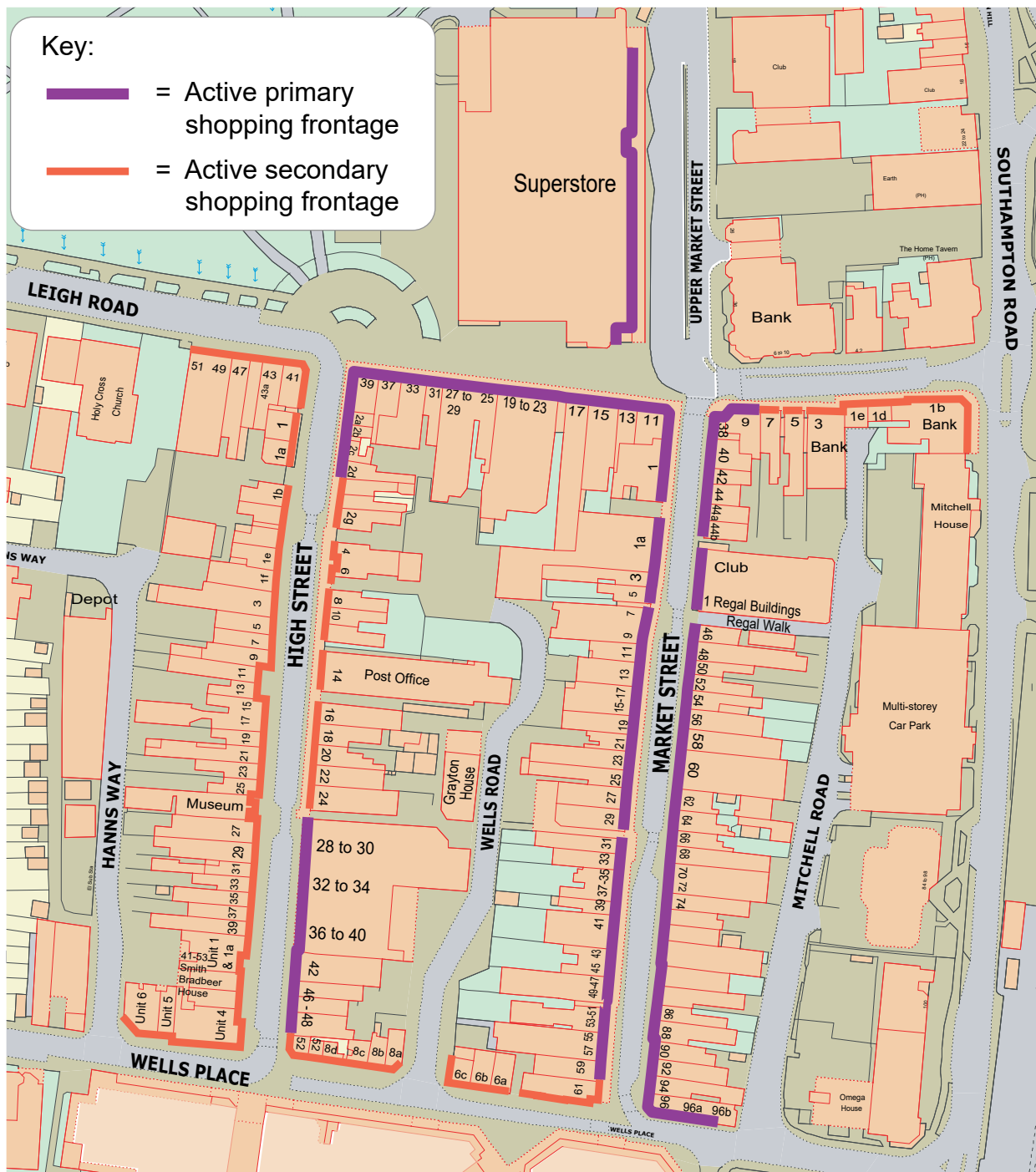
Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
50 Market Street	264	25	820	76	700150951301
52 Market Street	1,110	103	1,110	103	700150951303
54 Market Street	882	82	1,527	142	700150959540
56 Market Street	1,124	104	1,372	127	700150951305
58 Market Street	1,426	133	2,646	246	700150959306
60 Market Street	3,385	315	6,776	630	700150951308
62 Market Street	559	52	957	89	700150952424
64 Market Street	939	87	2,271	211	700150950164
66 Market Street	417	39	915	85	700150950660
68 Market Street	964	90	1,503	140	700150951915
70-72 Market St.	1,914	178	2,930	272	700150951315
74 Market Street	914	85	1,227	114	700150951316
76 Market Street	418	39	490	46	700150951317
78 Market Street	529	49	1,163	108	700150950780
80 Market Street	1,924	179	3,372	313	700150951318
82 Market Street	1,048	97	1,718	160	700150950820
84 Market Street	794	74	1,018	95	700150951319
86 Market Street	610	57	687	64	700150951320
88 Market Street	794	74	1,018	95	700150951319
90 Market Street	666	62	727	68	700150951322
92 Market Street	1,059	98	1,427	133	700150951323
94 Market Street	801	74	1,473	137	700150951324
96 Market Street	685	64	700	65	700150951391
96A Market Street	357	33	382	36	700150951392
96B Market Street	282	26	628	58	700150950964
9 Leigh Road	893	83	1,437	134	700147601116
11 Leigh Road	987	92	1,030	96	700147601117
13 Leigh Road	621	58	621	58	700147601118
17 Leigh Road	1,822	169	2,836	264	700147601119
15 Leigh Road	809	75	1,668	155	700147602406
19-23 Leigh Road	7,217	671	14,807	1376	700147601121
25 Leigh Road	970	90	1,473	137	700147600250
27-29 Leigh Road	2,120	197	2,484	231	700147602729
31 Leigh Road	432	40	1,187	110	700147609125
33 Leigh Road	1,320	123	2,400	223	700147601127
37 Leigh Road	1,428	133	2,011	187	700147601128
39 Leigh Road	1,619	150	1,789	166	700147601131
Leigh Road	30,112	2798	36,597	3400	700150952119

