East Hampshire

Employment Land Review Update 2023



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1. Introduction and background

- 1.1 The Council published a Housing and Economic Development Needs assessment in 2018 to support publication of the draft Local Plan for consultation in February 2019.
- 1.2 Employment sites identified in the 2018 Interim Housing and Economic Development Needs Assessment (HEDNA) form the basis of this update to inform the draft East Hants Local Plan 2021- 2040. Each site identified in the 2018 HEDNA was subsequently visited in spring/summer 2023 to determine how the site faired against the assessment criteria and whether things have changed in the intervening 5-year period.
- 1.3 Any sites not recorded in 2018 have been included in this update. Employment sites at Whitehill and Bordon Enterprise Park and Lasham Airfield are not accessible to the general public and therefore could not be assessed. This review only includes those sites within East Hampshire Local Planning Authority Area.
- 1.4 The 2018 HEDNA included detailed scoring assessment criteria, these have been reviewed and updated, in particular to reflect the concept of living locally and the aspiration of being able to walk or cycle to services and activities on a more regular basis, so linking places of employment with where people live.

Our Changing Economy

- 1.5 National Planning Policy which requires planning policies to create conditions in which businesses can invest, expand and adapt, both within the built up and rural parts of the Local Plan Area. In addition, Planning Practice Guidance requires evidence in support of economic matters and to include as assessment of the available stock of land and buildings to identify any particular requirements of the area so that 'gaps' and any over-supply in local employment land provision can be identified.
- 1.6 The majority of businesses in the Local Plan Area, regardless of their location are small to medium enterprises (SMEs). It is therefore important these are retained and that they are allowed to grow and diversify to ensure that within the Local Plan Area there are sufficient premises of varying types to meet modern business needs.
- 1.7 There is a particular need to ensure productivity levels and job densities are improved so that the economic performance of the Local Plan Area remains competitive when compared with Hampshire and the South East.
- 1.8 Across the District 7,155 business units were recorded in 2021¹. The business base is focused on small businesses. 98% of businesses have less than 50 employees and of this, micro businesses with less than 10 employees account for 88% of total businesses. There are 120 businesses units employing over 50 persons, of which 10 have 250+ employees:

Business Base by Size 2021

¹ Businesses paying VAT or which are PAYE registered. Source ONS Business Workbook 2021

	East Hampshire no. of units	% Businesses, E Hampshire	% Hampshire	% South East
0-4	5,420	75.8%	74.0%	74.0%
5-9	855	11.9%	11.8%	11.8%
10-19	480	6.7%	6.9%	6.9%
20-49	280	3.9%	4.5%	4.5%
50-99	70	1.0%	1.5%	1.5%
100-249	40	0.6%	0.8%	0.8%
250+	10	0.1%	0.3%	0.3%
Total	7,155			

HEDNA - ONS Inter-departmental Business Register (IDBR)

1.9 Several external influences have been at play in recent years, the economy is still recovering from the Covid pandemic and there have been changes at national level as to how specific uses are recorded in planning terms. The introduction of Class E to the <u>Use Classes Order</u> in 2021 has broadened the range of activities that fall under this category and hence will not need planning permission to change to another activity within the same Class. (See Appendix A for summary of key classes that apply to employment uses).

Revised Evidence HEDNA 2022

- 1.10 To inform preparation of the local plan the Council commissioned an update to the HEDNA to inform the housing and employment policies of the emerging local plan.
- 1.11 The revised <u>HEDNA 2022</u> includes an assessment of the industrial market in East Hampshire, in summary there are some 1,500 industrial properties providing about 500,000 sq. m. of floorspace in total. This makes up 8.1% of total floorspace across Hampshire.
- 1.12 Vacancy rates within the industrial sector remain low at 2.6% in 2021, this matches the overall South Coast market vacancy rate. Considering that the vacancy rate within East Hampshire has not exceeded 6% since 2013 this suggests that there is a potential shortage of industrial space within the area. However, modelling and assessments through the HEDNA concludes that from 2021 onwards, growth in employment is projected across a range of sectors with particular growth in health (+1200 jobs), professional, scientific and technical (800 jobs), admin and support (700 jobs) and construction (600 jobs). But this is offset by a marked continued decline in manufacturing employment (-1600 jobs).
- 1.13 The HEDNA also considers how sectors relate to use classes which is used to estimate the proportion of employment in different broad use classes offices (Eg(i) and E(g)(ii)), industrial (E(g)(iii) and B2) and warehousing (B8). The results show a positive requirement for around 28,000 sq.m of office and R&D floorspace (Use E(g)(i) and (ii)) which would require around 5.6 ha of land. A negative requirement is however shown for industrial floorspace (48,000 sq.m) with the potential quantitative reduction in land requirements (-11.9ha).
- 1.14 Consequently, the evidence indicates that the Local Plan should make provision for around 28.2 ha of land. This is broadly in line with current commitments and allocations.

2. Employment Land Review Update

- 2.1 The following takes the results of the 2018 HEDNA (Appendix D) and provides an update as to the situation in 2023, based on observation (site visits) and web based research. Where there are changes to the 2018 qualitative assessments these are noted and recorded in the proformas appended.
- 2.2 Matters reflected in the 2023 update :-
 - Transport and accessibility assessment
 - Distinction between strategic and local employment areas
 - Revised use classes order 2021
- 2.3 The following schedules list all sites previously recorded in 2019, plus any new sites identified.
- 2.4 As a result of the updated assessments, recommendations are included for the draft local plan and emerging policy on employment land and provision.

Qualitative Assessment of Employment Sites

- 2.5 The following schedules detail the criteria by which individual employment sites across East Hampshire (outside of the South Downs) were assessed in the summer of 2023.
- 2.6 Each site was assessed by applying the scoring criteria in situ. Scores are purely qualitative and have not been aggregated in any way, to determine "the best" or "the worst" sites. Different factors may be more significant in different cases, so no overall scores have been attempted as part of this qualitative review.
- 2.7 Sites were identified using the previous Employment Land Review and the Council's database of non-domestic properties, which are subject to business rates.

Assessment Criteria

2.8 The following assessment criteria have been derived from previous iterations of the Employment Land Review and updated to reflect recent evidence collated for the draft local plan.

Access to main road network

Score	Possible indicators
Very good	Within 2km of main road network i.e. A3, A31 or A325, with access via unconstrained roads and avoiding town centres and residential areas
Good	Within 2km of main road network with access via unconstrained roads and avoiding residential areas, but not town centres
Average	Within 5km of main road network via mainly unconstrained roads and few difficult junctions
Poor	Within 5km of main road network via mainly unconstrained roads but some restrictions i.e. narrow, difficult junctions and some restricted access for HGVs
Very poor	Over 5km of main road network via constrained/local roads

Proximity to built-up areas, services and workforce

Score	Accessibility Score*	Possible indicators
Very good	29.8 – 58.7	Close to built-up area with wide range of services, sustainable travel options, and local population to provide workforce
Good	17.4 – 29.8	Close to built-up area with some services, sustainable travel options and local population to provide workforce
Average	10.2 – 17.4	Adjoining or periphery of a built-up area with some services, sustainable travel options and local population to provide workforce
Poor	5.6 – 10.2	Remote site with limited services, sustainable travel options and small local population nearby
Very poor	2.2 – 5.6	Remote isolated site with no services, sustainable travel options or local population nearby

*East Hampshire District Council commissioned an accessibility study to be undertaken to assess the relative accessibility across the planning authority area. The accessibility study scores areas of the district according to the varying access to daily facilities using the sustainable modes of walking and cycling. Six key categories of daily facilities were included in the accessibility study: living; working; supplying; caring; learning; and enjoying. The planning authority area was split into a 'honeycomb' grid of hexagons, with each hexagon measuring 500m in width. An accessibility score is given to each hexagon based on the relative accessibility to services and facilities from its central point. This same accessibility score has been incorporated into the scoring of employment sites based on the criteria of proximity to built-up areas, services and workforce.

More detailed information of the accessibility study can be found here.

Site Layout, characteristics and development constraints*

*Guidance suggests this criterion is only applied to new, undeveloped employment sites. However, existing sites have been assessed to provide an indication of how the criterion would score if the site were new.

