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

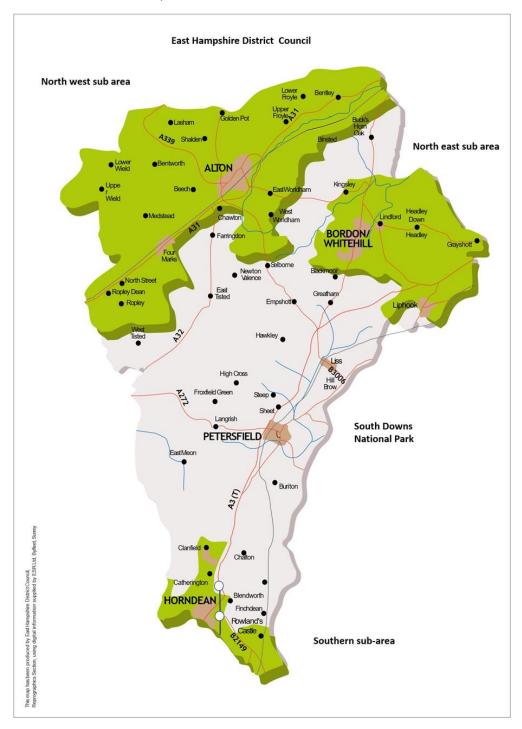
Score	Possible indicators
Very good	High profile, high quality appearance, managed site with good quality common areas, good environment and quality of occupiers, ample parking, under 10% vacant space/buildings
Good	Visible, good quality appearance, neat and tidy common areas, good environment, good 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/AL-001		Waste Centre
Site Name Alton E		Business Centre, GU34	THE ONE OF PARK
Assessment			Alton
Access to ma road network		Very good	Omni Centre ESS
Proximity to built- up areas, services and workforce		Average	Bectricity Sub Station State Gas Gov/LBs
Site layout*		Average	
Local charact	er	Very good	
Market attractiveness		Average	
Quality of bui	ldings	Good	
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/	L-002 River Wey	
Site Name	Cake	r Stream, GU34 2QA	p. growth
Assessment			100 5
Access to main road network		Very good	
Proximity to built- up areas, services and workforce		Average	
Site layout*		Average/poor	
Local charact	ter	Very good	
Market attractiveness		Average	alhatch 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 hall area of the site in Flood Zone 3. The site yment cluster.
Recommendation for the Local Plan Safeguard as part of a Strate			

ELR Site Ref	ELR/AL-	003	
Site Name	Site Name Elstead House, GU34 2QJ		Sal Signature El Sub Sta
Assessment			
Access to ma	in road	Very good	This
network			
Proximity to b	uilt-up	Good	Warehouse
areas, service	es and		
workforce			Works
Site layout*		Average	145 July 28 Ju
Local charact	er	Very good	The specific of the second of
Market attract	tiveness	Good	
Quality of buil	ldings	Good	Gas Gov
		Less than 2km fro	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 safeg	uard as part of Strategic Employment Site the
the Local Plan	n	buildings used for	manufacturing.

ELR Site Ref	ELR/AL-004		
Site Name	Grove Park Industrial Estate, GU34 2QG		
Assessmen	t		
Access to main road network		Very good	4
Proximity to up areas, se		Good	Factory Grove Park
and workford			Factory Grove Park Industrial Estate
Site layout*		Average	Inde 3
Local charac	ter	Very good	
Market attractiveness		Average	
Quality of buildings		Average	25
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/AL-005		LB House of the state of the st
Site Name	Kerridge Industrial Estate, GU34 2PT		18 OP 180 180 180 180 180 180 180 180 180 180
Assessmen	t		Part 1 SE A SE
Access to ma		Very poor	The second secon
Proximity to built- up areas, services and workforce		Very good	That to the state of the state
Site layout*		Good	7100 C
Local charac	ter	Average	
Market attractiveness		Poor	ESS PFB
Quality of buildings		Average	
Summary			se to the train station and supermarket. The ly occupied at the time of the refreshed
Recommendation for the Local Plan		Safeguard as a Local	Employment Site.

