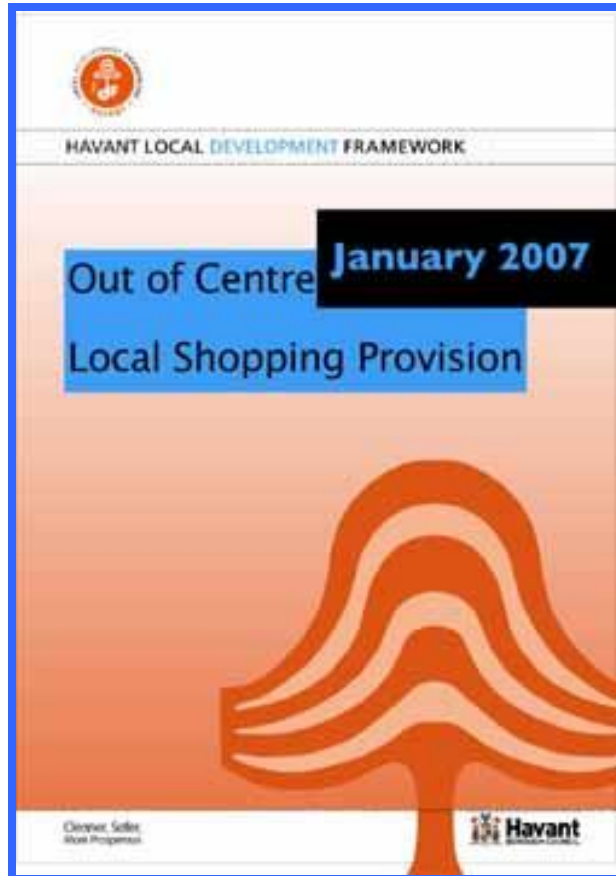


Out of Centre Local Shopping Provision HLDF Background Paper No.16

January 2007



Foreword

This paper provides information for monitoring and development control purposes and background information to inform the implementation of retailing policies in the adopted Havant Borough District Wide Local Plan (HBDWLP), and future local plan policies.

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1.0 Survey Overview

1.1 During July and August 2006 a survey of all out-of-centre small shops was carried out in order to update similar surveys carried out in 2002 and 2004. All local shops were visited and photographs of each premises were taken and details of shop fascias noted. The key findings of the survey were as follows:

- In total there were 308 units, 70 within the convenience sector, 118 within the comparison sector, 65 within the service sector, 18 were classified as miscellaneous (employment, careers, post offices and information) and 37 were vacant.
- The four wards with very poor provision were Battins, Emsworth, Stakes and St Faiths.
- The three wards with above average provision were Hayling East, Hayling West and Purbrook.
- 11 shops were lost between 2004 and 2006. 8 of these were converted or lost to residential use and 2 were amalgamated into adjacent units.
- The number of vacant units decreased from 40 to 37 between 2004 and 2006.

2.0 Survey Methodology

- 2.1 All trade categories defined in the tables were the same as those used in the 2004 HBC report "Out of Centres Local Shopping Provision" from Experian Goad. Outlet count is the number of units in each trade category.
- 2.2 The Borough was divided into 20 separate survey zones. 11 of the zones related to the boundaries of local centres defined as such in Policy TC1 of the Havant Borough District-Wide Local Plan (HBDWLP). The nine remaining zones cover all other areas of the Borough excluding the areas not within the six town and district centres. The survey did not include the large out-of-centre retail warehouses e.g. ASDA/Walmart Hypermarket and Homebase at Bedhampton, B&Q at Purbrook Way and the Hambledon Road Retail Park in Waterlooville.
- 2.3 All floorspace figures are gross and based on measurements obtained from the 2004 HBC report "Out of Centres Local Shopping Provision" and Cadcorp GIS . Public houses and bars have been excluded except for those which fall within the defined boundaries of local centres.