Score	Possible indicators
Very good	Generally level site, regular shape, no obstructions, site within flood zone 1, no conservation or landscape constraints on scale of development, no other significant constraints on new development
Good	Mostly level site, regular shape, no major obstructions, majority of site within flood zone 1, no significant conservation or landscape constraints on scale of development, other constraints on new development
Average	Partly level site, regular shape, fragmented or some obstructions, majority of site within flood zone 2, potential conservation or landscape constraints on scale of development
Poor	Partly level, irregular shape, fragmented or some significant obstructions, part of site within flood zone 3, conservation or landscape constraints on scale of development
Very poor	Sloping/uneven site, irregular shape, significantly obstructed or fragmented, within flood zone 3, conservation or landscape constraints on scale of development

Local character/ proximity to incompatible uses

Score	Possible indicators
Very good	Well established commercial area, no amenity constraints
Good	Established commercial area with potential amenity constraints for future development
Average	Commercial area with some amenity constraints
Poor	Few commercial uses nearby with multiple constraints on more than one side
Very poor	No other existing commercial area with multiple constraints on more than one side

Market attractiveness

Score	Possible indicators
Very good	High profile, high quality appearance, managed site with good quality common areas, good environment and quality of occupiers, ample parking, under 10% vacant space/buildings
Good	Visible, good quality appearance, neat and tidy common areas, good environment, good parking, around 10% vacant space/buildings
Average	Partly visible, reasonable appearance, managed common areas, adequate parking, around 10% vacancy
Poor	Not visible from public highway or unattractive, limited levels of parking, more than 10% vacant space/buildings, limited evidence of recent investment
Very poor	Run-down unattractive appearance/location, neglected common areas, inadequate levels of parking, over 25% vacant space/buildings, in need of redevelopment

Quality of buildings

Score	Possible indicators
Very good	Building(s) is new or in excellent condition and appear to provide well designed, flexible accommodation for workforce and business operations
Good	Building(s) is/are in a good condition and provide good, flexible accommodation for workforce and business operations
Average	Building(s) is/are in a satisfactory condition but provide inflexible accommodation, or has other limitations for accommodating the workforce and business operations
Poor	Building(s) is/are showing signs of wear and tear, but has/have the potential for conversion or refurbishment to suit modern business requirements
Very poor	Building(s) is/are in poor condition and do not meet the needs of modern businesses, with limited potential for conversion or refurbishment

3. Schedules of sites assessed and recommendations for draft East Hants Local Plan 2040

3.1 Given the nature of the local planning area of East Hampshire being divided by the South Downs National Park, the following presents the data in terms of the three sub areas that exist, to include the sites within settlements and those in the rural area:



3.2 The following series of proformas summarises the findings of all the sites and includes a recommended action for the draft local plan.

North West Site Assessments



Summary map giving a broad indication of the distribution of employment sites in the north west sector of the District.

North West – Site Assessments

Alton:

ELR Site Ref	ELR/A	L-001	The state of the second
Site Name Alton I 2PP		Business Centre, GU34	THE A CONECA PARK
Assessment			Alton / 1 ⁸
Access to ma road network		Very good	P P P P P P P P P P P P P P P P P P P
Proximity to built- up areas, services and workforce		Average	and the state of t
Site layout*		Average	
Local character		Very good	
Market attractiveness		Average	
Quality of bui	ldings	Good	The light of the
Summary		to the A31. Although the others through the refres	employment cluster and is well connected office uses do not score as highly as some shed qualitative assessments, there are benefits for maintaining this area in office
Recommendation for the Local Plan		Safeguard as a local em	ployment site.

ELR Site Ref	ELR/	AL-002	Amb Sta River, Wey
Site Name	Cake	r Stream, GU34 2QA	500 C
Assessment			
Access to main road network		Very good	
Proximity to built- up areas, services and workforce		Average	
Site layout*		Average/poor	
Local charac	ter	Very good	See
Market attractiveness		Average	alhatch
Quality of buildings		Average	Depot
Summary		and smaller units. Adec appearance, buildings	Established commercial area, mix of larger quate parking on site, Site of reasonable in satisfactory condition, Approx. half of site in all area of the site in Flood Zone 3. The site ment cluster.
Recommendation for the Local Plan Safeguard as part of a Strategic Employment Site.			

ELR Site Ref	ELR/AL-	003	
Site Name	Elstead	House, GU34 2QJ	El Sub Sta
Assessment			
Access to ma	in road	Very good	Tres
network			
Proximity to b	ouilt-up	Good	Warehouse
areas, service	es and		
workforce			Works V
Site layout*		Average	145 July 145
Local character		Very good	- TAIL
Market attrac	tiveness	Good	
Quality of bui	ldings	Good	Gas Gov
		Less than 2km from	m A31, Established commercial area, Buildings
Summary		in good condition a	and site overall of good quality appearance,
		Approx. half of site	e in Flood Zone 2
Recommendation for		Identify and safegu	uard as part of Strategic Employment Site the
the Local Plan		buildings used for	manufacturing.

ELR Site Ref	ELR/A	004	
Site Name	Grove GU34 2	Park Industrial Estate, 2QG	
Assessmen	t		6 Ti
Access to main road network		Very good	a straight
Proximity to		Good	Factory Grove Park Grove Park
up areas, se			Factory Grove Park Grove Park Industrial Estate
and workford	e .	-	1 Justria
Site layout*		Average	in the mo
Local charac	ter	Very good	
Market attractiveness		Average	
Quality of buildings		Average	26 27
Summary		does not score as highl	n employment cluster. Although this site y as some others, it is a relatively good site and operational benefits of maintaining the its entirety.
Recommendation for the Local Plan		Safeguard as part of a	Strategic Employment Site.

ELR Site Ref	ELR/A	L-005	LB House of the state of the st
Site Name	Kerridge Industrial Estate, GU34 2PT		22
Assessmen	t		1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2
Access to ma road network		Very poor	Lis of The take
Proximity to built- up areas, services and workforce		Very good	the set of
Site layout*		Good	Read Contraction of the Contract
Local character		Average	
Market attractivenes	S	Poor	ESS FB
Quality of bu	ildings	Average	
Summary			se to the train station and supermarket. The ly occupied at the time of the refreshed
		Safeguard as a Local	Employment Site.

ELR Site Ref	ELR/	AL-006
Site Name		ory Park, 4 3HL
Assessment		
Access to mai	in	Very good
road network		
Proximity to b	uilt-	Poor
up areas, servand workforce		
Site layout*		Average
Local character		Good
Market attractiveness		Good
Quality of buildings		Very good
Summary This site performance of the second state of the second st		
-		could be use permission.
Recommenda for the Local F		Safeguard a

ELR Site Ref	ELR/AL-007		Electricity Sub Station Factory FB HI Rowannia Rowan
Site Name	Mill Lane including Forge Works and Rowan Industrial GU34 2QG		Ambulance Factory F
Assessmen	t		Factory 50 Factory 50 Factory 1 cclosed is a constrained by the second s
Access to ma road network		Very good	awes in the state of the state
Proximity to built- up areas, services and workforce		Good	Druh Electricity Distribution Site
Site layout*		Average	
Local charac	ter	Very good	Gou, Mast
Market attractivenes	s	Average	
Quality of buildings		Average	
Summary			d to the A31. The sites comprising this area some others due to their age and layout of of uses.
	Recommendation Safeguard as a Local Employ for the Local Plan		ployment Site.

ELR Site Ref	ELR/AL-008		The Constant of the second
Site Name	Newman Lane Industrial, GU34 2QR		
Assessmen	t		Works 0 LB
Access to m network	Access to main road network		LB Pumpir
Proximity to built-up areas, services and workforce		Good	The second secon
Site layout*	Site layout*		Lectricity Sub Station Factory
Local charac	ter	Very good	FB HRH
Market attrac	ctiveness	Good/average	P 2 weedlood Rowan
Quality of bu	Quality of buildings		Electricity But Station
Summary			ns well through the qualitative assessment nected to the A31.
Recommendation for the Local Plan		Safeguard as p	art of a Strategic Employment Site.

ELR Site Ref	ELR/A	L-009 A Park including Oriel	
Site Name	Omega Park including Oriel Court		SPITALMATCH THE STATE
Assessmen	t		Factory
Access to ma road network		Very good	Warehouse 5
Proximity to up areas, se and workford	rvices	Average	9 Oriel Court
Site layout*		Average	The Kilns of 6
Local charac	ter	Very good	E a contra contr
Market attractiveness		Average	OMEGA PARK
Quality of buildings		Good	Alton Business Centre Busines
Summary		well connected to the A	hrough the qualitative assessment and is 31. It can help support the growth of the n East Hampshire through the provision of mmodation.
Recommendation for the Local Plan		Safeguard as a local er	nployment Site.

ELR Site Ref	ELR/A	L-010	OMEGA PARK PARK
Site Name	The Omni Business Centre, Omega Park, GU34 2QD		OMEGA
Assessmen	t		1102
Access to ma road network		Very good	
Proximity to built- up areas, services and workforce		Average	
Site layout*		Average	Papat Omni
Local charac	ter	Very good	over Business
Market attractiveness		Average/poor	Centre -
Quality of buildings Poor		Poor	
Summary The site is at the cer connected to the A3			ntre of an employment cluster and is well 1.
Recommendation for the Local Plan		Safeguard as a loca	I employment Site.

ELR Site Ref	ELR/AL-011		014000
Site Name	Paradigm/ Charwell House, GU34 2PP		Third and a second seco
Assessmen	t		
Access to m network	ain road	Very good	
Proximity to services and	built-up areas, I workforce	Average	Channell 2
Site layout*		Very good	Paradon the line of the
Local charac	ter	Average	Patrose 2
Market attrac	ctiveness	Good	
Quality of buildings		Very Good	ac Quarry Heights
Summary		The site performs and is well conne	s well through the qualitative assessment ected to the A31.
Recommendation for the Local Plan		Safeguard as a L	ocal Employment Site.

ELR Site Ref	ELR/AL-012		Centre
Site Name	Riverside, Om 2QE	ega Park, GU34	32 6 102
Assessmen	t		7 7 8
Access to ma network	ain road	Very good	Omni Centre
Proximity to services and	built-up areas, workforce	Average	ctricity Sub Station
Site layout*		Poor	w LBs
Local charac	ter	Very good	TT Sluice
Market attrac	ctiveness	Good	The providence of the second s
Quality of buildings		Very good	A Banan B B B B B B B B B B B B B B B B B
Summary			rell through the qualitative assessment, ployment cluster and is well connected to
Recommendation for the Local Plan		Safeguard as a Loc	al Employment Site.

