



## 8 TOWN AND LOCAL CENTRES (TC)

### TOWN AND LOCAL CENTRES CONTEXT

The Council is committed to making its town and local centres attractive places at the heart of their communities and to reduce the need to travel further afield to facilities.

The Eastleigh town centre strategy proposes development to enhance the town, develop its distinctiveness and contribute to the urban renaissance. Improvements are also proposed for the district and local centres.

There are several links between Town and Local Centres and other policies of the Local Plan including:

- |               |  |
|---------------|--|
| • BE policies | Urban Renaissance, the Built Environment |
| • E policies  | Economic development                     |
| • H policies  | Housing                                  |
| • T policies  | Transport                                |
| • TA policies | Tourism and the Arts                     |
| • ES policies | Environmental Sustainability             |

### Objectives

**8.1** The policies in this chapter will apply to uses which could potentially be accommodated in, or have an impact on, town centres. This principle is translated into the main examples below which are not intended to be exhaustive. Most of the uses are defined in PPS6 paragraphs 1.8 and 1.9 and include:

- Retail (including warehouse clubs, factory outlet centres and trade counter uses);
- Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- Offices, both commercial and those of public bodies; and
- Arts, culture and tourism (theatres, museums, galleries and concert halls, hotels and conference facilities)
- In addition housing will be an important element in mixed use schemes.

**8.2** The Council's objectives are to:

- sustain and enhance the vitality and viability of its town, district and local centres
- reduce the need to travel, especially by car.
- Maintain an efficient, competitive and innovative retail sector, by focussing new development first on town and local centres.

### Retail Centres

**8.3** The identified centres in the Borough are as follows (see the following plans):

Large town centre:

Eastleigh town centre

District Centres:

Hedge End centre

Fryern centre, Chandler's Ford

Village and Local Centres:

- The Precinct, Bournemouth Road and Hursley Road, Chandler's Ford
- Boyatt Shopping Centre, Eastleigh
- Fair Oak village centre
- West End village centre
- Botley village centre
- Bursledon/Lowford village centre
- Hamble village centre
- Victoria Road and Station Road, Netley Abbey

Neighbourhood Parades:

- Hiltingbury Road (West), Chandler's Ford
- Hiltingbury Road East, Chandler's Ford
- Ashdown Road, Chandler's Ford
- Twyford Road, Eastleigh
- Falkland Road, Eastleigh
- Nightingale Avenue, Eastleigh
- Riverside, Bishopstoke
- Whalesmead, Bishopstoke
- Sandy Lane, Fair Oak
- Townhill Way, West End
- St Luke's Close, Hedge End
- Coronation Parade, Hamble

**8.4** In addition there are a number of retail facilities which do not form part of identified centres but are 'out-of-centre'. The largest of these is the retail park at junction 7 of the M27 motorway, Hedge End.

**8.5** There are also centres outside the Borough which serve an important role for the Borough's residents, most notably Southampton city centre.

### Eastleigh Town Centre Strategy

#### Strategy

**8.6** Eastleigh is a large town centre, with around 180 shops. The Council has now prepared a strategy for the town centres. Its fundamental aims are to:

- attract more people and more activity to the town centre; and to
- enhance the distinctiveness of the urban environment, by respecting and enhancing its existing distinctive features and within this context adding variety; so as to enhance the vibrancy and identity of the town centre.

**8.7** The town centre strategy is set out in supplementary planning guidance to this plan, and the Council will attach considerable weight to it. The key development implications of the strategy are set out in this plan.

**8.8** The strategy's spatial framework divides the town centre into 5 zones (see Plan 47). The intention is that the core retail zone will be expanded as additional development is implemented.