3.0 Out of Centre Summary

- 3.1 A summary of all local shopping facilities by trade category is included in Appendix 1. In total there were 308 units providing 28,867sq m (310,747sq ft) gross of retail floorspace. Of these 70 (23%) are within the convenience sector, 118 (38%) are within the comparison sector, 65 (21%) are within the service sector, 18 (6%) classified as miscellaneous (employment, careers, post offices and information) and 37 (12%) were vacant.
- 3.2 Within the convenience sector, confectioners, tobacconists and newsagents (CTN) and convenience stores were the dominant trade category with 49 units, followed by groceries and frozen foods, and off licences and home brew, both with seven units. Within the comparison sector, hairdressing, beauty and health were the dominant trade category with 33 units, followed by DIY, hardware and household goods with 17 units. In the service sector restaurants, cafes and fast food were the dominant trade category with 54 units.
- 3.3 In the comparison sector there was no representation by footwear/ repair, mens and boys wear, books, arts/ crafts, stationers/ copy, travel agents, jewellers, clocks and repairs. In the service sector there was no representation by building societies. All trade categories in the convenience sector were represented. Summary reports for all the areas are included in Appendix 2.



Bedhampton Local Centre

4.0 Ward Provision

- 4.1 The distribution of out of centre retail facilities varies widely throughout the Borough. An examination has been carried out on a ward by ward basis to determine the levels of provision as a proportion of the population living in each ward as set out in Table 1.

Table 1. Total number of shops in wards as a proportion of ward populations				
Ward	Shops (No)	Population (%)	Shops (%)	Index
Barncroft	16	5.1	5.2	102
Battins	6	5.7	1.9	34
Bedhampton	18	7.2	5.8	81
Bondfields	8	5.7	2.6	46
Cowplain	23	7.7	7.5	97
Emsworth	6	8.0	1.9	24
Hart Plain	24	8.2	7.8	95
Hayling East	56	7.8	18.2	233
Hayling West	53	7.3	17.2	236
Purbrook	49	7.7	15.9	207
St Faiths	2	7.2	0.6	9
Stakes	8	8.7	2.6	30
Warren Park	14	5.8	4.5	78
Waterlooville	25	7.9	8.1	103
Borough Total	308	100.0	100.0	

- 4.2 An index of 100 represents an exact percentage match with the ward population, anything less than 100 indicates a below average shop count for the ward and conversely a figure over 100 represents an above average shop count. The index can be used to identify wards that have poor local shopping facilities. A ward that is heavily under represented would indicate poor local demand or an area where there has been recent residential development that has not provided local shopping facilities in step with housing development. It can also show where there is an untapped market waiting to be served.
- 4.3 The four wards with the lowest provision are Battins with 6 shops (Index 34), Stakes with 8 shops (Index 30), Emsworth with 6 shops (Index 24) and St Faiths with 2 shops (Index 9). However it should be noted that Battins contains the Leigh Park District Centre, Emsworth contains Emsworth District Centre and St Faiths contains Havant Town Centre. Therefore it is likely that a significant proportion of the residents living in these wards use these centres for their top-up shopping requirements.
- 4.4 Three wards have particularly good local shopping facilities, these being Hayling East with 56 shops (index 233), Hayling West with 53 shops (Index 236) and Purbrook with 49 shops (Index 207). However all these wards contain local centres, Hayling

East has the local centres of Rails Lane (22 shops) and Creek Road (18 shops), Hayling West has West Town Local Centre (29 shops), and Purbrook has Purbrook Local Centre (13 shops). It should also be noted that the local shopping facilities for Hayling Island are not evenly distributed as most of the facilities are to be found in the southern residential areas. There are little or no shopping facilities to the north of the Island where there is less residential development.



Grassmere Way Local Centre

5.0 Changes between 2004 and 2006

- 5.1 Appendix 3 shows the changes that have occurred between 2004 and 2006. In summary 11 shops were lost between 2004 and 2006. 9 of these were converted or demolished for residential use and 2 were lost through being amalgamated into adjacent units.
- 5.2 An examination of sector representation shows a fall in the convenience sector of 6 units (from 76 to 70) between 2004 and 2006. This decrease is mainly attributable to the closure of units in the CTN and convenience category whose representation has fallen from 56 to 49 units. In the comparison sector there was a decrease of 4 units from 122 to 118. These were mainly from losses in the womens, girls and childrens category and the furniture, carpets and textiles category. In the service sector there was an increase of 2 units, 1 in the restaurants, cafes and fast food category and 1 in the estate agents and auctioneers category.
- 5.3 In the miscellaneous sector the number of units classified as employment, careers, POs and information has stayed the same, however the number of vacant units has decreased from 40 to 37 units.