ELR Site Ref	ELR/AL-	013	
Site Name	Name Riverwey Industrial Park, GU34 2QL		
Assessmen	t		Ambulance Station
Access to ma network	ain road	Very good	9 η β ^ψ Factory
Proximity to built-up areas, services and workforce		Good	500 5 Factory Factory 100 Fact
Site layout*		Very good	teres s frankey In
Local character		Very good	Rive
Market attrac	ctiveness	Good/average	
Quality of bu	ildings	Good	Drain
Summary		well connected to	s well through the qualitative assessment and is the A31. It provides mid size units for d similar activities.
Recommend	lation for		
the Local Pla	the Local Plan S		t of a Strategic Employment Site.

ELR Site Ref	ELR/AL-014		Tks
Site Name	Selborne	e House	
Assessmen	t		Warehouse
Access to manual network	ain road	Very good	
Proximity to areas, servic workforce		Good	Works
Site layout*		Average	
Local charac	ter	Very good	
Market attractivenes	S	Good	Gas Gov
Quality of buildings		Very good	B Posts NEWMAN LANE
Summary		well connected to the	I through the qualitative assessment A31. It can help support the growth c " in East Hampshire through the prov ommodation.
Recommendation for the Local Plan		Safeguard as a Local	Employment Site.

ELR Site Ref	ELR/A	L-015
Site Name		nore Park
Assessment		
Access to ma road network		Very good
Proximity to up areas, se and workford	rvices	Very Good
Site layout*		Average
Local charac	cter	Good
Market attractivenes	s	Average
Quality of buildings		Average
Summary		The site forms p score as highly a assessments; th operational bene entirety.
Recommenc for the Local		Safeguard as pa

ELR Site Ref	ELR/A	L-016	Factory Wey Ps Cottage
Site Name	Turne	r House	Collage
Assessmen	t		FB HRH
Access to ma road network		Very good	FB HRH HRH NATERBROOK ROAD
Proximity to up areas, se and workford	rvices	Good	al to on the second secon
Site layout*		Average	
Local charac	ter	Very good	6 Turner House
Market attractivenes	Market attractiveness		
Quality of buildings		Good	actory ve patrate industrial Estate
Summary		connected to the	ns well through the qualitative assessment and is well e A31. It provides flexible accommodation for high es to a modern specification.
Recommendation for the Local Plan		Safeguard as pa	art of a Strategic Employment Site.

ELR Site Ref	ELR/AL	-017	LB Posts NEWMAN LANE
Site Name	Unit 13	Mill Lane	
Assessmen	t		LB Pumping
Access to manetwork	ain road	Very good	River Weil August Factory
Proximity to built-up areas, services and workforce		Good	House Ps Ps Ps
Site layout*		Poor	Cottage
Local charac	rter	Very good	
Market attractivenes	S	Average	o ha TR BROOK BO
Quality of bu	ildings	Average	S Lynch Hill
Summary		the time of the refresh	an employment cluster. Although vacant at ned qualitative study; it is a relatively good site and operational benefits of maintaining the n its entirety.
Recommendation for the Local Plan		Safeguard as part of	a Strategic Employment Site.

ELR Site Ref	ELR/A	AL-018	6
Site Name	Water 2UD	brook Estate, GU34	Turner House
Assessment			
Access to mair network	n road	Very good	
Proximity to bu areas, services workforce		Good	Factory
Site layout*		Very good	
Local characte	r	Very good	
Market attractiveness		Very good	Factory
Quality of buildings		Very good	
Summary		well connected to the	Il through the qualitative assessment and is A31. It can help support the growth of the " in East Hampshire through the provision of commodation.
Recommendation for the Local Plan		Safeguard as part of	a Strategic Employment Site.

ELR Site Ref	ELR/AL-019		5 Start
Site Name	Weyside Park, GU34 2PJ		
Assessmen	t		
Access to manual network	ain road	Very good	Gas Gov
Proximity to areas, servic workforce	-	Good	LB Posts NEWMAN LANE
Site layout*		Average	IB A A A A A A A A A A A A A A A A A A A
Local charac	ter	Very good	Pumping
Market attractivenes	S	Average	Well Hereit
Quality of buildings		Average	The Barrier Factory The Barrier Factory The Barrier Factory The Barrier Factory Barrier
Summary		score as highly as son assessments, e.g. due relatively good site an	an employment cluster. Although it does not ne others through the refreshed qualitative to some premises of average quality; it is a d there are amenity and operational benefits er industrial area in its entirety.
Recommendation for the Local Plan		Safeguard as a local e	employment site.

ELR Site Ref	ELR/AL	-020	A CONTRACT OF A
Site Name	Delta P	ark	1 See
Assessmen	t		
Access to ma road network		Very good	
Proximity to built-up areas, services and workforce		Average	s s pusiness park
Site layout*		Very good	
Local charac	ter	Average	
Market attractivenes	S	Good	TAA TAA
Quality of bu	ildings	Very good	
Summary		-	er employment areas along Wilsom Road and and for employment uses under Policy EMP2.
Recommendation for the Local Plan		Safeguard as a loca	al employment site.

ELR Site Ref	ELR/AL-021		Tank
Site Name	Integral House and HRH House, Mill Lane		Factory
Assessmen	t		Mill House
Access to manetwork	ain road	Very good	Factory Ps
Proximity to built-up areas, services and workforce		Good	Cottage **
Site layout*		Poor	
Local charac	ter	Very good	HRH House
Market attractivenes	S	Average	
Quality of buildings		Good	2 0 10
Summary		-	r employment uses along Mill Lane, Flood Building, Buildings in good condition
Recommendation for the Local Plan		Safeguard as a local	employment site.

ELR Site Ref	ELR/AL	-022	ASS CLARK CONTRACT OF CONTRACT.
Site Name	Station	Road 2 GU34 2GD	Station Porto
Assessmen	t		Contraction of the second seco
Access to ma network	ain road	Average	
Proximity to built-up areas, services and workforce		Very good	
Site layout*		Good	
Local charac	ter	Average	Siz INA POR S
Market attractivenes	S	Poor	
Quality of bu	ildings	Average	Alton
Summary			ory condition and site overall poor appearance, se to station and other commercial uses
Recommendation for the Local Plan		Safeguard as a loca	l employment site.

ELR Site Ref	ELR/AL	-023	DAOB 47	
Site Name	Borovere Business Park, Alton		vere Business Park	
Assessmen	t			
Access to ma road network		Average	Borovere Farm	
Proximity to areas, servic workforce	•	Average		
Site layout*		Good		
Local charac	ter	Poor	E -	
Market attractivenes	S	Average		
Quality of bu	ildings	Good		
Summary			via narrow entrance road and residential roads, Il area, mostly level site, reasonable appearance buildings	
Recommendation for the Local Plan		Safeguard as a loca	al employment site within the rural area.	

Bentley

ELR Site Ref	ELR/BEN-001		
Site Name	Bentley	/ Business Park	
Assessmen	t		
Access to ma road network		Good	et al siness
Proximity to built- up areas, services and workforce		Good	Berlieparties Light
Site layout*		Average	Hitesta
Local charac	ter	Poor	Mead a The Forge I ag
Market attractiveness		Average	Have the state of
Quality of bu	ildings	Average	
Summary		not suitable for all	but access via residential area, Narrow entrance vehicles e.g. HGV's, Not visible from main road, rvation Area, potential heritage constraints
Recommendation for the Local Plan		Safeguard as a loc	al employment site.

ELR Site Ref	ELR/E	3EN-002	PO House
Site Name	Bentle Centr	ey Industrial e	PH LB B0 P Old Rectory
Assessmen	t		
Access to ma	ain	Good	Pooplar Contraction
road network	(
Proximity to	built-	Good	
up areas, se	rvices		Hug close &
and workford	e		3 18 TRIMMANC CLOSE 0 0
Site layout*		Average	58
Local charac	ter	Poor	
Market attractivenes	s	Good	
Quality of buildings		Average	
Summary		bus service nea road, good qua	A31 but access via residential area, Good local access, arby, Residential area on one side, Visible from main lity appearance, Site adjoins Conservation Area, ge constraints, Buildings low level, of satisfactory
Recommendation for the Local Plan		Safeguard as a	local employment site.

Four Marks and South Medstead

ELR Site Ref	ELR/FM-001		Lawrenny
Site Name	The Stone Yard, A GU34 5AJ	lton Lane,	
Assessmen	t		Somer view
Access to ma	ain road network	Average	
Proximity to services and	built-up areas, I workforce	Poor	
Site layout*		Average	Garden Centre
Local charac	ter	Good	
Market attrac	ctiveness	Good	Tank The Stone Yard
Quality of buildings		Very good	
Summary		Within 2km of A31 however access via built up area, access to the site down a narrow road, located next to garden centre, neat and tidy site with buildings of very good quality.	
Recommendation for the Local Plan		Safeguard as	a local employment site.

ELR Site Ref	ELR/FM-002		Mansfield Park Surgery
Site Name	Lymington Fa	arm Industrial	
Assessmen	t		in the second seco
Access to management	ain road	Average	Lymington Barn
	Proximity to built-up areas, services and workforce		
Site layout*		Good	
Local charac	ter	Average	Lymington Farm
Market attrac	ctiveness	Good	
Quality of bu	Quality of buildings		
Summary		underneath a r	It up area. Access through narrow, single lane, ailway bridge. Range of buildings of varying ily Class E uses (retail)
Recommendation for the Local Plan			comprises traditional employment uses being wn centre uses therefore the site should be or retail uses.