Eastleigh - Town Centre - Primary Zone (Cont.)

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	451	67%
A2	36	5%
A3	86	13%
A4	11	2%
A5	5	1%
B1		
D1		
D2		
Sui Generis	52	8%
Vacant	30	4%
GRAND TOTAL	671	100%

Policy **137.TC** of the Local Plan specifies a limit of 20% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	29%
% non A1 retail frontage (including all vacant units)	33%

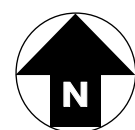


© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy

Eastleigh Town Centre - Primary & Secondary Shopping Frontages

Town Centre - Primary & Secondary



Not to Scale

Eastleigh - Town Centre - Secondary Zone

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 High Street	The Great Mogul	Restaurant	A3	12
1a High Street	Matt's	Barbers	A1	8
1b High Street	SAMI SWOI	Food Shop	A1	6
1c High Street	Papa Johns	Pizza Take-away	A3	7
1d High Street	Austin & Wyatt	Letting Agent	A2	6
1e High Street	Charlie Girls and Dee Gee's	Hairdressers	A1	6
1f High Street	LA Fenice	Restaurant	A3	6
3 High Street	Vacant	Vacant	V(A4)	8
5 High Street	Kathy's Kitchen	Café	A3	5
7 High Street	AC Models	Model Shop	A1	5
9 High Street	AC Models	Model Shop	A1	5
11 High Street	British Heart Foundation	Charity Shop	A1	5
13 High Street	Vacant	Vacant	V(A2)	5
15 High Street	We Save The Children	Charity Shop	A1	5
17 High Street	Martin & Co	Estate Agents	A2	3
19 High Street	Istanbul Turkish Barbers	Barbers	A1	4
21 High Street	Hays Travel	Travel Agents	A1	5
23 High Street	Vacant	Vacant	V(A2)	5
25 High Street	Artisan	Coffee House and Bar	A3	5
Museum	Eastleigh Museum	Museum	D1	7
27 High Street	Cry Charity Shop	Charity Shop	A1	5
29 High Street	Vacant	Vacant	V(A1)	5
31 High Street	Bet Fred	Bookmakers	A2	4
33 High Street	Clique	Hairdressers	A1	4
35 High Street	The Flower Shop	Florist	A1	4
37 High Street	Quick Fry Kings Chef	Take-away	A5	4
39 High Street	Saffron	Restaurant	A3	4
41-53 High Street Smith, Brabeer House - Unit 1	Inclusion Recovery Centre	NHS Clinic	D1	8
41-53 High Street, Smith Brabeer House - Unit 2	Bradbeers Outlet	Furniture Sales	A1	5
41-53 High Street, Smith Brabeer House - Unit 3	Bradbeers Outlet	Furniture Sales	A1	5
41-53 High Street, Smith Brabeer House - Unit 4	A-Plan Insurance	Insurance Brokers	A2	27
2e High Street	Yummy Yummy	Take-away	A5	5

Eastleigh - Town Centre - Secondary Zone (Cont.)