6.0 Changes between 2002 and 2006

- 6.1 Appendix 4 shows the changes that have occurred between 2002 and 2006. Over the four year period a total of 27 units have been lost, with a loss of 3,779 square metres (40,678 square foot) in floorspace.
- 6.2 The convenience sector shows a fall of 18 units (from 88 to 70) between 2002 and 2006. This has been in the CTN and convenience category (64 to 49 units) and off licences and home brew category (10 to 7 units). The comparison sector has shown a fluctuation in the number of units, from 114 in 2002, up to 122 in 2004, and back down to 118 in 2006. Overall there has been a decrease in womens, girls and childrens category and the furniture, carpets and textile category, and there has been an increase in the cars, motorcycles and accessories category and the hairdressing, beauty and health category. The service category has increased by 5 units (from 60 to 65 units), 4 of these being in the restaurants, cafes and fast food category.
- 6.3 The number of units classified as miscellaneous has significantly fallen from 73 units to 55 units. This is accounted for by the decrease in vacant units from 54 to 37. The reduction in the number of vacant units can be explained through the loss to residential use, the amalgamation into adjoining units and a higher take-up rate.

7.0 Conclusions

- 7.1 The 2006 survey has shown that since 2002 the number of out of centre small shops has decreased. The reasons for this decrease are outlined in sections 5 and 6 above. As the figures in Table 2 below show the number of units has decreased since 1997 however the amount of floorspace did increase by 2% but has now fallen to the same level as in 1997. This is due to the amalgamation of units and the conversion or demolition of units to residential use.

Table 2: Comparison of number of shops and Floorspace 1997 – 2006				
Year	Shops (No)	Change since 1997 (%)	Floorspace (m ²)	Change since 1997 (%)
2006	308	-7.2%	28,867	-0.003%
2004	319	-4%	29,609	+2%
1997	332	-	28,994	-

- 7.2 There remains a lack of provision in some areas of the Borough, particularly Emsworth, North Hayling Island and Wecock. This lack of representation may be addressed by new development, particularly housing development which will increase the levels of locally generated expenditure.
- 7.3 Site identification for small shops is critical in that retailers, particularly convenience retailers, need to attract passing trade and therefore will require a site on a busy traffic route. They will also require off-street parking facilities for their customers and a discrete catchment area that is not already served by existing shops. Whilst no sites for small scale retail development (450m² gross) have been identified in the adopted HBDWLP, planning permission will be granted for such development in accordance with the provisions of policies TC1 (Hierarchy of Centres) and TC12 (Other Local Shopping Facilities – Maintenance of Shops). The size of development will need to be in scale with the catchment area to be served and a local survey of need should be carried out based on a comfortable walking distance from the site to be developed.
- 7.4 The Council is committed to the maintenance and enhancement of local centres and the provisions of Policy TC2 are aimed at bringing about improvements. Currently works are underway at the Milton Road Local Centre to improve its appearance. The improvements will provide new pavements and parking bays, kerb-line build outs, tree planting, new street lighting and decorative banners. The scheme's design evolved following an extensive consultation with shop owners and local residents who were concerned about road safety, lighting, parking and the bleak appearance of the parade. The vitality and viability of the local centre will be enhanced by these works which will cost £325,000.



Milton Road Local Centre

- 7.5 The maintenance of local shops is an important planning objective and Policy TC12 - Other Local Shopping Facilities - Maintenance of Shops is designed to do this. The loss of shops in local parades restricts the range of shopping opportunities, reduces choice and the benefits arising from competition. This is particularly important for those residents who do not have the use of a car.
- 7.6 In considering applications for a change of use from retail to non-retail the Council will take into account the value of the existing retail unit in terms of its size, location, servicing arrangements and its suitability for meeting the operational requirements of other retailers. The Council will take into consideration the potential benefits that may be derived by the local community from the introduction of a new use. Applicants are therefore expected to supply a statement justifying the change proposed including evidence as to the marketing of the premises for retail purposes.
- 7.7 Whilst Policy TC2 alone cannot ensure that shops in local centres or parades remain in business, it does help to restrict the loss of shops that meet day to day and top-up shopping requirements. Since 1997 many of the shops that have become vacant have been converted to residential use as outlined in this report. The Council is supportive of this trend but only when it has proved impossible to attract any other type of commercial use and where the proposed residential use would be compatible with existing adjoining uses and the architectural character of the building.