ELR Site Ref	ELR/FM-003		The Page 1
Site Name	Hazel Road Indu	strial Estate	1 Pool
Assessmen	t		6
Access to ma	ain road network	Very good	
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Very good	
Local charac	ter	Average	
Market attrac	ctiveness	Average	
Quality of bu	Quality of buildings		
Summary			31, located behind main Four Marks centre posite site – mix of uses across the site
Recommendation for the Local Plan		Due to the us UCO to more	ses occupying the units and changes to the flexible Class E – expand the defined local poundary to include this site.

ELR Site Ref	ELR/FI	M-004	AN Caylands
Site Name	Station	Approach	
Assessmen	t		STATION APPROACH Orchar
Access to ma road network		Good	
Proximity to up areas, se and workford	rvices	Good	Pactory Solution
Site layout*		Average	Factory Court
Local charac	ter	Good	
Market attractiveness		Poor	
Quality of bu	ildings	Average	
Summary site. E			ntial road, narrow access and difficult junction into , Site not visible, plenty of parking, mix of units but
Recommendation for the Local Plan Safeguard as a Lo		Safeguard as a Lo	cal Employment Site.

ELR Site Ref	ELR/FI	M-005	The Boynes Stone Lung
Site Name	Dukes	Mill	in the
Assessmen	t		Part #
Access to ma road network		Average	Lampshire
Proximity to up areas, se and workford	rvices	Good	Willow House
Site layout*		Very good	R
Local charac	ter	Good	()
Market attractivenes	S	Average	9 STATION APPROA
Quality of bu	ildings	Good	
Summary			ng. Access through narrow, single lane ge, Footpath over railway line to local employment area
Recommendation for the Local Plan		Safeguard as a Local Emp	ployment Site.

ELR Site Ref	ELR/FM-006		JE Go Children Farm
Site Name	ne Mansfield Business Park		
Assessmen			
Access to m network		Average	
Proximity to services and	built-up areas, I workforce	Good	Balancing Ponder Helter a Burger
Site layout*		Good	
Local charac	ter	Good	Mar
Market attrac	ctiveness	Good	All
Quality of buildings		Very good	Conters STA TON APPROACH And Party Relief
Summary			e. Access through narrow, single lane way bridge. Located in mainly employment
Recommendation for the Local Plan		Safeguard as a L	ocal Employment Site.

ELR Site Ref	ELR/FM-00	7	
Site Name	Woodlea Pa	ark	
Assessmen	t		
Access to manetwork	ain road	Average	
Proximity to built-up areas, services and workforce		Good	s io
Site layout*		Very good	
Local charac	ter	Good	unone part to sta
Market attrac	ctiveness	Good	1 Noon
Quality of buildings		Very good	STATION AND CONTRACT
		Gently sloping site. Access through narrow, single lane	
Summary		underneath a railway bridge. Footpath over railway line to l centre. Located in mainly employment area	
Recommond			
Recommendation forthe Local PlanSafeguard as a		Safeguard as a	Local Employment Site.

ELR Site Ref	ELR/FM-008		Stroma
Site Name	Beverley Court, Five Ash Road, GU34 5EJ		Moriba Shiel
Assessmen	t		Beverley
Access to m	ain road network	Poor	Rumah Kita
Proximity to and workford	built-up areas, services ce	Poor	
Site layout*		Average	
Local charac	ter	Poor	
Market attrac	ctiveness	Poor	
Quality of buildings		Poor	Beverley Court
Summary		Poor access via residential area and narrow access road to the site, within residential area but no local shop/service nearby, fragmented by buildings, buildings showing signs of wear and tear. Site identified in the LAA under the reference: LAA/MED-002 – promoted for residential use.	
Recommendation for the Local Plan		Safeguard rural area	as a Local Employment Site, within the

ELR Site Ref	ELR/FM-009		Cottesmore
Site Name	Estevan, Stoney Lane, Medstead, GU34 5EL		Nettlebed
Assessmen	t		have been been been been been been been be
Access to m	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Poor	Estevan
Site layout*		Good	Fam Barn Farm
Local charac	ter	Poor	
Market attrac	ctiveness	Average	
Quality of buildings		Good	Paddock View
Summary		lane acces local shop/	es via residential area and narrow country s to the site, within residential area but no service nearby, well maintained and plenty out hidden site, buildings in variable
Recommendation for the Local Plan		Safeguard rural area.	as a Local Employment Site within the

ELR Site Ref	ELR/FM-010		
Site Name	Redhill Farm, Red Hill, GU34 5EE	Medstead,	Name Barga
Assessmen	t		1 22
Access to m	ain road network	Average	16
Proximity to services and	built-up areas, I workforce	Poor	Redhill Farm
Site layout*		Good	[4]
Local charac	ter	Good	
Market attrac	ctiveness	Average	Redh
Quality of buildings		Good	RED HILL OTHE CR
Summary		Buildings in g	1 through residential area, jood condition, site has reasonable various buildings in mix of uses. rking
Recommendation for the Local Plan		Safeguard as area.	a Local Employment Site in the rural

Rural Areas

ELR Site Ref	ELR/RA-002			
Site Name	Wield Yard, Yew Tree Lower Wield, SO24 9			
Parish	Wield		Blue Ridge	
Assessmen	t		Wield Yard Dials	
Access to m	ain road network	Very poor	Clos	
Proximity to	built-up areas,	Very poor		
services and	workforce			
Site layout*		Very good	ESS, Hattingley Valley	
Local charac	cter	Average	Winery Drove Cottage	
Market attrac	ctiveness	Average	$H \rightarrow 5$	
Quality of bu	Quality of buildings			
		Site is remote, over 5km from the main road network		
Summary		via narrow country lanes. Some residential nearby		
		and a pub, partly visible from road, attractive site,		
Recommendation for the Local Plan		Safeguard a area.	is a Local Employment Site in the rural	

ELR Site Ref	ELR/RA-003				
Site Name	Aylesfield Farm, F Shalden, GU34 4E				
Parish	Shalden				
Assessmen	t				13 16 00 6
Access to m	ain road network	Very poor		1 to 4	Old Aylesfield
	Proximity to built-up areas, services and workforce		Track		Buildings
Site layout*	Site layout*				Ct 4 0t 6
Local charac	ter	Average			
Market attrac	ctiveness	Good	/ \		
Quality of bu	ildings	Good	1		
Summary		Restricted a difficult acce with limited l	ccess fo ess to pu local fac	r all c blic tr ilities	or via narrow country lanes. ommercial vehicles and ansport services. Remote site Site is of a good quality king. Buildings in good
Recommendation for the Local Plan		Safeguard a	s a Loca	al Emp	bloyment Site in the rural area.

ELR Site Ref	ELR/RA-004		East
Site Name	Shalden Green Farm, Shalden		
	Green, GU34 4DT		
Parish	Shalden		
Assessmen	t		
Access to m	ain road network	Very poor	Shalden
Proximity to services and	built-up areas, I workforce	Very poor	Green Farm
Site layout*		Average	ter te
Local charac	ter	Poor	
Market attrac	ctiveness	Very poor	Las /
Quality of buildings		Poor	Shaldan
Summary		Restricted ac difficult acces Remote isola residential ar appearance, showing sign	e site very poor via narrow country lanes cess for all commercial vehicles and s to public transport services ted site with no local services or ea nearby Site is run-down, unattractive neglected common areas, buildings are s of wear and tear.
Recommendation for the Local Plan		Safeguard as area.	a Local Employment Site in the rural

ELR Site Ref	ELR/RA-005		
Site Name	Derby Dell Buildi	ngs,	Lash Alter
	Lasham, GU34 5	RX	
Parish	Lasham		
Assessmen	t		Derby Dell Buildings
Access to m	ain road network	Average	I STA
	Proximity to built-up areas, services and workforce		Le III
Site layout*		Good	
Local charac	cter	Good	
Market attrac	ctiveness	Poor	Hamoshire
Quality of bu	Quality of buildings		
Summary		Good access of A339, local access via a narrow lane Remote isolated site with no local services nearby Site is overgrown.	
Recommendation for the Local Plan		Safeguard a	as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-006		
Site Name	Manor Farm Buildings, Lasham, GU34 5SL		Manor Farm Buildings
Parish	Lasham		1 10 2
Assessmen	t		1.02
Access to m	ain road network	Very poor	
Proximity to and workford	built-up areas, services ce	Very poor	
Site layout*		Average	
Local charac	ter	Poor	
Market attrac	ctiveness	Poor	
Quality of bu	ildings	Good	
Summary		narrow cou	ne site very poor, local access via ntry lanes Site adjoins village d site, with potential Conservation
Recommendation for the Local Plan		Safeguard a area.	as a Local Employment Site in the rural

ELR Site Ref	ELR/RA-007		Highlieid House
Site Name	Lasham Industrial Park, Site, GU34 5SQ	Highfield	Highfield site
Parish	Lasham		
Assessmen	t		007
Access to m	ain road network	Very poor	
Proximity to built-up areas, services and workforce		Very poor	
Site layout*		Very good	
Local charac	ter	Average	
Market attrac	ctiveness	Poor	Bar Mars
Quality of buildings		Good	
Summary		narrow coun	e site very poor, poor local access via try lanes. Site adjoins village site, untidy uses spilling out into car of parking
Recommendation for the Local Plan		Safeguard as a Local Employment Site in the rural area.	