**8.9** The 5 zones are:

#### Zone 1

The core shopping zone: the aim is to capitalise on the Swan Centre by maintaining and expanding a strong base of A1 use class national multiple retailing and a strong retail 'anchor' at the southern end of the town;

#### Zone 2

The primary shopping zone: the aim is to maintain a predominately A1 use class area with a rich mix of national multiple and specialist/independent retailing;

#### Zone 3

The secondary shopping zone: the aim is to create a rich mixture of town centre uses, including A2 and A3 retail uses;

#### Zone 4

The leisure and cultural area: the aim is to capitalise on the amenity of the recreation ground and on 'The Point' and the millennium dance garden, to create a leisure and cultural area;

#### Zone 5

Southampton Road: the aim is to maintain and intensify a mixed use area, including offices and a transport interchange, and to retain a strong retail or leisure 'anchor' at the northern end of the town centre.

### General Principles

**8.10** In the Town Centre as a whole and on the edge of the town centre (within 300 metres), policies 125.TC and 126.TC will apply to all development. The following policy is intended to set general principles. Other policies provide more detail. Financial contributions may be sought to achieve a high quality of environmental, public art, public safety and transport improvements.

#### 125.TC Development or redevelopment proposals in or on the edge of Eastleigh town centre must:

- i. create a high quality of built and urban design, including where appropriate environmental, public art and public safety improvements to the public realm;
- ii. maximise development density by providing the maximum number of storeys appropriate in design terms to the site and its surrounds and which will conform to policy 59.BE; and show that all storeys are designed for active use such as housing or office use;
- iii. create the following mix of uses:
  - (a) Edge-of-centre: Office and residential uses;
  - (b) Town Centre: Office and residential uses with uses on the ground floor which attract customers;
  - (c) Shopping area: Office and residential uses with retail or leisure uses on the ground floor; Provided that this mix does not conflict with other policies of this plan; is appropriate to the site; and unless a developer can satisfactorily demonstrate that this mix is unviable and show that all storeys are designed for active use. The upper

- iv. storeys should be designed for housing or office use; and retain the compact shopping area.

**126.TC** Development or redevelopment proposals in Eastleigh town centre must provide, through negotiation with the Council, the measures required to accommodate additional trips generated by the development; firstly by encouraging walking, cycling, the use of public transport, or better use of existing shared public car parks; and then, if it is physically feasible and necessary, by providing further shared public short stay car parking, up to the maximum permitted by the car parking standards.

### Shopping Area

**8.11** Policy 127.TC provides an overall framework for development in the shopping area.

**127.TC** Development or redevelopment proposals within the shopping area of Eastleigh town centre, as defined on the proposals map, must meet all the following criteria:

- i. provide ground floor premises able to accommodate retail or leisure uses which attract a lot of customers;
- ii. create a design which draws from a set of urban design principles which respect and enhance the distinctiveness of the wider townscape and streetscape, which creates streets which are open to the public at day and night, within this context adds appropriate variety in terms of built form and new street features, and conforms to policy 59.BE;
- iii. create on the ground floor a continuous visible retail frontage, which avoids the creation of blank frontages, and
- iv. where appropriate, retains and expands the Council's glazed colonnade scheme.

**8.12** The Council believes that one of the ways to comply with criterion ii of policy 127.TC is to maintain and enhance the existing grid iron street pattern. However, the Council wishes to promote innovation and flair from developers. The underlying principle is that this must respect and enhance the wider townscape and streetscape.

### Specific Proposals

**8.13** In-order to promote development, specific proposals are identified below. However developers may come forward with different schemes, following the result of more detailed feasibility work. The Council will support such schemes provided they conform to the overall policy framework. They need not follow precisely the specific proposals promoted below but should meet the requirements of Development Briefs for each site, to be approved by the Council before detailed proposals are considered.

### The Core Retail Area

Surface Level Car Park Adjacent to Tesco, Southampton Road, Eastleigh

**8.14** The surface level car park immediately to the east of Tesco and the Swan Centre is identified in the strategy as being part of the core retail area which is commercially under-utilised. Planning permission has been granted to construct a multiplex cinema at first floor level over the car park, but this proposal would leave the surface level commercially under-utilised. The site is on the edge of the shopping area so is suitable for a large single retail unit.