Appendix 1

Out of Centre Summary Report – Havant Borough

Havant Borough Out of Centre Areas- Summary Report					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	70		8493		91567
Bakers	2		141		1517
Butchers	4		179		1928
Greengroceries & Fishmongers	1		70		753
Groceries & Frozen Foods	7		1608		17408
Off Licences & Home Brew	7		717		7718
CTN & Convenience	49		5778		62243
Comparison	118		10274		110490
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	1		71		764
Mixed & General Clothing	2		138		1485
Furniture, Carpets, Textiles	3		199		2142
Books, Arts/Crafts, Stationers/Copy	0		0		0
Elec, Home Ent, 'Phones & Video	11		933		10045
DIY, Hardware & Household Goods	17		2890		31056
Gifts, China, Glass & Leather Goods	2		112		1206
Cars, Motorcycles & Accessories	8		826		8889
Chemists, Toiletries & Opticians	9		918		9841

Variety, Department & Catalogue	3		128		1378
Florists & Gardens	6		307		3304
Sports, Toys, Cycles & Hobbies	10		788		8482
Laundrettes & Dry Cleaners	3		149		1604
Hairdressing, Beauty & Health	33		2062		22189
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	10		753		8105
Service	65		5344		57568
Restaurants, Cafes, Fast Food	54		4449		47891
Banks & Financial Services	8		719		7782
Building Societies	0		0		0
Estate Agents & Auctioneers	3		176		1895
Miscellaneous	55		4756		51169
Employment Careers, PO's & Info. etc.	18		1505		15492
Vacant & Under Construction	37		3251		35677
GRAND TOTAL	308		28867		310747
		NET CHANGE:	2004	2006	+/-
		OUTLETS	319	308	-11
		M.SQ	29609	28867	-742
		FT.SQ	318693	310747	-7946

Appendix 2

Out of Centre Summary Reports – By Area

Bedhampton Local Centre - Summary Report					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	3		271		2917
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	1		142		1528
CTN & Convenience	2		129		1389
Comparison	2		156		1680
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0

Books, Arts/Crafts, Stationers/Copy	0		0		0
Elec, Home Ent, 'Phones & Video	1		78		840
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	1		78		840
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	0		0		0
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	1		78		840
Restaurants, Cafes, Fast Food	1		78		840
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0

Miscellaneous	1		78		840
Employment Careers, PO's & Info. etc.	1		78		840
Vacant & Under Construction	0		0		0
GRAND TOTAL	7		583		6277
		NET CHANGE:	2004	2006	+/-
		OUTLETS	7	7	0
		M.SQ	583	583	0
		FT.SQ	6277	6277	0

Bedhampton - Other Areas - Summary Report					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	1		56		603
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	0		0		0
CTN & Convenience	1		56		603
Comparison	5		318		3429
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	1		96		1033
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	0		0		0
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	4		222		2396
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	1		56		603
Restaurants, Cafes, Fast Food	0		0		0
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	1		56		603
Miscellaneous	3		278		2992

Employment Careers, PO's & Info. etc.	2		182		1959
Vacant & Under Construction	1		96		1033
GRAND TOTAL	10		708		7627
		NET CHANGE:	2004	2006	+/-
		OUTLETS	10	10	0
		M.SQ	708	708	0
		FT.SQ	7627	7627	0

Category changes

Changes from 2004

- 38 Littlepark Avenue, formerly Vacant is now SMR Bathroom (DIY, Hardware & Household Goods)
- 21 Belmont Grove, previously Independent Financial Solutions (Banks & Financial Services) is now Newmans (Estate Agents & Auctioneers)

Havant - Other Areas - Summary Report					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	3		323		3477
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	0		0		0
CTN & Convenience	3		323		3477
Comparison	0		0		0
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	0		0		0
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	0		0		0
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	0		0		0
Restaurants, Cafes, Fast Food	0		0		0
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	0		0		0