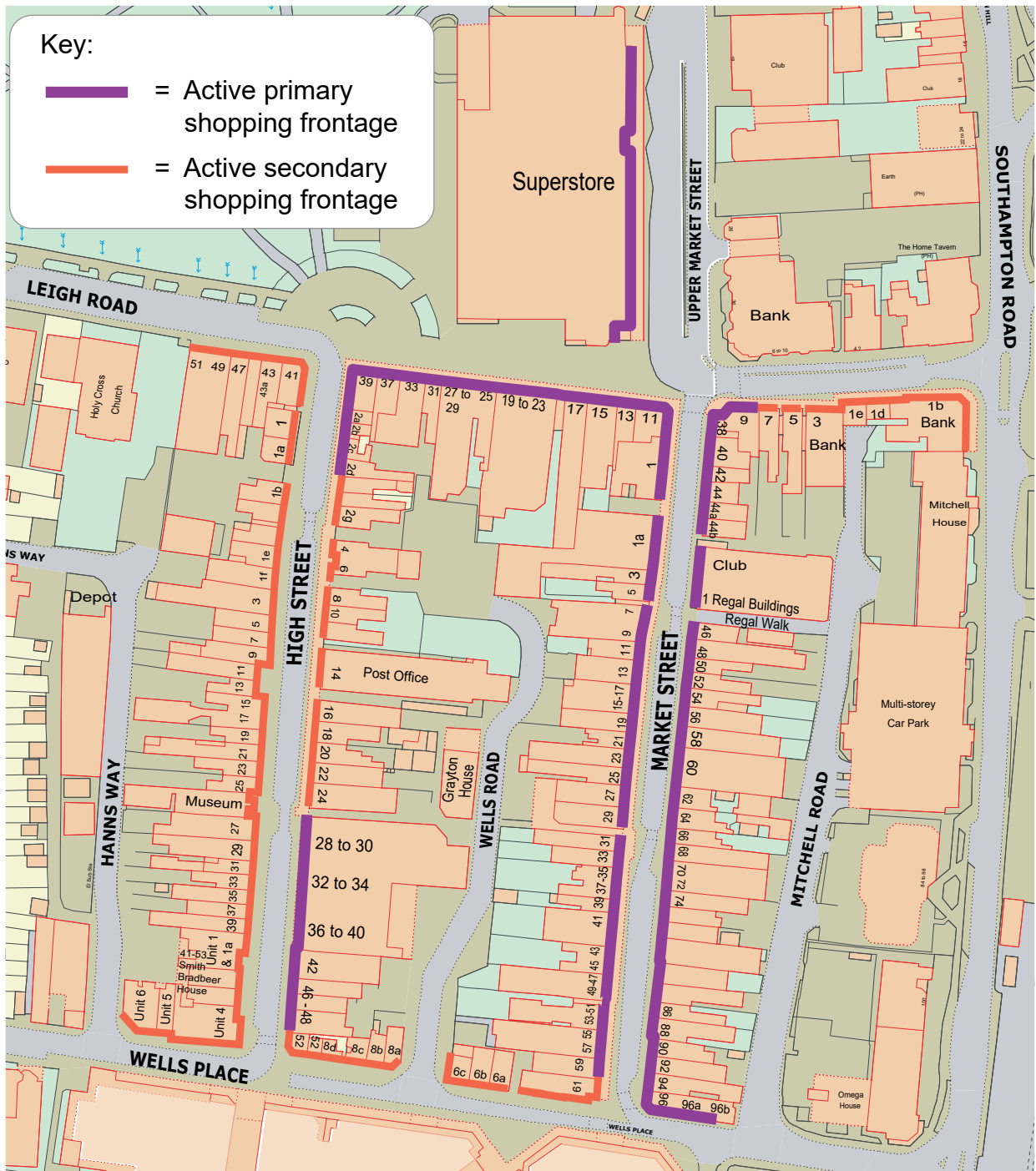
Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
2f High Street	Monett	Take-away	A5	5
2g High Street	Treats	Ice Cream Parlour/Café	A3	6
4 High Street	David Evans	Estate Agents	A2	6
6 High Street	Stanford	Estate Agents	A2	8
8 High Street	Beals	Estate Agents	A2	5
10 High Street	Co-op Funeral	Funeral Directors	A1	5
12 High Street	Leaders	Estate Agents	A2	5
14 High Street	Vacant	Vacant	V(A1)	12
16 High Street	Ladbrokes	Bookmakers	SG	5
18-20 High Street	The Spitfire	Pub	A4	12
22 High Street	Eastleigh Sewing Centre	Sewing Shop	A1	6
24 High Street	The Salvation Army	Charity Shop	A1	7
52 High Street	Tesoro	Café	A3	15
61, Market Street	The Celebration Store	Gifts and Cards	A1	28
Unit 6a Wells Place	Mobility Plus	Mobility	A1	5
Unit 6b Wells Place	Alton Sports	Sports Equipment	A1	6
Unit 6c Wells Place	Slice Hair	Hairdressers	A1	12
Unit 8a Wells Place	Shop Equality	Fair Trade Shop	A1	9
Unit 8b Wells Place	Titanium Hair	Hairdressers	A1	5
Unit 8c Wells Place	Vacant	Vacant	V(A1)	6
Unit 8d Wells Place	The Eastleigh Barber Shop	Hairdressers	A1	6
Wells Place, Smith Bradbeer House - Unit 5	Eastleigh Basics Bank	Charity Food Bank	A1	5
Wells Place, Smith Brackeer House - Unit 6	Pizza Hut	Take-away	A5	13
1b Leigh Road	NatWest	Bank	A2	28
1d Leigh Road	Choices	Sandwiches	A1	7
1e Leigh Road	Ink Planet	Cartridge Supplies	A1	7
1-3 Leigh Road	HSBC	Bank	A2	11
5 Leigh Road	Consol Tanning Studio	Tanning Studio	SG	6
7 Leigh Road	Edwards for men	Barbers	A1	7
41-43 Leigh Road	Kentucky Fried Chicken KFC	Restaurant/Take-away	A3	25
45 Leigh Road	Tropic Exotics	Exotic Pet Shop	SG	3
47 Leigh Road	Peking Phoenix	Restaurant	A3	6
49-51 Leigh Road	Infusion	Restaurant	A3	6

Eastleigh - Town Centre - Secondary Zone (Cont.)