ELR Site Ref	ELR/AL-006			
Site Name	Lumbry Park, GU34 3HL			
Assessment		Electrisity Cuty Challen		
Access to mai road network	n Very good	Electricity Sub Station Lumbry Park		
Proximity to bu	uilt- Poor	Control y r aix		
up areas, serv and workforce				
Site layout*	Average			
Local characte	er Good	DRIVE ROAD) Lavant Stream		
Market attractiveness	Good	Lumbry Farm Cottages		
Quality of buildings	Very good			
	connected to	forms well through the qualitative assessment and is we the A31. Although the site is in use as a veterinary		
Summary	could be use	re, it benefits from planning permission for B1 use and ed for office or light industrial use without planning		
Recommenda	permission.	s a Local Employment Site within the rural area.		
for the Local F		s a Local Employment Site within the fundi drea.		

ELR Site Ref	ELR/A	L-007	
Site Name	Mill Lane including Forge Works and Rowan Industrial GU34 2QG		Electricity Sub Station Ambuldance Factory Fa
Assessmen	t		Factory tubicity from the factory from the factor fro
Access to ma		Very good	erwey in
Proximity to built- up areas, services and workforce		Good	Factory Electricity Distribution Site
Site layout*		Average	
Local charac	ter	Very good	Gov. Mast
Market attractivenes	SS	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.
		Safeguard as a Local Em	ployment Site.

ELR Site Ref	ELR/AL-008		
Site Name	Newman Lane Industrial, GU34 2QR		SI.
Assessmen	t		Works 6 LB
Access to mannetwork	Access to main road		B. Pumpir
	Proximity to built-up areas, services and workforce		Factory Factory Factory
Site layout*		Very good	Electricity Sub Station Factory Cottag
Local charac	ter	Very good	HRH
Market attrac	ctiveness	Good/average	Rowan Industrial Indus
Quality of bu	Quality of buildings		Electricity etil Station
Summary			ms 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		SPITALHATCH STATE OF THE STATE OF THE SPITAL
Assessmen	t		Factory
Access to make road network	•	Very good	Warehouse
Proximity to built- up areas, services and workforce		Average	9 Oriel Court
Site layout*		Average	The Kilns
Local charac	ter	Very good	201 00
Market attractiveness		Average	OMEGA PARK
Quality of buildings		Good	Alton Business Centre Omni Busines
Summary		well connected to the A	through the qualitative assessment and is 31. It can help support the growth of the in East Hampshire through the provision of mmodation.
Recommendation for the Local Plan		Safeguard as a local er	mployment Site.

ELR Site Ref	ELR/A	L-010	OWECA PARK
Site Name	The Omni Business Centre, Omega Park, GU34 2QD		OWECK
Assessmen	t		1102
Access to main road network		Very good	6
Proximity to built- up areas, services and workforce		Average	
Site layout*		Average	a profit
Local charac	ter	Very good	Omni Business
Market attractiveness		Average/poor	Centre
Quality of buildings		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 local		Safeguard as a local	I employment Site.

ELR Site Ref	ELR/AL-011		The Road
Site Name	Paradigm/ Char GU34 2PP	arwell House,	**************************************
Assessmen	t		20
Access to m network	ain road	Very good	
Proximity to services and	built-up areas, I workforce	Average	Chapmen Chapmen
Site layout*		Very good	Pagedor Ha
Local charac	ter	Average	Pate House
Market attract	ctiveness	Good	227
Quality of buildings		Very Good	ac Quary Heights
Summary		The site performs	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	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Assessmen	t		(10)
Access to manetwork	ain road	Very good	Omni Centre Ess
Proximity to services and	built-up areas, I workforce	Average	ctricity Sub Station • ESS
Site layout*		Poor	W LBs
Local charac	ter	Very good	Z ¹ Sluice
Market attrac	ctiveness	Good	
Quality of bu	ildings	Very good	Paus II
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	The state of the s
Site Name	Riverwey Industrial Park, GU34 2QL		
Assessmen	t		Ambulance
Access to manetwork	ain road	Very good	Station Pump 8t Factory
Proximity to	built-up	Good	is like
areas, servic	es and		Sand County Factory Factory Fractory Fr
workforce			Indust
Site layout*		Very good	Inc. 100 S. Riverney in
Local charac	ter	Very good	Rive
Market attract	ctiveness	Good/average	
Quality of buildings		Good	Digit Digit
Summary		well connected to	s well through the qualitative assessment and is the A31. It provides mid size units for a similar activities.
Recommend	lation for		
the Local Pla	an	Safeguard as par	rt of a Strategic Employment Site.