ELR Site Ref	ELR/RA-008		
Site Name	West end Farm (The Old Dairy), Upper Froyle		
Parish	Froyle		West End
Assessmen	t		Farm
Access to ma	ain road network	Good	
Proximity to built-up areas, services and workforce		Poor	
Site layout*			
Local charac	ter	Average	
Market attractiveness		Average	
Quality of buildings		Average	
Summary		Few constraints, Conservation Area adjoins site Not visible, converted farm buildings, most buildings in average condition	
Recommendation for the Local Plan		Safeguard a area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-009	
Site Name	Norton Farm, Alton	
Parish	Selborne	
Assessmen	t	
Access to manetwork	Access to main road network	
Proximity to built-up areas, services and workforce		Very poor
Site layout*	Site layout*	
Local character		Poor
Market attractiveness		Good
Quality of buildings		Good
Summary		Located or of buildings
Recommendation for the Local Plan		Safeguard

ELR Site Ref	ELR/RA-010		
Site Name	Hartley Business Park, GU34 3HS		Tank
Parish	Worldham		
Assessmen	t		Electricity Storage Sile
Access to ma	ain road network	Average	
Proximity to built-up areas, services and workforce		Very poor	Har
Site layout*		Average	
Local charac	ter	Average	Hartley
Market attractiveness		Good	The behing
Quality of buildings		Average	Hartley Mead
Summary		Located on the Selborne Road, various buildings in different activities, Fragmented site Listed Building on site	
Recommendation for the Local Plan		Safeguard a area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-011		Cottages France	
Site Name	Northbrook Farm		- a	
Parish	Bentley		The Barn	
Assessmen	t		The Lathe	
Access to m	ain road network	Very Good		
Proximity to built-up areas, services and workforce		Very Poor	The Long Barn	
Site layout*		Good	Business Park	
Local charac	cter	Good		
Market attractiveness		Very Good	Ynexe 6	
Quality of buildings		Very Good		
Summary		The site has recently been expanded with sufficient parking located on the site. Close proximity to the A31. Isolated site away from any settlement. High quality buildings and layout.		
Recommendation for the Local S		Safeguard a	as a Local Employment Site in the rural area.	

ELR Site Ref	ELR/R	A-012	
Site Name Rear of Woodpeck Old Odiham Road			
Assessmen	t		Hamiseli
Access to main road network		Very poor	
Proximity to built- up areas, services and workforce		Very poor	
Site layout*		poor	
Local character		poor	
Market attractiveness		Very poor	
Quality of buildings		poor	
Summary		to the site, no pu unattractive, unt	site via narrow residential lanes, narrow access road ublic transport nearby, fragmented site, poor layout, idy site, poor quality of buildings, showing signs of uppears to do some redevelopment to the rear of the
Recommendation for the Local Plan Safeguard as a local employment site within the rural area			

ELR Site Ref	ELR/RA-013		
Site Name	Cheeks Farm, Crondall Road		
Parish			Cheeks
Assessment			Farm
Access to m	ain road network	Very poor	
Proximity to built-up areas, services and workforce		Very Poor	
Site layout*		Good	Tanks
Local charac	ter	Good	
Market attractiveness		Average	
Quality of buildings		Average	
Summary		via narrow o	in the middle of the countryside, poor access country lanes, little residential nearby and no ervices, little parking
Recommendation for the Local Plan			as a Local Employment Site in the rural area.
ELR Site Ref	ELR/RA	-014	
---	-----------------------------------	---------------------------	---
Site Name	te Name Bellhanger Enterprises		East
Parish	Bentwor	th	Hampshire
Assessmen	t		autages
Access to mainetwork	ain road	Good	Beillhanger Cottages
Proximity to built-up areas, services and workforce		Poor	E. T. S. H.
Site layout*		Very good	
Local charac	ter	Good	Lampsing
Market attractivenes	S	Average	Bellhanger Enterprises
Quality of buildings		Good	
Summary		Remote sit nearby. Sit	ss of A339, local access is good e with limited local services and small residential e of reasonable appearance with plenty of parking. ty buildings
Recommendation for the Local Plan			as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-017		
Site Name	Soldridge Business Park		
Assessmen	t		Le East
Access to m	ain road network	Poor	
Proximity to workforce	built-up areas, services and	Poor	
Site layout*		Average	Soldridge Well
Local charac	zter	Average	Business Park
Market attra	ctiveness	Average	s s
Quality of buildings		Average	dge Farm
Summary		residential	a narrow lanes, limited amount of I nearby, fragmented site, plenty of g. Buildings in satisfactory condition
Recommend	Recommendation for the Local Plan		as a Local Employment Site in the

ELR Site Ref	ELR/RA-018		The Cabin
Site Name	Ranch Farm, Willis Lane, four Marks		
Assessmen	t		
Access to m	ain road network	Average	THE I HAVE
Proximity to workforce	built-up areas, services and	Poor	
Site layout*		Poor	
Local charac	ter	Poor	
Market attra	ctiveness	Good	
Quality of buildings		Good	Pond Ranch Farm
Summary		access roa configurati	to A31, some pinch points on ad, poor circulation of site, poor on, lack of parking, unattractive site. n good condition
Recommend	lation for the Local Plan	Safeguard rural area.	as a Local Employment Site in the

ELR Site Ref	ELR/RA-019		
Site Name	High Acres, Willis Lane, Fou		
Assessmen	t		East
Access to m	ain road network	Average	
Proximity to workforce	built-up areas, services and	Poor	
Site layout*		Good	
Local charac	ter	Good	
Market attrac	ctiveness	Average	
Quality of buildings		Good	H H Ac Brambles Green
Summary		Buildings in go	through residential area, od condition, site has bearance, various buildings in ing
Recommendation for the Local Plan		Safeguard as a rural area.	Local Employment Site in the

ELR Site Ref	ELR/RA-024		Pond
Site Name	Lyeway Farm, Lye	way Lane,	
	SO24 0DD	-	madula
Parish	Ropley		
Assessmen	t		
Access to ma	ain road network	Very poor	
Proximity to	built-up areas,	Vory poor	
services and	workforce	Very poor	
Site layout*		Good	
Local charac	ter	Good	
Market attrac	ctiveness	Good	
Quality of bu	ildings	Good	Lyeway Farm
Summary		Narrow acconsufficient pa	ess road to site, not visible site, tidy site, arking,
Recommend Plan	Recommendation for the Local Plan		as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-025		
Site Name	Sylcombe Farm, Pe Road, Ropley, SO2		Sylcombe
Parish	Ropley		
Assessmen	t		
Access to m	ain road network	Good	
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Very good	
Local charac	ter	Average	Weighbridge
Market attrac	ctiveness	Poor	
Quality of buildings		Average	Farm Track
Summary			with limited local services, good visibility suildings in satisfactory condition, untidy site
Recommendation for the Local Plan		Safeguard a area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-026		Pond
Site Name	Home Farm, Peters SO24 9SQ	sfield Road,	
Parish	Ropley		
Assessmen	t		Caxton
Access to m	ain road network	Good	Unit 4
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Average	Home Farm
Local charac	cter	Average	
Market attrac	ctiveness	Good	
Quality of buildings		Good	
Summary			access to site, tarmacked, tidy, well kept f parking, partly level, slightly fragmented, oute on A31
Recommendation for the Local Plan		Safeguard a area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-027		Monkwood Farm
Site Name	Winton Farm, Ropley, SO24 0HB		
Parish	Ropley		
Assessmen	t		
Access to m	ain road network	Very poor	
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Good	
Local charac	ter	Average	
Market attrac	ctiveness	Poor	
Quality of buildings		Average	Winton Farm
Summary			ess road, not enough parking, some nearby, mostly level site, one TPO tree f site
Recommendation for the Local Plan		Safeguard a area.	as a Local Employment Site in the rural

ELR Site Ref	ELR/RA-028		East_ D East
Site Name	Site Name Chase Farm, Gilbe Ropley		la l
Parish	Ropley		
Assessmen	t		
Access to ma	ain road network	Very poor	5
	Proximity to built-up areas, services and workforce		Chase House
Site layout*		Average	
Local charac	ter	Average	e Farm
Market attrac	ctiveness	Average	e Farm Igalow GILBERT STREET
Quality of buildings		Average	
Summary		passing poir Offices attac	s via narrow, constrained roads, narrow nts. Isolated site with limited local services ched to dwelling. Buildings in satisfactory easonable appearance of site, limited
Recommenc Plan	Recommendation for the Local Plan		as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-029		Penlan GilBERT STREE
Site Name	Gilbert Street Farm	,	
	Street, Ropley, SO	24 0BY	The Gate House
Parish	Ropley		
Assessmen	t		
Access to m	ain road network	Very poor	The Old Farmhouse
	built-up areas,	Very poor	Farm Gilbert Street
services and	l workforce	very poor	Gilbert Street
Site layout*		Average	East and the second
Local charac	ter	Average	
Market attrac	ctiveness	Poor	
Quality of bu	iildings	Very poor	
Summary		Surface poo	r via narrow, constrained roads r and unlevel, overall site unattractive buildings on site
Recommendation for the Local Plan		Safeguard a	as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-030	
Site Name	Manor Farm, North Street, Ropley, SO24 0DF	
Parish	Ropley	
Assessmen	t	
Access to m	ain road network	Good
Proximity to services and	built-up areas, I workforce	Very poor
Site layout*		Good
Local charac	ter	Good
Market attractiveness		Average
Quality of buildings		Poor
Summary		Some accest buildings sh nearby on A Plenty of pa
Recommenc Plan	lation for the Local	Safeguard a area.