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	187	38%
A2	103	21%
A3	97	20%
A4	12	2%
A5	27	5%
B1		
D1	15	3%
D2		
Sui Generis	14	3%
Vacant	41	8%
GRAND TOTAL	496	100%

Policy **138.TC** of the Local Plan permits the change to A2, A3 or club, leisure or cultural uses. A proposal for an A5 use should also comply with policy **142.TC**

% non A1 retail frontage (including vacant units previously in non A1 use)	58%
% non A1 retail frontage (including all vacant units)	62%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy

Eastleigh Town Centre - Primary & Secondary Shopping Frontages

Town Centre - Primary & Secondary



Not to Scale

Fair Oak - Sandy Lane / Latham Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
50 Sandy Lane	Co-op	Convenience Store	A1	25
52 Sandy Lane	Sonny's Fish & Chips	Take-away	A5	6
54 Sandy Lane	Sandy News	Newsagents	A1	6
56 Sandy Lane	M. Johnson Funeral Directors	Funeral Directors	A1	6
1 Latham Rd	Vacant	Vacant	V(A1)	6
3 Latham Rd	Envy	Hairdressers and Beauty Salon	A1	6
5 Latham Rd	Must Have	Take-away	A5	6
7 Latham Rd	RubyTakeaway	Take-away	A5	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	43	64%
A2	-	-
A3	-	-
A4	-	-
A5	18	27%
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	6	9%
GRAND TOTAL	67	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

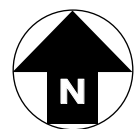
% non A1 retail frontage (including vacant units previously in non A1 use)	27%
% non A1 retail frontage (including all vacant units)	36%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Fair Oak - Sandy Lane / Latham Road

Neighbourhood Parade



Not to Scale

Fair Oak - Village Centre

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
20 Summerlands Rd	Grande Wines	Off Licence	A1	7
22 Summerlands Rd	Beggars Roost Saddlery and country store	Pet Supplies & Country Clothing	A1	16
31-33 Summerlands Rd	One Stop	Convenience Store/ Post Office	A1	21
35 Summerlands Rd	Vacant	Vacant	V(A1)	7
37 Summerlands Rd	Fair Oak Village Pharmacy	Pharmacy	A1	7
39 Summerlands Rd	Lotus House	Take-away	A5	3
39a Summerlands Rd	Vacant	Vacant	V(A1)	4
41 Summerlands Rd	Vacant	Vacant	V(A2)	7
1 Campbell Way	Fair Oak Dental Practice	Dentist	D1	5
3-5 Campbell Way	Lash, Brow & Beauty Lounge	Nail & Beauty Parlour	SG	5
435a Fair Oak Rd	Laura's Dog Grooming	Dog Grooming Palour	SG	3
435b Fair Oak Rd	Fair Oak Fisheries	Take-away	A5	4
441 Fair Oak Rd	China Kitchen	Take-away	A5	8
443 Fair Oak Rd	Evelyn's Tradition Tea Room	Tea Room	A3	8
445 Fair Oak Rd	The Village Blooms	Florist	A1	5
449 Fair Oak Rd	Ashleigh Sight Care	Opticians	A1	6
451 Fair Oak Rd	Mane Event	Hair and Beauty Salon	A1	6
453 Fair Oak Rd	The Cricketer's Public House	Public House	A4	16
455 Fair Oak Rd	April Scott	Hairdressers	A1	4
457 Fair Oak Rd	Aspire	Estate Agents	A2	4
459 Fair Oak Rd	The Pink Room	Hair & Beauty	A1	4
461 Fair Oak Rd	Kards and Kapers	Card Shop	A1	4
463 Fair Oak Rd	ML Law	Solicitors	A2	5
465 Fair Oak Rd	Kuti's Noorani	Restaurant	A3	11
492 Fair Oak Rd	The Old George Public House	Public House	A4	33
490 Fair Oak Rd	Fair Oak Curry House	Take-away	A5	6
Unit 1 Botley Rd	The Barbers at Number 1	Barbers	A1	6
Unit 2-3 Botley Rd	Coral	Bookmakers	SG	12
Unit 4 Botley Rd	The Oven Door	Bakery	A1	12

Fair Oak - Village Centre (Cont.)

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	98	41%
A2	9	4%
A3	19	8%
A4	49	21%
A5	21	9%
B1		
D1	5	2%
D2		
Sui Generis	20	8%
Vacant	18	8%
GRAND TOTAL	239	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	54%
% non A1 retail frontage (including all vacant units)	59%

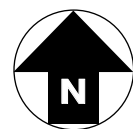
Page deliberately left blank



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Fair Oak - Village Centre

Local Centre



Not to Scale

Hamble - Coronation Parade

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 Coronation Parade	Best-in	Convenience Store	A1	5
2 Coronation Parade	Royal Bengal Restaurant	Restaurant	A3	5
3 Coronation Parade	Ming Wah Takeaway	Take-away	A5	5
4 Coronation Parade	Kingfisher	Take-away	A5	5
5 Coronation Parade	Hamble Lane Post Office	Post Office	A1	5
6 Coronation Parade	River Sales & Letting	Estate Agents	A2	5
7 Coronation Parade	Hamble Pharmacy	Pharmacy	A1	5
8 - 9 Coronation Parade	Co-op	Convenience Store	A1	10
10 Coronation Parade	Clippers of Hamble	Hairdressers	A1	5