ELR Site Ref	ELR/AL-	-014	
Site Name	Selborne House		
Assessmen	t		Warehouse
Access to main road network		Very good	
Proximity to built-up areas, services and workforce		Good	Works Spanne House
Site layout*		Average	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Local charac	ter	Very good	
Market attractiveness		Good	Gas Gov
Quality of buildings		Very good	Posts NEWMAN LANE B Pumping
Summary		well connected to the	through the qualitative assessment and is A31. It can help support the growth of the in East Hampshire through the provision of mmodation.
Recommendation for the Local Plan		Safeguard as a Local	Employment Site.

ELR Site Ref	ELR/A	L-015
Site Name	Sycan	nore Park
Assessmen	t	
Access to make road network		Very good
Proximity to up areas, se and workford	rvices	Very Good
Site layout*		Average
Local charac	ter	Good
Market attractivenes	ss	Average
Quality of buildings		Average
Summary		The site forms pacore as highly assessments; to operational benentirety.
Recommend for the Local		Safeguard as p

ELR Site Ref	ELR/A	L-016	Factory Wey Ps
Site Name	Turner House		
Assessmen	t		FB HRH
Access to ma		Very good	-d Night Broom
Proximity to up areas, se and workford	rvices	Good	HRH HARIERBROOK ROAD
Site layout*		Average	
Local charac	ter	Very good	Towns House
Market attractivenes	Market Good attractiveness		Turner House
Quality of buildings		Good	actory we park ate 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.
		L	

ELR Site Ref	ELR/AL	ELR/AL-017	
Site Name	Unit 13	Mill Lane	
Assessmen	t		
Access to m network	ain road	Very good	
Proximity to areas, service workforce	•	Good	
Site layout*		Poor	
Local charac	ter	Very good	
Market attractivenes	SS	Average	
Quality of bu	ildings	Average	
Summary		The site forms part the time of the refre and there are amen wider industrial area	
Recommendation for the Local Plan		Safeguard as part of	

ELR Site Ref	ELR/	AL-018	6
Site Name	Waterbrook Estate, GU34		The state of the s
2UD			Turner House
Assessment			
Access to main network	road	Very good	7
Proximity to bu areas, services workforce	•	Good	Factory
Site layout*		Very good	
Local characte	r	Very good	
Market attractiveness		Very good	Factory
Quality of build	ings	Very good	ESS Marinoscope Tk
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		s and a second
Site Name Weyside Park, GU34 2PJ		Park, GU34 2PJ	
Assessmen	t		
Access to mannetwork	ain road	Very good	Gas Gov
Proximity to areas, service workforce	•	Good	LB Posts NEWMAN LANE
Site layout*		Average	LB S
Local charac	ter	Very good	Pumping
Market attractivenes	SS	Average	wes first
Quality of buildings		Average	The lill House Ps Cottage
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	Bank Millison Roma
Site Name	Delta Park		
Assessmen	t		8
Access to make road network		Very good	
Proximity to built-up areas, services and workforce		Average	Business park
Site layout*		Very good	
Local charac	ter	Average	
Market attractivenes	SS	Good	AA
Quality of bu	ildings	Very good	
Summary		,	er employment areas along Wilsom Road and ed 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 mannetwork	ain road	Very good	Factory
Proximity to built-up areas, services and workforce		Good	Cottage
Site layout*		Poor	
Local charac	ter	Very good	HRH House
Market attractivenes	ss	Average	
Quality of buildings		Good	6 0
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		sist took
Site Name	Station Road 2 GU34 2GD		S. A. A. D. D. D. D. A. D.
Assessmen	t		The state of the s
Access to mannetwork	ain road	Average	
Proximity to built-up areas, services and workforce		Very good	5 40 11
Site layout*		Good	
Local charac	ter	Average	200
Market attractivenes	SS	Poor	
Quality of bu	iildings	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 local	employment site.