**128.TC** A proposal to extend the Swan Centre to the east will be permitted provided it meets all the following criteria:

- i. provides ground floor premises able to accommodate retail uses which attract a lot of customers, or if this is not commercially viable, leisure uses which attract a lot of customers;
- ii. creates a high quality of design which complements the Swan Centre but nevertheless creates a distinctive 'landmark' building and frontage to Southampton Road;
- iii. creates a continuous visible retail frontage to Wells Place, which avoids the creation of blank frontages, and creates main entrances to both Wells Place and the Swan Centre;
- iv. is at-least 2 storeys high, conforms to Policy 59.BE and puts upper floors to use as a multiplex cinema, other leisure, retail or office use; and
- v. replaces the surface level car park by a car park with a similar parking capacity on its roof, which is safe and attractive to use.

### The Block to the North of Wells Place

**8.15** The block to the north of Wells Place is also identified in the strategy as part of the core retail area which is commercially under-utilised. A redevelopment of this block is promoted to strengthen Wells Place as a key through street axis and shopping street, and to restore confidence in the traditional shopping area. This redevelopment may be provided in one go, or as a phased development.

**8.16** One of the reasons for selecting this area is that it offers a developer flexibility over the configuration of phases. The first phase is likely to start from the corner of High Street and Wells Place. The Council's preference is for the second phase to extend east along Wells Place to Market Street. An alternative would be to extend north along the eastern side of High Street.

- 129.TC** **The redevelopment of the block to the north of Wells Place, will be permitted, provided the proposal:**
- i. provides ground floor premises able to accommodate retail uses which attract a lot of customers; or if this is not commercially viable, leisure uses which attract a lot of customers;**
  - ii. creates additional public space opposite the eastern entrance to the Swan Centre, in order to create a new urban square;**
  - iii. creates a pedestrian route on the northern side of the block, running between High Street and Market Street;**
  - iv. develops as retail frontage the existing goods vehicle service entrance, and secures the relocation of this service entrance provided this relocation is feasible; and**
  - v. is at least 3 storeys high and conforms to policy 59.BE.**

### Primary and Secondary Retail Zones

#### Redevelopment

**8.17** The strategy envisages that redevelopments in the core retail area will raise confidence elsewhere in the shopping area and induce a series of further redevelopments. Such redevelopments will be promoted throughout the defined shopping area and so specific sites are not identified. The aim is that by promoting a series of different developments over time, a variety of designs will be secured, each of which will enhance the grid iron street scene.

### Pedestrianisation

**8.18** The Council supports, in principle, the pedestrianisation of Market Street. It believes this will create a more attractive shopping and leisure environment, will not fundamentally undermine trade and may well actually improve trade. There are likely to be short term trade impacts and so the appropriate time to pedestrianise the street will depend on the immediate trading conditions of the time.

### Changes of Use: Secondary Retail Zone

#### Leisure and Cultural Area, around the Recreation Ground

#### Leigh Road

**8.19** The Leigh Road frontage contributes to the setting of the recreation ground makes an appropriate location for the type of leisure and cultural facilities which will allow people to 'linger' and enjoy a positive relationship with the recreation ground (for example restaurants, street cafes, bars and art galleries/studios). See also Policy 53.BE.

- 130.TC** **Redevelopment or changes of use between numbers 41 and 75 Leigh Road will be permitted, provided the proposal:**
- i. respects and enhances the existing built setting of the recreation ground;**
  - ii. will benefit from a direct relationship with and contribute to the amenity of the recreation ground;**
  - iii. accommodates leisure uses, cafes, restaurants, specialist shops or other town centre uses which will attract customers; and**
  - iv. does not adversely affect the amenity of neighbouring residential areas.**

#### Romsey Road

**8.20** The Romsey Road frontage includes a number of large turn of the 19th-20th century houses converted to office use, and a number of mature trees. It contributes to the setting of the recreation ground, but is separated from it by a busy road. Therefore it is not an ideal location for leisure or cultural uses. However, given its proximity to the town centre, it is a good location for 'people intensive' office, housing or hotel

development, which do not divert trade from the shopping area. A mix of uses should be promoted to generate activity at different times.