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	30	60%
A2	5	10%
A3	5	10%
A4	-	-
A5	10	20%
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	-	-
GRAND TOTAL	50	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

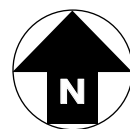
% non A1 retail frontage (including vacant units previously in non A1 use)	40%
% non A1 retail frontage (including all vacant units)	40%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Hamble - Coronation Parade

Neighbourhood Parade



Not to Scale

Hamble - The Square

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
The Old Post Office, High St	Sea Sky	Art & Gift Shop	A1	8
1-3 High St/The Square	Boomerang	Restaurant	A3	15
4 High St/The Square	No4 Barbers Studio	Barbers	A1	4
High St/The Square	La Dolca Vita	Restaurant	A3	8
High St/The Square	CO-OP	Convenience Store	A1	6
High St/The Square	Josephs	Hairdressers	A1	4
High St	Jeeves Boutique	Clothes shop	A1	5
High St	River Rat	Restaurant	A3	14
High St	Bonne Bouche	Delicatessen/Sandwiches	A1	13
Worthy House, High St	Hamble Estate Agency	Estate Agents	A2	11
1 Rope Walk, High St	Slipway	Pub/Restaurant	A4	23
High St	The King and Queen	Pub/Restaurant	A4	13
High St	The Victory	Pub/Restaurant	A4	11
Capstan House Grd Flr, High St	Tim Hughes Hairdressing	Hairdressers	A1	7
Capstan House Grd Flr, High St	Vacant	Vacant	V(A1)	6
2 The Square	The Salon	Hairdressers / Beauty Salon	A1	4
3 The Square	Blue Bijou	Antiques & Gift Shop	A1	5

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	56	36%
A2	11	7%
A3	37	24%
A4	47	30%
A5		
B1		
D1		
D2		
Sui Generis		
Vacant	6	4%
GRAND TOTAL	157	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

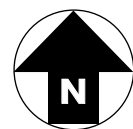
% non A1 retail frontage (including vacant units previously in non A1 use)	61%
% non A1 retail frontage (including all vacant units)	64%



© Crown copyright and database rights (2016) Ordnance Survey (LA100019622)

Shopping Frontage Policy Hamble - The Square

Local Centre



Not to Scale

Hedge End - St Luke's Close / Shamblehurst Lane

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Unit 1	Monsoon	Restaurant/ Take-away	A3	5
Unit 2	Mane Event	Hairdresser	A1	5
Unit 3	Animed Veterinary Clinic	Vet	D1	5
Unit 4-5	Tesco	Convenience Store	A1	24
Unit 6	Dovecote Dental Health Care	Dentist	D1	5
Goodland House	St Luke's Pharmacy	Pharmacy	A1	12

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	41	73%
A2		
A3	5	9%
A4		
A5		
B1		
D1	10	18%
D2		
Sui Generis		
Vacant		
GRAND TOTAL	56	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

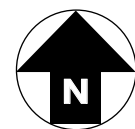
% non A1 retail frontage (including vacant units previously in non A1 use)	27%
% non A1 retail frontage (including all vacant units)	27%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Regeneration Policy Hedge End - St Luke's Close / Shamblehurst Lane

Neighbourhood Parade



Not to Scale

Hedge End - Village Centre - Primary Shopping Frontage

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
1 St John's Centre	Peter A Bryant	Dry Cleaners	A1	6
2 St John's Centre	Nationwide	Building Society	A2	6
3-4 St John's Centre	Coral	Bookmakers	SG	12
5a St John's Centre	H J Everett	Chemist	A1	8
5 St John's Centre	Sirs Only	Hairdresser	A1	8
6 St John's Centre	Domino's	Take-away	A5	9
Post Office Chamber, St John's Centre	Hedge Post Office	Post Office	A1	15
Lloyds Bank Chamber, St John's Centre	Lloyds TSB	Bank	A2	23
1 Lower Northam Rd	Barclays	Bank	A2	21
1a Lower Northam Rd	David Fogg	Chemist	A1	5
1b Lower Northam Rd	Gossip in Cream	Café	A3	5
1c Lower Northam Rd	Peter Shergold	Hairdresser	A1	5
1d Lower Northam Rd	Fruit, Veg and Flowers	Florist & Veg Shop	A1	5
3 Lower Northam Rd	National Westminster	Bank	A2	12
3a Lower Northam Rd	Greggs	Bakery	A1	5
5 Lower Northam Rd	Thoughts	Card shop	A1	5
5a Lower Northam Rd	Vacant	Vacant	V(A1)	5
7 Lower Northam Rd	Thomas Cook	Travel Agents	A1	5
7a Lower Northam Rd	The Co-operative Funeral Care	Funeral Directors	A1	5
9 Lower Northam Rd	Vitalise	Charity Shop	A1	5
9a Lower Northam Rd	Purbani Tandoori	Restaurant	A3	5
9b Lower Northam Rd	HSL Back Chairs	Furniture Store	A1	13
11 Lower Northam Rd	Browns Hair	Hairdressers	A1	13
11a Lower Northam Rd	Marie Curie	Charity Shop	A1	7
13 Lower Northam Rd	Cotswold	Outdoor Clothing	A1	19
1 Upper Northam Rd	Vacant	Vacant	V(A1)	22
3 Upper Northam Rd	Betfred	Bookmakers	SG	8
3a Upper Northam Rd	Printline	Printing	A1	3
5 Upper Northam Rd	J Henry's Fish & Chips	Take-away	A5	5
5a Upper Northam Rd	The Flower Garden	Florist	A1	4
7 Upper Northam Rd	Wilton Carpets	Carpets	A1	7
7a Upper Northam Rd	Costa Coffee	Café	A3	7