ELR Site Ref	ELR/AL-023		1808C
Site Name	Borovere Business Park, Alton		vere Business Park
Assessmen	t		
Access to ma		Average	Borovere Farm
Proximity to built-up areas, services and workforce		Average	
Site layout*		Good	
Local charac	ter	Poor	
Market attractiveness		Average	
Quality of bu	ildings	Good	
Summary			via narrow entrance road and residential roads, I 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	0, 0, 0
Assessmen	t		
Access to make road network		Good	103 Jejness
Proximity to built- up areas, services and workforce		Good	Beute Half Talk Land Land Land Land Land Land Land Land
Site layout*		Average	Medites The Forge
Local charac	ter	Poor	Hillering The Forge
Market attractivenes	ss	Average	The Red Lion Standard of College Long Colleg
Quality of bu	ildings	Average	The same of the sa
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/BEN-002		PO House
Site Name	Bentley Industrial Centre		PH The Old Rectory
Assessmen	t		
Access to ma		Good	Compage of the popular of the popula
Proximity to	built-	Good	
up areas, se			TRIMING CLOSE OF THE PROPERTY
Site layout*		Average	150
Local charac	ter	Poor	21
Market attractiveness		Good	Tri I
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		Ashvale House
Site Name	The Stone Yard, A GU34 5AJ	lton Lane,	D Tall and a see the second
Assessmen	t		D Open Lea
Access to m	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		access to the	A31 however access via built up area, site down a narrow road, located next to neat and tidy site with buildings of very
Recommendation for the Local Plan		Safeguard as	a local employment site.

ELR Site Ref	ELR/FM-002		Mansfield Park Surgery
Site Name	Lymington Farm Industrial Estate		
Assessmen	t		I ROY I SO OF
Access to mannetwork	ain road	Average	Hazelwood Lymington Barn
Proximity to built-up areas, services and workforce		Poor	
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, railway 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		Take Road
Site Name	Hazel Road Industrial Estate		Po
Assessmen	t		18
Access to m	ain road network	Very good	
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Very good	
Local charac	ter	Average	1 4
Market attrac	ctiveness	Average	
Quality of bu	euality of buildings		2
Summary		Access off A31, located behind main Four Marks centre	
,		Residential opposite site – mix of uses across the site	
Recommendation for the Local Plan		UCO to more	ses occupying the units and changes to the effexible Class E – expand the defined local boundary to include this site.

ELR Site Ref	ELR/FI	M-004	ut Gaylands
Site Name	Station	Approach	
Assessmen	t		STATION APPROACH Orchar
Access to ma road network		Good	
Proximity to up areas, se and workford	rvices	Good	Factory
Site layout*		Average	Factory
Local charac	ter	Good	
Market attractiveness		Poor	
Quality of bu	ildings	Average	
Summary			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	cal Employment Site.

ELR Site Ref	ELR/FI	M-005	The Boynes Some State of the Boynes State of t
Site Name	Dukes	Mill	1
Assessmen	t		Fast %
Access to make road network		Average	Sampshire Valmishire
Proximity to up areas, se and workford	rvices	Good	Dukes Mill
Site layout*		Very good	R
Local charac	ter	Good	o)
Market attractivenes	ss	Average	STATION APPROA
Quality of bu	ildings	Good	
Summary			ng. Access through narrow, single lane ge, Footpath over railway line to local employment area
Recommend for the Local		Safeguard as a Local Emp	bloyment Site.

ELR Site Ref	ELR/FM-006		Farm
Site Name	Mansfield Busir	ness Park	
Assessmen	t		
Access to mannetwork	ain road	Average	
Proximity to services and	built-up areas, I workforce	Good	Balancing Pondry restly H
Site layout*		Good	
Local charac	ter	Good	May San 6
Market attract	ctiveness	Good	A Samuel
Quality of bu	Quality of buildings		Conifers STATION APPROACH THE ROLL OF THE PROPERTY OF THE PROP
Summary			e. Access through narrow, single lane way bridge. Located in mainly employment
Recommend Local Plan	Recommendation for the Local Plan		ocal Employment Site.