**8.21** Changes of use will be particularly encouraged, as they will preserve the original distinctive turn of the century houses. The adjacent Tankerville school site is covered by policy 189.IN See also Policy 55.BE.

**131.TC** Redevelopment or change of use proposals to accommodate office, residential use or a hotel between 8 and 26, Romsey Road will be permitted provided they:

- i. respect and enhance the setting of the recreation ground;
- ii. do not result in the loss of important landscape features;
- iii. within the context of an appropriate design, maximise the number of people who will use the site;
- iv. do not increase the proportion of the plot frontage length along the defined Romsey Road frontage in residential use to greater than 50%;
- v. provide vehicular access from the rear service road to the north, and include measures to upgrade this service road; and
- vi. do not adversely affect the amenity of neighbouring residential areas.

### East of Upper Market Street/Bus Station

**8.22** The large retail unit has a poor physical relationship with its surroundings particularly the recreation ground and Leigh Road shopping street. However It is a very important supermarket store providing an 'anchor' at the northern end of the town. It is also very unlikely to be redeveloped during the course of this plan. The area to the east of Upper Market Street is mixed and includes major office developments interspersed with less intensively developed areas.

**8.23** The aim is to promote, redevelopment which addresses the following four issues:

- To relate well in terms of use and design to the recreation ground, the associated leisure and cultural area and to the shopping street of Leigh Road.
- To retain an 'anchor' at the northern end of the town centre to attract a large number of customers.
- To promote, to the east of Upper Market Street, mixed use office or leisure development

- To link into and further enhance the bus station.

**132.TC** Redevelopment to all or part of the area to the east of Upper Market Street will be permitted provided the proposal:

- i. complies with a comprehensive development brief for the whole area;
- ii. creates a design which gives a strong sense of definition to views along streets (including the bus station forecourt/ Upper Market Street area and the Station Hill area), creates appropriate 'landmark' buildings to define corners and long views and enhances the setting of the Church of the Resurrection;
- iii. retains the existing level of office provision and increases further the number of people who will use the site by promoting mixed use office or leisure development; and
- iv. maximises development density by providing the maximum number of storeys appropriate in design terms and conforms to policy 59.BE.

### District Centres; Village and Local Centres; Neighbourhood Parades

**8.24** There are two district centres in the Borough at Hedge End and the Fryern centre, Chandler's Ford. These centres have around 50 or 60 shops and serve large communities. The aspiration is to improve Hedge End in particular, so that it becomes a better District Centre, because it serves a large free standing community.

**8.25** There are 11 village or local centres. 6 of these are village centres, the remaining 5 are suburban centres in Eastleigh or Chandler's Ford. These centres have typically between 15 and 25 shops.

**8.26** There are 11 neighbourhood parades which have typically between 5 and 8 shops.

**8.27** Further retail development within district or local centres will enhance their role. Development should not be on such a scale that it undermines the role of another centre or increases distances travelled.

**8.28** The appropriate height of development should be judged in the context of policy 59.BE; the objective of putting more people and

activities in centres; the objective of making the most effective use of urban land, and the objective of promoting commercially viable development in centres.

**8.29** The development should enhance and add vitality to the centre by providing a varied and interesting design. Key corner sites should create local landmark buildings which help to give the centre a distinctive identity.