Hedge End - Village Centre - Primary Shopping Frontage

Address	Floorspace Net (ft ²)	Floorspace Net (m ²)	Floorspace Gross (ft ²)	Floorspace Gross (m ²)	VOA Ref no.
1 St John's Centre	704	65	804	75	701783802149
2 St John's Centre	727	68	776	72	701775352138
3-4 St John's Centre	1,673	155	1,673	155	701775351858
5a St John's Centre	842	78	842	78	701775351860
5 St John's Centre	722	67	806	75	701775351859
6 St John's Centre	691	64	954	89	701775350060
Post Office Chamber, St John's Centre	1,969	183	2,776	258	701775351835
Lloyds Bank Chamber, St John's Centre	1,586	147	2,498	232	701775351868
1 Lower Northam Rd	1,181	110	1,993	185	701749151317
1a Lower Northam Rd	545	51	828	77	701749151218
1b Lower Northam Rd	562	52	840	78	701749151219
1c Lower Northam Rd	562	52	833	77	701749152444
1d Lower Northam Rd	570	53	851	79	701749151221
3 Lower Northam Rd	983	91	2,013	187	701749151222
3a Lower Northam Rd	443	41	880	82	701749151223
5 Lower Northam Rd	693	64	984	91	701749151224
5a Lower Northam Rd	567	53	976	91	701749151225
7 Lower Northam Rd	636	59	921	86	701749151226
7a Lower Northam Rd	750	70	1,040	97	701749151227
9 Lower Northam Rd	719	67	1,009	94	701749151228
9a Lower Northam Rd	804	75	1,103	103	701749151229
9b Lower Northam Rd	2,460	229	3,571	332	701749152413
11 Lower Northam Rd	1,321	123	2,463	229	701749151231
11a Lower Northam Rd	972	90	972	90	701749151232
13 Lower Northam Rd	10,280	955	11,861	1,102	701749151233
1 Upper Northam Rd	9,414	875	13,843	1,286	701783802139
3 Upper Northam Rd	1,073	100	1,435	133	701783802142
3a Upper Northam Rd	377	35	446	41	701783802143
5 Upper Northam Rd	441	41	944	88	701783802144
5a Upper Northam Rd	396	37	396	37	701783802145
7 Upper Northam Rd	1,346	125	1,346	125	7017838000071
7a Upper Northam Rd	1,355	126	1,968	183	7017838000072

Hedge End - Village Centre - Primary Shopping Frontage (Cont.)

TOTAL	Shop Frontage Length/ Use Class (m)	% of Frontage/Use Class in zone
A1	143	51%
A2	62	22%
A3	17	6%
A4		
A5	14	5%
B1		
D1		
D2		
Sui Generis	20	7%
Vacant	27	10%
GRAND TOTAL	283	100%

Policy **137.TC** of the Local Plan specifies a limit of 20% of the frontage length on non-Class A1 uses

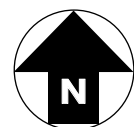
% non A1 retail frontage (including vacant units previously in non A1 use)	40%
% non A1 retail frontage (including all vacant units)	49%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Hedge End Village Centre

District Centre



Not to Scale

Hedge End - Village Centre - Secondary Zone

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Unit 8 St John's Centre	Solent Locksmiths Limited	Locksmiths	A1	7
Unit 9 St John's Centre	Prime Time	Video Rentals & Vape Shop	A1	10
Unit 10a St John's Centre	Pure Estate Agents	Estate Agents	A2	3
Unit 10 St John's Centre	Rawlings	Opticians	A1	10
Unit 11 St John's Centre	Mr Pizza	Take-away	A5	7
Unit 12 St John's Centre	Beal Letting Agents	Letting Agents	A2	6
Unit 13 St John's Centre	White Horn & Guard	Estate Agents	A2	7
Unit 14 St John's Centre	Hays Travel	Travel Agents	A1	16
Unit 1 Lankester House	Richmonds	Estate Agents	A2	5
Unit 2 Lankester House	Leaders	Letting Agents	A2	14
Unit 3 Lankester House	Kettle & Cake	Café	A3	18
1-2 St John's Rd	Vacant	Vacant	V(A2)	16
3 St John's Rd	Driver Belcher Solicitors	Solicitors	A2	6
4 St John's Rd	Fox & Sons	Estate Agents	A2	11
5 St John's Rd	Eric Robinson Solicitors	Solicitors	A2	4
5a St John's Rd	Cry Charity Shop	Charity Shop	A1	6
6 St John's Rd	Cry Charity Shop at Home	Charity Shop	A1	8
7 St John's Rd	Vacant	Vacant	V(A2)	19
2a Freegrounds Park	Co-op	Supermarket	A1	30
2 Freegrounds Park	Vacant	Vacant	V(A1)	7
4 Freegrounds Park	Cake & Sugarcraft Centre	Cake Shop	A1	15
2 Lower Northam Rd	The Barleycorn	Pub	A4	15
4 Lower Northam Rd	Hong Kong Garden	Take-away	A5	5