ELR Site Ref	ELR/RA-031		luire Indere
Site Name	Dean Farm, Bighton Hill, SO24 9SQ		
Parish	Ropley		
Assessmen	t		
Access to m	ain road network	Good	Dean Farm
Proximity to services and	built-up areas, I workforce	Poor	
Site layout*		Good	
Local charac	ter	Good	
Market attrac	Market attractiveness		
Quality of bu	ildings	Average	
Summary		steep and r operations	narrow railway bridge, access road quite arrow, limited parking on site, some outside units e, no local services or residential areas
Recommendation for the Local Plan		Safeguard area.	as a Local Employment Site in the rural

North East Site Assessments

Summary map giving a broad indication of the distribution of employment sites in the north east sector of the District.



Whitehill and Bordon

ELR Site Ref	ELR/WB-001		Centerton
Site Name	High Vie	w Business Centre	Telephone PC
Assessmen	t		
Access to ma	ain road	Good	16 10 18
network			5 10 11
Proximity to	built-up	Very good	
areas, servic	es and		R Business Centre
workforce			The Mast B
Site layout*		Average	Depot
Local charac	ter	Good	
Market		Good	
attractivenes	SS	0000	Hardys
Quality of bu	ildings	Good	51 St Harris
Summary			cal access and close to a bus route, buildings in good condition, Sloping site, narket nearby
Recommendation for the Local Plan		Safeguard as a local e	employment site

ELR Site Ref	ELR/WB-002		
Site Name	Wolfe Lodge, Farnham Road, GU35 0NH		Balancing
Assessmen	t		Torio Stone
Access to ma	ain road network	Good	Mea all
Proximity to services and	built-up areas, I workforce	Good	Mole Lod
Site layout*		Good	
Local charac	ter	Good	
Market attrac	ctiveness	Good	Mole
Quality of bu	Quality of buildings		
Summary		within walking	potentially through Bordon town centre, g distance to local shop, fragmented layout, eat and tidy common areas, good buildings fice uses.
Recommendation for the Local Plan		Safeguard as	a local employment site

ELR Site Ref	ELR/WB-003		Miles and
Site Name	Woolmer Indus	trial Estate	
Assessmen	t		Wool wool wool wool wool wool wool wool
Access to management	ain road	Good	WOOLMER WAY
Proximity to services and	built-up areas, I workforce	Very good	OLIMER WAY
Site layout*		Very good	MOOLMER W
Local charac	ter	Good	STATE OF ME
Market attrac	ctiveness	Good	OM THE
Quality of buildings		Good	OLD FIELD COM
Summary		Snack bar on site	d local access and close to a bus route, , large supermarket opposite site, some inadequate parking, Range of units and
Recommendation for the Local Plan		Safeguard as a lo	cal employment site

ELR Site Ref	ELR/WB-004		
Site Name	Bordon Trading Estate		
Assessmen	t		
Access to m	ain road network	Good	Class Lange
Proximity to services and	built-up areas, I workforce	Poor	
Site layout*		Very good	
Local charac	cter	Good	
Market attra	ctiveness	Poor	
Quality of buildings		Average	Hannyah Kumungurus Sana
Summary		Bordon town	of the A325 access via local roads and n centre, Residential units adjacent to site, lic transport nearby but generally good roads and uses, dated appearance.
Recommendation for the Local Plan		Safeguard a	as a local employment site within the rural are

ELR Site Ref	ELR/WB-005		EIPs
Site Name	Broxhead Trading Estate		
Assessmen	t		Poultry House
Access to main road network		Good	Il Ground El Ps
Proximity to	built-up	Good	
areas, servic workforce	es and		Î.
Site layout*		Average	the second
Local charac	ter	Average	
Market attractivenes	S	Average	
Quality of bu	ildings	Average	Part of the state
Summary		Peripheral of resider shop and sports bar)	re and not well maintained ntial area with a local facility on site (Kebab Some buildings better quality than others, mix n Flood Zone 2 and close to Flood Zone 3
Recommendation for the Local Plan Safeguard as		Safeguard as a local	employment site within the rural area

ELR Site Ref	ELR/W	B-006	Normality of the second se
Site Name	Lion Co	ourt	
Assessmen	t		
Access to m road network		Good	
Proximity to built- up areas, services and workforce		Average	
Site layout*		Good	Lion Court
Local charac	ter	Average	
Market attractivenes	S	Average	
Quality of bu	ildings		
Summary		by a blanket tree popportunities to in	vacant industrial building set in parkland – covered preservation order. Direct access onto A325, prove access to nearby facilities through conjunction with adjacent sites.
Recommendation for the Local Plan		Safeguard as part	of a strategic employment site

ELR Site Ref	ELR/WB-007		
Site Name		cent Bordon	
	Future Sk	ills Centre	E
Assessmen	t		El Sub Sta
Access to management	ain road	Good	El Sub Sta
Proximity to built-up		_	ESS
areas, services and workforce		Average	
Site layout*	Site layout*		Hall
Local charac	ter	N/A	F310r
Market attrac	ctiveness	N/A	The file of the fi
Quality of bu	iildings	N/A	
Summary This is a vaca uses			nt site with planning permission for employment
Recommendation for the Local Plan Safeguar		Safeguard as	part of a strategic employment site

Liphook

ELR Site Ref	ELR/LIP-001		
Site Name	Ajax House/Plow	den House	
Assessmen	t	-	
Access to m	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Very good	
Site layout*		Good	
Local charac	cter	Good	
Market attrac	ctiveness	Good	
Quality of bu	ıildings	Very good	
Summary		Conservatio future devel office use, w better than o	elo wc
Recommend Local Plan	dation for the	Planning pe of the site th	

ELR Site Ref	ELR/LIP-002		Entron WAY
Site Name	Beaver Industrial Estate, GU30 7EU		
Assessmen	t		
Access to ma	ain road network	Poor	
Proximity to services and	built-up areas, workforce	Good	
Site layout*		Good	Batility manager to
Local charac	ter	Average	Beaver
Market attrac	ctiveness	Poor	Industrial Estate
Quality of buildings		Average	5 q , MP 46.75 5
Summary		local acce Residentia	to train station and built up area, however ss is poor through centre of Liphook al uses and train line adjoining site e parking space
Recommendation for the Local Plan		Safeguard	as a local employment site

ELR Site Ref	ELR/LIP-003	
Site Name	Bleach's Yard Industrial Estate	
Assessmen	t	
Access to ma	ain road network	Poor
Proximity to services and	built-up areas, I workforce	Good
Site layout*		Good
Local charac	ter	Average
Market attrac	ctiveness	Average
Quality of bu	Quality of buildings	
Summary		Site close local acce Public trar potential c of units ar
Recommendation for the Local Plan		Safeguard

ELR Site Ref	ELR/LIP-004		
Site Name	Site Name Exchange House		1
Assessmen	t		X
Access to ma	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Good	EX
Site layout*		Good	MENTOWIN ROAD
Local charac	ter	Average	1 NTOWN
Market attrac	ctiveness	Good	N RO
Quality of bu	ildings	Good	5
			ping entrance t
Summary		HGV's, Ne	ss average - off ar centre or buil
			sidential area as a local empl
Recommenc Plan	lation for the Local		

ELR Site Ref	ELR/LIP-005		
Site Name	Site Name OSU Sites		
Assessmen	t		
Access to m	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Good	MIDHURST ROAL
Site layout*		Good	DHURST ROAD
Local charac	ter	Average	
Market attrac	ctiveness	Poor	NROAD 6
Quality of buildings		Average	Beneric and a second se
Summary		however l Liphook.	vely close to train station and built up area, local access is poor through centre of Residential uses and train line adjoining site ality buildings, attractive site.
Recommendation for the Local Plan		Safeguar	d as a local employment site

ELR Site Ref	ELR/LIP-006		56
Site Name	Index House		
Assessmen	t		
Access to m	ain road network	Poor	
Proximity to	built-up areas,	Very	
services and	l workforce	good	
Site layout*		Good	Council Office
Local charac	cter	Good	Index
Market attra	ctiveness	Good	MD H HOUSE
Quality of buildings		Good	RST ROAD Peak Centre
Summary		HGV's. Si to sizeable	ess average - office use, would not be used by te near the centre of the built up area and close e residential area. Site adjoins Conservation orth and east, potential constraints for future ent
Recommendation for the Local Plan		Safeguard	d as a local employment site

ELR Site Ref	ELR/LIP-007		
Site Name	24A Longmoor Road		
Assessmen			
Access to m	ain road network	Average	
Proximity to workforce	built-up areas, services and	Good	
Site layout*		Average	
Local charac	cter	Poor	
Market attra	ctiveness	Average	1 0 0 0
Quality of buildings		Average	COPPERWOOD. COPPER
Summary		the centre narrow ac surrounde	site via Liphook centre, close to e, In proximity to shop/services, ccess to site from Longmoor Road, ed by residential use, limited f parking, buildings in satisfactory
Recommendation for the Local Plan		Safeguard	d as a local employment site