**8.30** The local plan background paper "Local Centre Redevelopments" identifies areas of poor design where the Council will particularly welcome redevelopment. These sites are:

- Central Precinct, Chandler's Ford (plan 26);
- a part of the eastern side of Bournemouth Road, Chandler's Ford (plan 27);
- Viking Garage, West End (plan 46);
- Netto and In-Excess stores, West End (plan 46);
- North of Lower Northam Road, Hedge End (site D, plan 42);
- Somerfield store, Hedge End (site E, plan 42);
- Co-op store, Hedge End (site F, plan 42);
- One Stop store and adjacent garage on eastern corner of Portsmouth Road and School Lane, Bursledon (plan 24);
- Alldays store, Hamble Square (plan 40).

**133.TC Further development for retail and town centre uses or other community services will be permitted in the identified district centres, village and local centres and neighbourhood parades, as shown on the proposals map provided it meets all the following criteria:**

- does not undermine the commercial coherence of the existing centre;**
- is not of a format or scale which would increase distances travelled or which would undermine the role of another centre;**
- provides a continuous visible retail frontage, which avoids creating blank frontages;**
- shows that all storeys are designed for active use such as housing or office use**
- enhances and adds vitality to the centre, by providing a varied and interesting design and conforms to Policy 59.BE; and**
- enhances community safety.**

### Edge-of-Centre or Out-of-Centre Development for Retail, Leisure, Office or other Town Centre Uses

**8.31** The Eastleigh Borough-wide retail study (1997) will be replaced by a joint study of South Hampshire to assess the need for town centre uses. The results of this study will be a material consideration and will provide a basis for any more detailed needs studies in association with individual planning applications. Applications for major out-of-centre retail leisure or other town centre uses (with a gross floorspace of 500m<sup>2</sup> or more) must comply with policy 134.TC. Applications for edge-of-centre or out-of-centre retail, leisure or other town centre uses (with a gross floorspace of 500m<sup>2</sup> or more) must comply with policy 134.TC. The Council will expect a sequential approach to be adopted towards out-of-centre and edge-of-centre development, as outlined in para 2.44 of PPS.6 on Planning for Town Centres. The Eastleigh Borough-wide retail study (1997) concluded there is no need for further retail facilities until 2002 (and 2011). This will be replaced at the end of 2005 by a joint study of South Hampshire to assess the need for town centre uses. This will be a material consideration and should form the basis for any more detailed needs studies in association with individual planning applications. A retail impact study will be required for all proposals greater than 2,500m<sup>2</sup>. A briefer retail statement may be sufficient initially for some proposals under 2,500m<sup>2</sup>. This policy will be applied to applications to relax conditions (e.g. on classes of goods) applying to retail development where the scale of the relaxation is such that there may be an impact on the policy's objectives. Criterion ii of policy 134.TC will be interpreted in the light of Government guidance (currently PPS6). Developers and the Council should both be flexible and realistic in interpreting this policy in light of the overall objectives of PPS6. "Centres" means town and district centres. If a proposal adjacent to an existing facility generates linked trips, this will be taken into account when assessing its travel effects.

**134.TC Out-of-centre or edge-of-centre development for retail, leisure, office or other town centre uses will only be permitted if it meets all the following criteria:**

- there is a demonstrable need for the development;**
- there are no suitable, viable and available sites or premises for the proposed use within an existing centre or edge-of-centre location**

- (in that order of preference) having demonstrated realistic flexibility on format, design and car parking provision and the scope for disaggregation;
- iii. it will not by itself or cumulatively with other recently completed or permitted schemes undermine any Council's strategy to sustain and enhance the vitality and viability of existing town centres and the roles of other centres;
- iv. it is genuinely accessible by a choice of means of transport and will reduce reliance on the car; and
- v. it will not increase the need to travel overall.

**8.32** Major development permitted by policy 134.TC will have conditions attached limiting the range of goods which can be sold, restricting internal alterations leading to an increase in net trading floorspace, and restricting sub-division if they are required to prevent the development changing in character such that it would not have been permitted. The sequential approach study should take account of town and city centres beyond the Borough boundary, where the proposal would draw custom or its workforce from a wider area.