Hedge End - Village Centre - Secondary Zone (Cont.)

TOTAL	Shop Frontage Length/ Use Class (m)	% of Frontage/Use Class in zone
A1	102	42%
A2	56	23%
A3	18	7%
A4	15	6%
A5	12	5%
B1		
D1		
D2		
Sui Generis		
Vacant	42	17%
GRAND TOTAL	245	100%

Policy **138.TC** of the Local Plan permits the change to A2, A3 or club, leisure or cultural uses. A proposal for an A5 use should also comply with policy **142.TC**

% non A1 retail frontage (including vacant units previously in non A1 use)	56%
% non A1 retail frontage (including all vacant units)	58%

Netley - Station Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
18-22 Station Rd	Co-op	Convenience Store	A1	28
30 Station Rd	Katie Mawson Floral Design	Florist	A1	6
32-34 Station Rd	Netley Abbey PO	Post Office	A1	11
36 Station Rd	Victoria Perk Café	Café	A3	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	45	88%
A2		
A3	6	12%
A4		
A5		
B1		
D1		
D2		
Sui Generis		
Vacant		
GRAND TOTAL	51	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)	12%
% non A1 retail frontage (including all vacant units)	12%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Netley - Station Road

Local Centre



Not to Scale

Netley - Victoria Road

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
16 Victoria Rd	Purbani	Indian Restaurant	A3	11
17 Victoria Rd	Hunters Estate Agents	Estate Agents	A2	5
19A Victoria Road	Darren's Nulli Secundus	Gents Hairdresser	A1	5
19B Victoria Road	Lucia's Second to none hair studio	Ladies Hairdresser	A1	6
26 Victoria Rd	Bespoke	Hairdressers	A1	3
31 Victoria Rd	Hin Wong Chinese Takeaway	Take-away	A5	6
32 Victoria Rd	Abbey Cleaners	Dry Cleaners	A1	5
33-34 Victoria Rd	Co-op	Convenience Store	A1	10
35 Victoria Rd	Jolly Friar	Take-away	A5	5
36 Victoria Rd	Netley Garage	Garage	SG	6
37 Victoria Rd	Netley Tax Shop	Office	A2	3
38 Victoria Rd	Bakers Dozen	Bakery	A1	4
38a Victoria Rd	Netley Tandoori	Take-away	A5	4
39 Victoria Rd	Netley Victoria Club	Club	D2	11
40-41 Victoria Rd	Williams Pharmacy	Chemist	A1	9

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	42	45%
A2	8	9%
A3	11	12%
A4		
A5	15	16%
B1		
D1		
D2	11	12%
Sui Generis	6	6%
Vacant		
GRAND TOTAL	93	100%

Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

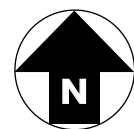
% non A1 retail frontage (including vacant units previously in non A1 use)	55%
% non A1 retail frontage (including all vacant units)	55%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy Netley - Victoria Road

Local Centre



Not to Scale

West End - Townhill Centre

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
Unit 1	Tesco Express	Convenience Store	A1	15
Unit 2 and 3	Jewels	Indian Restaurant	A3	10
Unit 4	Lloyds Pharmacy	Pharmacy	A1	5
Unit 5	E'Clips	Hairdressers	A1	5
Unit 6	Barnardo's	Charity Shop	A1	5
Unit 7	Hong Kong Chef	Take-away	A5	5
Unit 8	Chip Stop	Take-away	A5	6

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	30	59%
A2	-	-
A3	10	20%
A4	-	-
A5	11	22%
B1	-	-
D1	-	-
D2	-	-
Sui Generis	-	-
Vacant	-	-
GRAND TOTAL	51	100%

Policy 139.TC of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

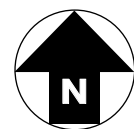
% non A1 retail frontage (including vacant units previously in non A1 use)	41%
% non A1 retail frontage (including all vacant units)	41%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy West End - Townhill Centre