Employment Careers, PO's & Info. etc.	0		0		0
Vacant & Under Construction	0		0		0
GRAND TOTAL	3		323		3477
		NET CHANGE:	2004	2006	+/-
		OUTLETS	3	3	0
		M.SQ	323	323	0
		FT.SQ	3477	3477	0

Emsworth - Other Areas - Summary Report -					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	3		448		4823
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	1		129		1389
CTN & Convenience	2		319		3434
Comparison	2		195		2099
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	1		66		710
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	0		0		0
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	0		0		0
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	1		129		1389
Service	0		0		0
Restaurants, Cafes, Fast Food	0		0		0
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	1		91		980

Employment Careers, PO's & Info. etc.	0		0		0
Vacant & Under Construction	1		91		980
GRAND TOTAL	6		734		7902
		NET CHANGE:	2004	2006	+/-
		OUTLETS	6	6	0
		M.SQ	734	734	0
		FT.SQ	7902	7902	0

Category Changes
Changes from 2004

- Texaco Garage (CTN & Convenience) located at 21-25 Havant Road is currently Vacant and Under Construction

East of Petersfield Road - Other Areas - Summary Report - Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	3		674		7255
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	2		494		5317
Off Licences & Home Brew	0		0		0
CTN & Convenience	1		180		1938
Comparison	0		0		0
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0
Elec, Home Ent, 'Phones & Video	0		0		0

DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	0		0		0
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	0		0		0
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	3		234		2519
Restaurants, Cafes, Fast Food	3		234		2519
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	2		148		1593
Employment Careers, PO's & Info. etc.	0		0		0

Vacant & Under Construction	2		148		1593
GRAND TOTAL	8		1056		11367
		NET CHANGE:	2004	2006	+/-
		OUTLETS	11	8	-3
		M.SQ	1329	1056	-273
		FT.SQ	14305	11367	-2938

Category Changes
Changes from 2004

- 73, 75 and 77 Forestside Avenue, previously Vacant units have been demolished and the land used to develop housing. This has led to a decrease in floorspace.

West of Petersfield Road - Other Areas - Summary Report -					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	11		1029		11076
Bakers	0		0		0
Butchers	1		43		463
Greengroceries & Fishmongers	1		70		753
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	1		63		678
CTN & Convenience	8		853		9182
Comparison	2		175		1844
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	1		78		840
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	1		97		1004
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	0		0		0
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	9		599		6448
Restaurants, Cafes, Fast Food	8		556		5985
Banks & Financial Services	1		43		463
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	5		664		7128

Employment Careers, PO's & Info. etc.	2		425		4575
Vacant & Under Construction	3		239		2553
GRAND TOTAL	27		2465		26513
		NET CHANGE:	2004	2006	+/-
		OUTLETS	27	27	0
		M.SQ	2465	2465	0
		FT.SQ	26513	26513	0

Category Changes
Changes from 2004

- 74 Botley Drive (Farm Stores) was incorrectly listed as CTN & Convenience in 2004 it is now correctly included under Greengoucers and & Fishmongers
- 76 Botley Drive previously Vacant (Vacant and Under Construction) is now Curry Cottage (Restaurants, Cafes Fast Food)

Middle Park Way Local Centre - Summary Report -					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.

Convenience	4		862		9279
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	1		293		3154
Off Licences & Home Brew	1		116		1249
CTN & Convenience	2		453		4876
Comparison	2		172		1852
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0
Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	1		116		1249
Variety, Department & Catalogue	0		0		0

Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	1		56		603
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	2		163		1755
Restaurants, Cafes, Fast Food	1		56		603
Banks & Financial Services	1		107		1152
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	1		116		1249
Employment Careers, PO's & Info. etc.	0		0		0
Vacant & Under Construction	1		116		1249
GRAND TOTAL	9		1313		14135
		NET CHANGE:	2004	2006	+/-

		OUTLETS	9	9	0
		M.SQ	1313	1313	0
		FT.SQ	14135	14135	0

Category Changes
Changes from 2004

- 7b Middle Park Way formerly Vacant is now Elliots Hair Salon (Hairdressing, Beauty & Health)