ELR Site Ref	ELR/LIP-008		CHILTLEE
Site Name	Chiltlee Manor		
Assessmen	t		CHILTLEE
Access to m	ain road network	Poor	
Proximity to	built-up areas,	Very	MANOR
services and	l workforce	good	√°°L
Site layout*		Average	
Local charac	cter	Poor	Chiltlee
Market attra	ctiveness	Average	
Quality of buildings		Average	CHILTLEE MANOR
Summary		accommo TPO trees	a listed building therefore may not be flexible dation for business operations and some s in the grounds centre of built up area - office use, would not
		Safeguaro	d as a local employment site

Lindford

ELR Site Ref	ELR/LIN-001		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Site Name	Watermeadow Farm, 80 Liphook Road, Lindford, GU35 0PG		
Assessmer	nt		Depot (2)
Access to m	ain road network	Average	
Proximity to services and	built-up areas, d workforce	Average	57 2003
Site layout*		Poor	The Watermeadows O Watermeadow
Local chara	cter	Average	Farm
Market attractiveness		Very poor	Hard
Quality of buildings		Very poor	FB
Summary		surrounded poor, narrow untidy site o	esidential roads, site within residential area, by residential use, fragmented site with access, poor condition of buildings and verall, Listed Buildings on site, potential for constraints
Recommendation for the Local Plan		Safeguard a	s a local employment site

ELR Site Ref	ELR/LIN-002		Wernono cost
Site Name	Lindford Business Park, Chase Road, GU35 0FE		A Hazel Cottage Little
Assessmen	t		Oaks
Access to manetwork	ain road	Poor	ESS
Proximity to services and	built-up areas, workforce	Good	
Site layout*		Average	Lindford Business Park
Local charac	ter	Poor	Park
Market attrac	ctiveness	Good	
Quality of buildings		Very good	2 Cordwainers Mulberry Lodge Blacksmi Shop
Summary		access road	s to site via residential roads and narrow d shared with access to residential area, within area within walking distance of a local shop, not road but good quality, tidy site. Poor circulation area
Recommendation for the Local Plan		Safeguard	as a local employment site

Kingsley

ELR Site Ref	ELR/KIN-001		
Site	Iverallen, Forge	e Road,	Rampell
Name	Kingsley, GU35	5 9LW	
Assessme	nt		
Access to r network	nain road	Good	Inveralien Yard
Proximity to built-up areas, services and workforce		Poor	
Site layout'	r -	Good	
Local chara	Local character		
Market attra	activeness	Average	
Quality of b	ouildings	Average	
Summary		moving roads, local shop/ser	to site off A325, good local access via free not near any public transport. Remote site, no vice nearby, mostly level site with no major blenty of parking, buildings in satisfactory
		Safeguard as	a local employment site within the rural area

ELR Site Ref	ELR/KIN-002		Part
Site	Dean Farm, For		Hangeshire 10
Name	Kingsley, GU35 9NG		
Assessme	ent	1	
Access to r network	main road	Average	
	o built-up areas, nd workforce	Poor	
Site layout	Site layout*		
Local character		Average	conde non
Market attr	activeness	Average	B300A (FORCE ROAL
Quality of t	Quality of buildings		Path manufacture and a second second second
Summary		settlement by building quality of b conservation	bugh Kingsley residential area, adjoins Kingsley within walkable distance to local shop, fragmented s on site, reasonable appearance of site, average uildings, Listed Building on site, potential for future on constraints
Recommendation for the Safeguard		Safeguard	as a local employment site within the rural area

ELR Site Ref	ELR/KIN-003		
	Kingsley Business Park		Foundry House
Assessmen			
Access to ma	ain road network	Good	Forge Barn
Proximity to services and	built-up areas, I workforce	Average	
Site layout*		Average	
Local charac	ter	Poor	ARK-CLOSE
Market attrac	ctiveness	Average	Kingsley A
Quality of buildings		Good	Business Park
Summary		Restricted residentia 2 Listed B Visible fro	uildings nearby m main road ed site with residential properties on main
Recommendation for the Local Safe		Safeguard	as a local employment site

ELR Site Ref	ELR/KIN-004		
Site Name	Ganders Business Park		1
Assessmer	nt		Ganders Barn
Access to m	nain road network	Good	Ganders
Proximity to services and	built-up areas, d workforce	Average	House Age of the second s
Site layout*		Good	Kingsley House
Local chara	Local character		
Market attra	ictiveness	Good	Ganders do D
Quality of b	uildings	Good	- so Courtain St (PORGE ROAD)
Summary		Plenty of par Residential u	dings nearby, Local road access good rking use to the west of the site, Visible from main ugs in good condition
Recommendation for the			s a local employment site

Rural Areas

ELR Site Ref	ELR/PA-001		HOLLYNATER ROAD
Site Name	Passfield Enterpri	se Centre	HOLLIN
Parish	Bramshott and Lip	hook	Sugar Star
Assessmen	t		
Access to m	ain road network	Very poor	
	Proximity to built-up areas, services and workforce		
Site layout*		Average	Passfield Enterprise Centre
Local charac	Local character		To be the state
Market attractiveness		Very poor	
Quality of buildings		Poor	Thornhill Fields
Summary R		access via l Remote site Run-down u	ccess to site, no local public transport and ocal roads. Site adjoins the SPA with limited local services inattractive appearance with neglected eas. Buildings in poor quality, showing signs tear
Recommendation for the		Safeguard a	as a local employment site

Ref	ELR/RA-001		
	Wishanger Farm Esta		
	Wishanger Lane, GU1	10 2QF	Middlefield
Parish	Headley		House
Assessment			
Access to ma	in road network	Very poor	
Proximity to b services and	•	Very poor	
Site layout*		Good	Wishanger
Local charact	er	Good	es al constant and a
Market attractiveness		Good	Cabot
Quality of buildings		Good	SHANGER LANF
		Site located	in the middle of the countryside, poor
Summony		access via narrow country lanes, little residential	
Summary		nearby and no local shop/services, good quality of	
		buildings and site.	
Recommendation for the Local Plan		Safeguard a	as a local employment site within the rural
		area	

ELR Site Ref	ELR/RA-015		
Site Name	Oakhanger Farm Business Park, GU35 9JA		Pond Pond
Parish	Selborne		
Assessmen	ht		
Access to m network	ain road	Average	3 Oakhanger Farm Business Park
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Average	
Local charac	Local character		The Old
Market attra	Market attractiveness		Stables
Quality of bu	uildings	Good	LER ROAD
Summary		residential r by layout of mix of build	narrow lanes to the site, small area of nearby and a tea room on site, fragmented site buildings, poor circulation, plenty of parking, ing quality, evidence of recent investment, no sted Buildings on site, potential for conservation
		Safeguard	as a local employment site within the rural area

ELR Site Ref	ELR/RA-016		
Site Name	Southlands, Oal		Tant
	Road, GU35 9JI	D	
Parish	Selborne		
Assessmen	t		
Access to m network	ain road	Poor	Southlands
	Proximity to built-up areas, services and workforce		
Site layout*		Good	I I I I I I I I I I I I I I I I I I I
Local charac	cter	Good	Southlands
Market attra	ctiveness	Average	Industrial Park
Quality of bu	Quality of buildings		
Summary		countryside	narrow residential roads, remote site in the , level site of satisfactory condition, gravel ldings in good quality, plenty of parking.
Recommendation for the Local Plan		Safeguard a	as a local employment site within the rural area

ELR Site Ref	ELR/	RA-023	(disused)	
Site Name	Passfield Mill		FB Drain	
	Busir	ess Park		
Parish	Bram Lipho	shott and ok	Pond	
Assessmen	t			
Access to m	ain	Very		
road network	<	poor		
Proximity to	built-			
up areas,		Very	Works	
services and	1	Poor		
workforce				
Site layout*		Average	Passfield Mill Business Park	
Local charac	cter	Poor		
Market		noor		
attractivenes	SS	poor		
Quality of		Average	1514 EX	
buildings		Average		
	Very poor		access to site, no local public transport and access via local	
Summary		roads. Rei	note site with limited local services. located next to rived in	
flood zone		flood zone	2. Unattractive with little evidence of recent investment.	
Recommend	latio			
n for the Local		Safeguard	as a local employment site within the rural area	
Plan		-		

South Site Assessments

Summary map giving a broad indication of the distribution of employment sites in the southern sector of the District.



ELR Site Ref	ELR/HO-001		
Site Name	Enterprise Industrial Estate		
Assessmen	t		
Access to ma road network		Good	P P P
Proximity to up areas, se and workford	rvices	Good	Participation of the second se
Site layout*		Average	in the second se
Local charac	ter	Good	S Ese
Market attractivenes	S	Average	s Lise Estate
Quality of buildings		Average	31 32 30
Summary			se)
Recommendation for the Local Plan		Safeguard as a Local E	mployment Site.

ELR Site Ref	ELR/H	IO-002	
Site Name	Hazelt	on Industrial Estate	a lo Can be the El Sub Sta
Assessmen	t		AL O AL O
Access to ma road network		Very good	
Proximity to up areas, se and workford	rvices	Good	
Site layout*		Very good	
Local charac	ter	Very good	
Market attractivenes	S	Good	azelton Interchange
Quality of buildings		Good	E CON ESS H
Summany		Not very visible but g Pylon over edge of s	
Recommend for the Local		Safeguard as a Local Employment Site.	