Neighbourhood Parade



Not to Scale

West End - Village Centre

Address	Retailer	Activity	Use Class	Shopping Frontage Length (m)
2a Lower New Rd	Bet Fred	Bookmakers	SG	7
30 High St	Southampton Trophies & Engraving	Trophy & Engraving Shop	A1	6
34 High St	New Chapel Garage & Wessex MG Centre	Garage	SG	9
38 High St	Dental Health Practice	Dentists	D1	9
39 High St	Revitalise	Charity Shop	A1	18
43-45 High St	In-Excess	Hardware Store	A1	28
44 High St	Clarke Mews	Estate Agents	A2	11
46 High St	Partners	Clothes shop	A1	5
48a High Street	Ukulele Heaven	Music Shop	A1	3
48b High St	Beales Gents Hairdressing	Hairdressers	A1	7
47-51 High St	ASDA	Supermarket	A1	28
50 High St	Residential	Changed to Residential	Res	-
52 High St	Peony	Take-away	A5	5
52a High St	West End Tandoori	Take-away	A5	5
54 High St	West One	Hair & Beauty	A1	5
54a High St	Kebab & Pizza Place	Take-away	A5	6
56 High St	Carpet News	Carpet Shop	A1	18
59 High St	West End Brewery	Pub / Restaurant	A4	18
61 High St	West End Post Office	Post Office	A1	19
63 High St	Visions Maintenance Services Ltd	Window & Door Maintenance	A2	4
65 High St	The Rainbow Centre	Charity Shop	A1	6
67-71 High St	Kia Motors	Car Sales & Garage	SG	32
73-75 High St	Londis	Convenience Store	A1	11
77 High St	Everetts Pharmacy	Dispensing Chemist	A1	5
79 High St	Bakers Dozen	Bakery	A1	5
81 High St	Snippits	Hairdressers	A1	5
83 High St	Best Fry	Take-away	A5	5
85 High St	Pure Property Group	Estate Agents	A2	9
87 High St	Eastern Art Nails and Beauty	Beauty Salon	SG	6

West End - Village Centre (Cont.)

TOTAL	Shop Frontage Length/Use Class (m)	% of Frontage/Use Class in zone
A1	169	57%
A2	24	8%
A3		
A4	18	6%
A5	21	7%
B1		
D1	9	3%
D2		
Sui Generis	54	18%
Vacant		
GRAND TOTAL	295	100%

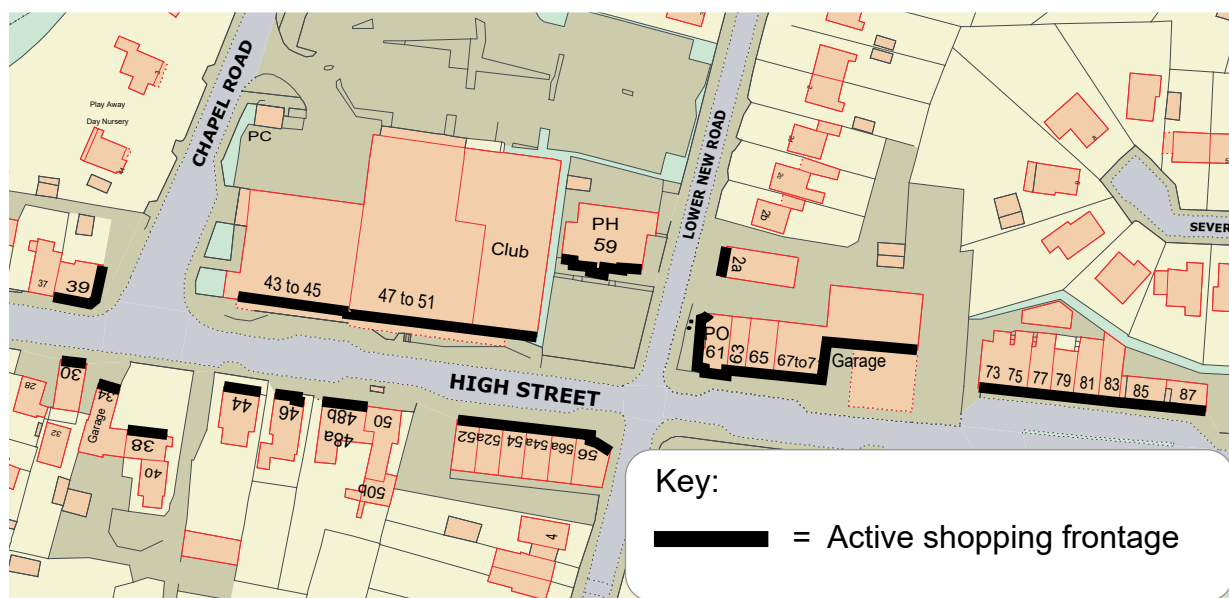
Policy **139.TC** of the Local Plan specifies a limit of 35% of the frontage length on non-Class A1 uses

% non A1 retail frontage (including vacant units previously in non A1 use)

43%

% non A1 retail frontage (including all vacant units)

43%



© Crown copyright and database rights (2017) Ordnance Survey (LA100019622)

Shopping Frontage Policy West End - Village Centre

Local Centre



Not to Scale

End of document

Eastleigh Borough Council

Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Tel: 023 8068 8000
Email: LocalPlan@eastleigh.gov.uk
Web: www.eastleigh.gov.uk

The information can be provided in alternative formats including large print, audiotape, Braille and some other languages by calling 023 8068 8000, emailing localplan@eastleigh.gov.uk or texting 07797 87001