Crookhorn Local Centre - Summary Report -					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	1		235		2629
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	1		235		2629
Off Licences & Home Brew	0		0		0
CTN & Convenience	0		0		0
Comparison	1		69		743
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	0		0		0
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	0		0		0
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	1		69		743
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	0		0		0
Service	2		177		1905
Restaurants, Cafes, Fast Food	2		177		1905
Banks & Financial Services	0		0		0
Building Societies	0		0		0
Estate Agents & Auctioneers	0		0		0
Miscellaneous	3		195		2100

Employment Careers, PO's & Info. etc.	0		0		0
Vacant & Under Construction	3		195		2100
GRAND TOTAL	7		676		7277
		NET CHANGE:	2004	2006	+/-
		OUTLETS	8	7	-1
		M.SQ	676	676	0
		FT.SQ	7277	7277	0

Category Changes
Changes from 2004

- 6 Purbrook Chase Precinct, formerly G&S Newsagents (CTN & Convenience) is now Vacant (Vacant & Under Construction)
- 7 Purbrook Chase Precinct, previously Giorgios Hair Design (Hairdressing, Beauty & Health) is now part of The Co-op previously just 8 Purbrook Chase Precinct (Groceries & Frozen Foods)

Grassmere Way Local Centre - Summary Report -					
Outlet Count					
	Outlet		Floorspace		Floorspace
Trade Category	Count		mtrs. sq.		sq. ft.
Convenience	1		274		2949
Bakers	0		0		0
Butchers	0		0		0
Greengroceries & Fishmongers	0		0		0
Groceries & Frozen Foods	0		0		0
Off Licences & Home Brew	0		0		0
CTN & Convenience	1		274		2949
Comparison	6		367		3951
Footwear & Repair	0		0		0
Mens & Boys Wear	0		0		0
Womens, Girls & Childrens	0		0		0
Mixed & General Clothing	0		0		0
Furniture, Carpets, Textiles	0		0		0
Books, Arts/Crafts, Stationers/Copy	0		0		0

Elec, Home Ent, 'Phones & Video	2		116		1249
DIY, Hardware & Household Goods	0		0		0
Gifts, China, Glass & Leather Goods	0		0		0
Cars, Motorcycles & Accessories	0		0		0
Chemists, Toiletries & Opticians	1		68		732
Variety, Department & Catalogue	0		0		0
Florists & Gardens	0		0		0
Sports, Toys, Cycles & Hobbies	0		0		0
Laundrettes & Dry Cleaners	0		0		0
Hairdressing, Beauty & Health	2		118		1270
Travel Agents	0		0		0
Jewellers, Clocks & Repairs	0		0		0
Charity, Pets & Other Comparison	1		65		700
Service	2		135		1453
Restaurants, Cafes, Fast Food	0		0		0
Banks & Financial Services	1		62		667
Building Societies	0		0		0
Estate Agents & Auctioneers	1		73		786
Miscellaneous	0		0		0

Employment Careers, PO's & Info. etc.	0		0		0
Vacant & Under Construction	0		0		0
GRAND TOTAL	9		776		8353
		NET CHANGE:	2004	2006	+/-
		OUTLETS	9	9	0
		M.SQ	776	776	0
		FT.SQ	8353	8353	0

Category Changes
Changes from 2004

- 10 Westbrook Centre, previously Sue Moore (Florists & Gardens) has now become Activ8 Digital Ltd (Elec, Home Ent, 'Phones & Video

Appendix 3
Out of Centre Summary Report 2004 – 2006 Comparison

Havant Borough Out of Centre Areas - Summary Report - Outlet Count Comparison 2004-2006	2006	2004	Difference
Trade Category	Outlet Count	Outlet Count	+/-
Convenience	70	76	-6
Bakers	2	1	1
Butchers	4	3	1
Greengroceries & Fishmongers	1	0	1
Groceries & Frozen Foods	7	7	0
Off Licences & Home Brew	7	9	-2
CTN & Convenience	49	56	-7
Comparison	118	122	-4
Footwear & Repair	0	0	0
Mens & Boys Wear	0	0	0
Womens, Girls & Childrens	1	4	-3
Mixed & General Clothing	2	1	1
Furniture, Carpets, Textiles	3	6	-3