ELR Site Ref	ELR/HO-003	L	
Site Name	Highcroft Industrial Estate	29 55 55 55 55 55 55 55 55 55 55 55 55 55	
Assessmen	t		28
Access to m	ain road network	Good	
Proximity to workforce	built-up areas, services and	Good	20 21 21 26 22 224 23 252
Site layout*		Good	A D
Local charac	cter	Good	SE RO
Market attrac	ctiveness	Good	PRIS
Quality of bu	uldings	Good	111 12 14 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16
Summary		on A3(M) h A3(M), ave	strategic access heading north nowever average heading south erages out at a good vith good circulation and parking
Recommendation for the Local Plan		Safeguard	as a Local Employment Site.

ELR Site Ref	ELR/HO-004		Hillside Industrial Estate
Site Name	Hillside Industrial Estate		
Assessmen	t		
Access to m network	ain road	Good	
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Good	
Local charac	ter	Good	1130
Market attrac	ctiveness	Average	
Quality of buildings		Average	LITH AVENUE
Summary		however averag good More visible from reasonable app	egic access heading north on A3(M) e heading south A3(M), averages out at a m main road, but poor common areas and earance in flood zone 3 and along eastern boundary
Recommendation for the Local Plan		Safeguard as a	Local Employment Site.

ELR Site Ref	ELR/HO-005		ENTER ENTER
Site Name	Name May's Yard		60 6d
Assessmen	t		Mays Yard
Access to m	ain road network	Good	
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Poor	8
Local charac	cter	Good	c L
Market attrac	ctiveness	Poor	
Quality of buildings		Average	
Summary		however avera at a good Steeply slopin All buildings va	ategic access heading north on A3(M) age heading south A3(M), averages out g ary in appearance and structure ain road but unattractive
Recommendation for the Local Plan		Safeguard as	a Local Employment Site.

ELR Site Ref	ELR/HO-006		b Sta Shelter (2 Stream out of the state
-	Wessex Gate		Shelter
Assessmen			- Mar Mar
Access to m network	ain road	Good	Napier Hall
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Average	
Local charac	ter	Good	The grand and a
Market attra	ctiveness	Good	
Quality of buildings		Good	El Sub Sta
Summary		Pylon on site Noise of A3, s Good quality of	some on street parking but generally enough of buildings
Recommendation for the Local Plan		Safeguard as	a Local Employment Site.

ELR Site Ref	ELR/HO-007		
Site Name	Crookley Park House		
Assessmen	t		Ess NLS
Access to m	ain road network	Average	Crookley Park
Proximity to workforce	built-up areas, services and	Very good	
Site layout*		Average	
Local charac	cter	Poor	rewery
Market attra	ctiveness	Average	
Quality of buildings		Average	HORNDEAN Fiint House 1107
Summary		Within 2km of the A3M however via residential areas and Horndean centre, difficult access for HGV's via difficult, narro junctions. Plenty of parking on site but not visible, site overall a reasonable appearance Area TPO, many trees on site. Borders SDNP	
Recommendation for the Local Plan		Safeguard a	as a Local Employment Site.

ELR Site Ref	ELR/HO-008			
Site Name	Westfield Industrial Estate			
Assessmen	t		227 1 2 2 2 2 3	
Access to m	ain road network	Good		
Proximity to workforce	built-up areas, services and	Very good	Westfield Westfield	
Site layout*		Average	5 <u>16</u> H	
Local charac	ter	Good		
Market attra	ctiveness	Average	16b Precinct	
Quality of buildings		Average	Tel Ex Tel Ex Te	
Summary		through built Appearance to good. Site to the east, p	Within 2km of A3 via good roads but through built up area.Noise of A3 Appearance of buildings varies from poor to good. Site adjoins a conservation area to the east, potential conservation constraints in the future	
Recommendation for the Local Plan		Safeguard a	s a Local Employment Site.	

ELR Site Ref	ELR/HO-009		8
Site Name	25-27 London Ro	bad,	
	Horndean, PO8 ()BN	
Assessmen	t		
Access to ma	ain road network	Good	
Proximity to	built-up areas,	Vory good	
services and	workforce	Very good	3
Site layout*		Average	I LONDON ROAD
Local charac	ter	Average	DONR
Market attrac	ctiveness	Average	
Quality of buildings		Average	
Summary		and resident range of ser	of A3 via good roads but through town centre tial areas. Near centre of urban area with wide vices nearby. Buildings in satisfactory te overall okay appearance
Recommendation for the Local Plan		Safeguard a	s a Local Employment Site.

ELR Site Ref	ELR/HO-010		
Site Name	Kinche	s Farm, Roads Hill,	Trust
	Hornde	ean, PO8 0TG	Hampston I
Assessmen	t		
Access to ma road network		Average	
Proximity to built- up areas, services and workforce		Average	Kinc Fa
Site layout*		Poor	
Local charac	ter	Good	
Market attractiveness		Poor	
Quality of bu	ildings	Good	
Summary access into site.		access into site. Small are	ential roads, no difficult junctions but steep a of residential nearby. Unlevel with little e, not visible, untidy site, gravel unlevel car od condition
Recommendation for the Local Plan Safeguard as a Local Em		Safeguard as a Local Emp	ployment Site.

Rural Areas

ELR Site Ref	ELR/RA-020		HEAST HIM HI HIMSHIP	
Site Name	Teagus Farm, Crouch Lane, Horndean, PO8 9SU		ek	
Parish	Horndean			
Assessment			Teagus Farm	
Access to m	ain road network	Poor	Garage Garage	
Proximity to built-up areas, services and workforce		Average	CROUCH LANE	
Site layout*	Site layout*		CROUCH LANE	
Local character		Good	CROUL	
Market attractiveness		Poor		
Quality of buildings		Average		
Summary		Within 2km of A3 via good roads, local access via narrow lane, site on the periphery of Horndean with residential nearby, rural feel, no local service. Partly level site, uneven gravel surface, poor circulation, buildings in satisfactory condition.		
Recommendation for the Local Plan		Safeguard a area.	as a Local Employment Site within the rural	

ELR Site Ref	ELR/RA-021		Simplehire Bill Behin	
Site Name	Catherington Business Park, PO8 0AQ		Catherington Business Park	
Parish	Horndean		Californington Dualitiess - raik	
Assessment			531031	
Access to m	ain road network	Average		
Proximity to built-up areas, services and workforce		Average		
Site layout*	Site layout*		L L	
Local character		Average		
Market attractiveness		Average	Lucky	
Quality of buildings		Good	Lite Farm	
Summary		Within 2km of A3 via residential roads, narrow access road to site but with passing places. Remote site, some residential nearby, no local service. Fragmented by layout of site and narrow entrance. Site is of reasonable appearance, adequate parking.		
Recommendation for the Local Plan		Safeguard a rural area.	s a Local Employment Site within the	

ELR Site Ref	ELR/RA-022			
Site Name	Whitegate Farm, Roads Hill, Horndean, PO8 0TG		The second secon	
Parish	Horndean		3	
Assessment				
Access to m	Access to main road network			
Proximity to built-up areas, services and workforce		Average		
Site layout*		Average		
Local character		Good		
Market attractiveness		Very poor	7	
Quality of buildings		Average		
Summary		Site has a remote feel with access via narrow country lanes with difficult junctions and single track. Small area residential nearby. Mostly level site with no major obstructions, untidy, uneven surface site, buildings satisfactory.		
Recommendation for the Local Plan		Safeguard a rural area.	is a Local Employment Site within the	

4. Conclusion

- 4.1 There is a particular need to ensure productivity levels and job densities are improved so that the economic performance of the Local Plan Area remains competitive when compared with Hampshire and the South East.
- 4.2 The HEDNA reinforces the need to retain existing stock and to allow diversification, expansion and intensification to both boost productivity and provide a range of jobs for local residents.
- 4.3 Given the range and variation of both sites and stock across the area, together with the new flexibilities introduced by the Use Classes Order. There is a need to seek to protect those sites that offer greater opportunities for increasing productivity and job density.
- 4.4 This update therefore suggests which sites could be considered more valuable in this respect. Therefore, some sites have been listed as 'strategic'. These are typically those that offer greater opportunities for manufacturing and traditional employment processes to increase productivity.
- 4.5 The remainder are listed as 'local' sites, these are typically smaller with more diverse uses and locations. Across the district there are also numerous sites located outside of defined settlement boundaries within the rural area, these have been noted as such 'local employment site within the rural area'.

Appendix A Revised Use Classes Order

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (legislation.gov.uk)

Summary of key classes as they apply to employment uses:

Class B2

General industry

Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)

<u>Class B8</u>

Storage and distribution

<u>Class E Commercial, Business and Service Use, or part use, for all or any of the following purposes :</u>

- a) Shop other than for the sale of hot food
- b) Food and drink which is mostly consumed on the premises
- c) the following kinds of services principally to visiting members of the public

i. financial services ii. professional services (other than medical services)

iii. any other services which it is appropriate to provide in a commercial, business or service locality

d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)

e) Medical services not attached to the residence of the practitioner

f) Non-residential creche, day centre or nursery

g) i) office

ii) the research and development of products or processes or

iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)