### Warehouse Clubs

**8.33** PPS6 (2005) defines warehouse clubs as large businesses specialising in volume sales of reduced priced goods. The operator may limit access to businesses, organisations or classes of individual. The Use Classes Order (2005) defines warehouse clubs as sui generis uses. Those warehouse clubs that sell only genuinely bulky goods to restricted groups could have less impact on a town centre than another form of retailing per square metre of floorspace. Other warehouse clubs will have more of an impact per square metre. In either case warehouse clubs can be very large, so their overall impact on a town centre could, in a particular case, conflict with the aims of Government and Council policy. Large warehouse clubs could also increase the need to travel. The criteria seeking reduced car use and applying the sequential approach should be interpreted realistically and flexibly by the applicant and the Council given the 'bulky' nature of warehouse club operations. The relative economic and training benefits of any proposal should also be assessed. Warehouse clubs will be acceptable on employment land provided they meet the criteria of policies 118.E and 135.TC.

**135.TC.** Warehouse clubs will be permitted as a non 'A' retail use class provided they comply with all the same requirements as set out in policies 100.T, 102.T, 103.T, 108.E, 120.E and 136.TC.

### Changes of Use Town and District Centres

**8.34** In Eastleigh town centre five zones are identified, as set out in paragraph 8.9. In the core zone the aim is to maintain a strong base of retailing. Therefore no loss of A1 retail use will be permitted. In the primary zone the aim is to maintain a mixture of national multiple and independent retailing. The local plan background paper on shop frontages concludes that the previous plan's policy, that no more than 20% of retail frontages in these areas should be in non A1 use, should not be changed. In the secondary zone other town centre uses which attract customers will be acceptable.

**8.35** In the Borough's two district centres (Fryern centre, Chandler's Ford and Hedge End) two zones are identified: the primary and secondary shopping zones, with the same purpose as the primary and secondary zones in Eastleigh town centre.

**136.TC** Within the core shopping zone of Eastleigh town centre as shown on the Proposals Map (inset) a change of use or a redevelopment of a ground floor involving the loss of A1 retail floorspace will not be permitted.

**137.TC** Within the primary zones of the identified town and district centres, a change of use or redevelopment of a ground floor involving the loss of A1 retail floorspace will not be permitted if:

- i. it would result in the proportion of the total property frontage length in the primary zone not in an A1 use exceeding 20%; or
- ii. it would result in the loss of an A1 premises of 200m<sup>2</sup> (gross) or more.

**138.TC** Within the secondary zones of the identified town and district centres, as shown on the proposals map, a change of use or redevelopment to A2, A3, A4 or A5 or club, leisure or cultural use will be permitted. A proposal for an A5 use should also comply with policy 142.TC.



### Local Centres

**8.36** The remaining village and local centres and parades are either too small or too loose-knit in character for primary and secondary zones to be identified. It is still important for a choice of day to day shops to be maintained locally, although with no specific secondary zone it is important to preserve a degree of flexibility to accommodate non A1 uses. The local plan background paper on shop frontages concludes that up to 35% of the frontage of these centres can be permitted for A2, A3, A4 or A5 use, and the remainder will be reserved for A1 use.

**139.TC** **Proposals for the development or change of use of the ground floor of premises from A1 to A2, A3, A4 and A5 use, will be permitted in the local parades/ village centres identified on the proposals map provided that no more than 35% of the total shopping frontage length of the centre would be given over to non A1 retail uses as a result.**

### Offices and Residential

**8.37** In all centres it is important to prevent ground floor uses like offices or residential uses which do not attract a regular flow of customers and so create 'dead' frontages which undermine the vitality of the centre.

**140.TC** **Proposals for development or a change of use on ground floors from a shop, financial service, restaurant, drinking establishment or hot food takeaway (use classes A1, A2, A3, A4 and A5) to a use which does not attract customers, within the shopping areas identified on the proposals map, will not be permitted.**

### Upper Floors

**8.38** While it is important to maintain the ground floor of premises in shopping areas in retail uses, it is also important to put upper floors to use for leisure, office or residential space. This achieves two objectives. Firstly it puts more people and hence vitality into centres. Secondly it allows more people to be located in locations accessible to facilities by public transport. Alterations should not adversely affect listed buildings.