Books, Arts/Crafts, Stationers/Copy	0	0	0
Elec, Home Ent, 'Phones & Video	11	11	0
DIY, Hardware & Household Goods	17	17	0
Gifts, China, Glass & Leather Goods	2	1	1
Cars, Motorcycles & Accessories	8	7	1
Chemists, Toiletries & Opticians	9	9	0
Variety, Department & Catalogue	3	2	1
Florists & Gardens	6	6	0
Sports, Toys, Cycles & Hobbies	10	13	-3
Laundrettes & Dry Cleaners	3	4	-1
Hairdressing, Beauty & Health	33	31	2
Travel Agents	0	0	0
Jewellers, Clocks & Repairs	0	0	0
Charity, Pets & Other Comparison	10	10	0
Service	65	63	2
Restaurants, Cafes, Fast Food	54	53	1
Banks & Financial Services	8	8	0
Building Societies	0	0	0
Estate Agents & Auctioneers	3	2	1

Miscellaneous	55	58	-3
Employment Careers, PO's & Info. etc.	18	18	0
Vacant & Under Construction	37	40	-3
GRAND TOTAL	308	319	-11

Havant Borough Out of Centre Areas- Summary Report						
Floorspace Count Comparison 2004-2006						
	floorspace	floorspace	floorspace	floorspace	Difference	
	m.sq.	sq.ft.	m.sq.	sq.ft.	m.sq.	sq.ft.
Trade Category	2006	2006	2004	2004	+/-	+/-
Convenience	8493	91567	9001	96900	-508	-5333
Bakers	141	1517	58	624	83	893
Butchers	179	1928	105	1131	74	797
Greengroceries & Fishmongers	70	753	0	0	70	753
Groceries & Frozen Foods	1608	17408	1546	16641	62	767
Off Licences & Home Brew	717	7718	837	9010	-120	-1292
CTN & Convenience	5778	62243	6455	69494	-677	-7251

Comparison	10274	110490	10446	112395	-172	-1905
Footwear & Repair	0	0	0	0	0	0
Mens & Boys Wear	0	0	0	0	0	0
Womens, Girls & Childrens	71	764	204	2207	-133	-1443
Mixed & General Clothing	138	1485	29	312	109	1173
Furniture, Carpets, Textiles	199	2142	482	5188	-283	-3046
Books, Arts/Crafts, Stationers/Copy	0	0	0	0	0	0
Elec, Home Ent, 'Phones & Video	933	10045	797	8569	136	1476
DIY, Hardware & Household Goods	2890	31056	3092	33250	-202	-2194
Gifts, China, Glass & Leather Goods	112	1206	51	549	61	657
Cars, Motorcycles & Accessories	826	8889	766	8244	60	645
Chemists, Toiletries & Opticians	918	9841	918	9863	0	-22
Variety, Department & Catalogue	128	1378	77	829	51	549
Florists & Gardens	307	3304	332	3574	-25	-270
Sports, Toys, Cycles & Hobbies	788	8482	879	9461	-91	-979
Laundrettes & Dry Cleaners	149	1604	179	1927	-30	-323
Hairdressing, Beauty & Health	2062	22189	1896	20413	166	1776
Travel Agents	0	0	0	0	0	0
Jewellers, Clocks & Repairs	0	0	0	0	0	0
Charity, Pets & Other Comparison	753	8105	744	8009	9	96

Service	5344	57568	5470	58936	-126	-1368
Restaurants, Cafes, Fast Food	4449	47891	4608	49657	-159	-1766
Banks & Financial Services	719	7782	742	7987	-23	-205
Building Societies	0	0	0	0	0	0
Estate Agents & Auctioneers	176	1895	120	1292	56	603
Miscellaneous	4756	51169	4692	50462	64	707
Employment Careers, PO's & Info. etc.	1505	15492	1652	17764	-147	-2272
Vacant & Under Construction	3251	35677	3040	32698	211	2979
GRAND TOTAL	28867	310747	29609	318693	-742	-7946

Appendix 4

Out of Centre Summary Report 2002 – 2006 Comparison

Havant Borough Out-of-Centre Areas - Summary Report - Outlet Count 2002-2006

	2002	2006	Change 2002 to 2006
Convenience	88	70	-18
Bakers	2	2	0
Butchers	4	4	0
Greengroceries & Fishmongers	1	1	0
Groceries & Frozen Foods	7	7	0
Off Licences & Home Brew	10	7	-3
CTN & Convenience	64	49	-15
Comparison	114	118	4
Footwear & Repair	0	0	0
Mens & Boys Wear	0	0	0
Womens, Girls & Childrens	3	1	-2
Mixed & General Clothing	0	2	2
Furniture, Carpets, Textiles	9	3	-6
Books, Arts/Crafts, Stationers/Copy	0	0	0
Elec, Home Ent, Phones and Video	9	11	2

DIY, Hareware & Household Goods	17	17	0
Gifts, China, Glass & Leather Goods	0	2	2
Cars, Motorcycles and Accessories	6	8	2
Chemists, Toiletries & Opticians	9	9	0
Variety, Department & Catalogue	5	3	-2
Florists & Gardens	2	6	4
Sports, Toys, Cycles & Hobbies	11	10	-1
Laundrettes & Dry Cleaners	4	3	-1
Hairdressing, Beauty & Health	26	33	7
Travel Agents	0	0	0
Jewellers. Clocks & Repairs	0	0	0
Charity, Pets & Other Comparison	13	10	-3
Service	60	65	5
Restaurants, Cafes, Fast Food	50	54	4
Banks & Financial Services	8	8	0
Building Societies	0	0	0
Estate Agents & Auctioneers	2	3	1
Miscellaneous	73	55	-18
Employment Careers, Pos & Info etc	19	18	-1

Vacant & Under Construction	54	37	-17
GRAND TOTAL	335	308	-27

**Havant Borough Out-of-Centre Areas - Summary Report
Floorspace Comparison 2002-2006**

Trade Category	Floorspace 2002		Floorspace 2006		Difference	
	m.sq.	sq.ft.	m.sq.	sq.ft.	m.sq.	sq.ft.
Convenience	10070	108393	8493	91419	-1577	-16974
Bakers	127	1367	141	1517	14	150
Butchers	179	1928	179	1928	0	0
Greengroceries & Fishmongers	56	603	70	753	14	150
Groceries & Frozen Foods	1546	16641	1608	17408	62	767
Off Licences & Home Brew	909	9765	717	7718	-192	-2047
CTN & Convenience	7253	78073	5778	62243	-1475	-15830
Comparison	10653	114669	10274	110589	-379	-4080
Footwear & Repair	0	0	0	0	0	0
Mens & Boys Wear	0	0	0	0	0	0
Womens, Girls & Childrens	161	1733	71	764	-90	-969

Mixed & General Clothing	0	0	138	1485	138	1485
Furniture, Carpets, Textiles	709	7632	199	2142	-510	-5490
Books, Arts/Crafts, Stationers/Copy	0	0	0	0	0	0
Elec, Home Ent, 'Phones & Video	768	8267	933	10045	165	1778
DIY, Hardware & Household Goods	3534	38042	2890	31056	-644	-6986
Gifts, China, Glass & Leather Goods	0	0	112	1206	112	1206
Cars, Motorcycles & Accessories	800	8611	826	8889	26	278
Chemists, Toiletries & Opticians	918	9882	918	9841	0	-41
Variety, Department & Catalogue	255	2745	128	1378	-127	-1367
Florists & Gardens	100	1076	307	3304	207	2228
Sports, Toys, Cycles & Hobbies	762	8202	788	8482	26	280
Laundrettes & Dry Cleaners	201	2163	149	1604	-52	-559
Hairdressing, Beauty & Health	1583	17039	2062	22189	479	5150
Travel Agents	0	0	0	0	0	0
Jewellers, Clocks & Repairs	0	0	0	0	0	0
Charity, Pets & Other Comparison	862	9278	753	8105	-109	-1173
Service	5521	59428	5344	57523	-177	-1905
Restaurants, Cafes, Fast Food	4659	50150	4449	47891	-210	-2259
Banks & Financial Services	742	7987	719	7782	-23	-205
Building Societies	0	0	0	0	0	0

Estate Agents & Auctioneers	120	1292	176	1895	56	603
Miscellaneous	6402	68911	4756	51194	-1646	-17717
Employment Careers, PO's & Info. etc.	2130	22926	1505	15492	-625	-7434
Vacant & Under Construction	4272	45986	3251	35677	-1021	-10309
GRAND TOTAL	32646	351402	28867	310724	-3779	-40678