**141.TC** **Proposals in shopping areas identified in on the proposals map to put the upper floors of premises to use will be permitted provided:**

- i. the amenity of the upper floor use would not be adversely affected by the existing ground floor use; and**
- ii. it makes adequate provision for the disposal, storage and collection of waste.**

### Hot Food Outlets

**8.39** With regard to food and drink outlets (A3, A4 or A5 uses) loss of amenity due to odour, noise and litter should be prevented. Where the proposal includes the cooking of food, the details of odour-neutralising and ventilation equipment to be used should be submitted with the application, to enable the Council to assess whether or not it would be operationally adequate and visually acceptable. In determining whether a proposal would undermine amenity, the Council will consider the proximity of neighbouring uses and local conditions.

**142.TC** **Proposals for the development of new A3, A4 or A5 premises or the change of use of existing premises to such a use will be permitted provided they meet all the following criteria:**

- i. there are no residential units or other odour-sensitive premises which could be detrimentally affected by the proposal due to their close proximity and/or local conditions;**
- ii. where appropriate, the proposal makes adequate and acceptable provision for neutralising odours and controlling noise; and**
- iii. the proposal should make adequate provision for the disposal, storage and collection of waste.**

**8.40** A5 uses include hot food takeaways as well as cafes and tea shops. Hot food takeaways usually generate a regular flow of short stay customers, have late opening hours, and can cause loss of amenity. Tea shops and cafes on the other hand serve the customer on site, have more limited opening hours and a different type of clientele; so may be more readily accommodated. Permission for an A5 use may therefore be granted subject to a condition restricting a subsequent change to a hot food take away.

**8.41** Planning permission is not normally required for a change of use from A5 to A2 use. However, different car parking standards

may be required and therefore where planning permission is granted for an A5 use, a condition preventing its change to an A2 use will be applied where there would be insufficient parking provision for an A2 use.

### Amusement Centres

8.42 Amusement centres can cause noise and nuisance, and they should be located in the least environmentally harmful locations.

**143.TC Proposals for amusement centres will not be permitted:**

- i. **in the core or primary shopping zones, residential areas, conservation areas or adjoining schools, hospitals, hotels or similar uses;**
- ii. **adjacent to existing residential uses or where it would result in the loss of a residential use;**
- iii. **where it would give rise to traffic or car parking difficulties; or**
- iv. **where changes in elevation or design would be unacceptable in the location proposed or where the detailed design does not include an appropriate shopfront or pay due regard to the advertisement policies of this Plan.**

### Car Boot Sales

8.43 A number of car boot sales take place in the Borough. The Town and Country Planning General Development Order grants permission under prescribed circumstances for such uses to operate for up to 14 days per year.

8.44 The Council will consider curtailing these rights in exceptional circumstances. For example when car boot sales create traffic problems; are visually intrusive; are likely to degrade soil quality or undermine the vitality or viability of existing centres, including the street market in Eastleigh town centre.

**144.TC A Proposal for the use of land for car boot sales or open air markets for more than 14 days in any one calendar year, outside of identified town or local centres, will be refused unless all of the following criteria are met:**

- i. **it will not by itself or cumulatively with other recently completed or permitted schemes undermine a Council's strategy to sustain and enhance the vitality and viability of**

- ii. **existing town centres, including the Eastleigh street market, or the roles of other centres;**
- iii. **it is genuinely accessible by a choice of means of transport and will reduce reliance on the car;**
- iv. **there will be no adverse affect on traffic flows or public safety;**
- v. **its impact on the landscape is acceptable; and**
- v. **there is no requirement for permanent structures or open storage associated with the proposed use.**