ELR Site Ref	ELR/FM-00	7	
Site Name	Woodlea Pa	ark	
Assessmen	t		
Access to m network	ain road	Average	Hand
Proximity to built-up areas, services and workforce		Good	8
Site layout*		Very good	
Local charac	ter	Good	Northead Calif
Market attract	ctiveness	Good	1000
Quality of buildings		Very good	STATE AND THE PROPERTY OF THE
			site. Access through narrow, single lane
			ailway bridge. Footpath over railway line to local d in mainly employment area
Recommend the Local Pla			a Local Employment Site.

ELR Site Ref	ELR/FM-008		Stroma
Site Name	Beverley Court, Five As GU34 5EJ	h Road,	Moriba Shiel
Assessmen	t		Beverley
Access to m	ain road network	Poor	Rumah Kita Farm
Proximity to and workford	built-up areas, services ce	Poor	
Site layout*		Average	
Local charac	eter	Poor	
Market attrac	ctiveness	Poor	2
Quality of buildings		Poor	Beverley
Summary		access roa no local she buildings, b tear. Site io	s via residential area and narrow d to the site, within residential area but op/service nearby, fragmented by wildings showing signs of wear and lentified in the LAA under the reference: 002 – promoted for residential use.
Recommendation for the Local Plan			as a Local Employment Site, within the

ELR Site Ref	ELR/FM-009		Swallows e Lea	Cottesmore
Site Name	Estevan, Stoney Land Medstead, GU34 5EL			Nettlebed
Assessmen	t			
Access to m	ain road network	Poor		
Proximity to services and	built-up areas, I workforce	Poor		Estevan
Site layout*		Good		Farm Barn Farm
Local charac	eter	Poor	Ollin	Sum am
Market attra	ctiveness	Average		
Quality of buildings		Good	Ham	Paddock View
Summary		lane acces local shop/	ss via residential area a s to the site, within resi service nearby, well ma but hidden site, building	idential area but no aintained and plenty
Recommendation for the Local Plan		Safeguard rural area.	as a Local Employmer	nt Site within the

ELR Site Ref	ELR/FM-010		
Site Name	Redhill Farm, Red Hil GU34 5EE	l, Medstead,	HAMP!
Assessmen	t		100
Access to ma	ain road network	Average	16
Proximity to services and	built-up areas, workforce	Poor	A Redhill Farm
Site layout*		Good	9 [4]
Local charac	ter	Good	12 13 6
Market attract	Market attractiveness		7 Redh
Quality of buildings		Good	RED HILL O THE CRE
Summary		Buildings in g	1 through residential area, good condition, site has reasonable various buildings in mix of uses. rking
Recommendation for the Local Plan		Safeguard as area.	s a Local Employment Site in the rural

Rural Areas

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

ELR Site Ref	ELR/RA-003				
Site Name	Aylesfield Farm, F Shalden, GU34 4E		1	East	The state of the s
Parish	Shalden				
Assessmen	t				13 16 6
Access to ma	ain road network	Very poor		1 to 4	Old Aylesfield
-	Proximity to built-up areas, services and workforce		Track		Buildings
Site layout*		Good			St 04.01 6
Local charac	ter	Average			
Market attract	ctiveness	Good		BUATE LA LOCA	
Quality of bu	ildings	Good			
Summary		Restricted addifficult acce with limited I	ccess for a ss to publ ocal facilit	all comn ic transp ies Site	a narrow country lanes. nercial vehicles and port services. Remote site is of a good quality . Buildings in good
Recommend Plan	Recommendation for the Local Plan		s a Local	Employr	ment 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	built-up areas,	Vory poor	Green
services and	l workforce	Very poor	4
Site layout*		Average	6
Local charac	ter	Poor	
Market attract	ctiveness	Very poor	The Basis
Quality of bu	Quality of buildings		Shalden
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 so to public transport services ted site with no local services or ea nearby Site is run-down, unattractive neglected common areas, buildings are sof wear and tear.
Recommend Plan	lation for the Local	Safeguard as area.	a Local Employment Site in the rural

ELR Site Ref	ELR/RA-005				
Site Name	Derby Dell Buildin	ngs,			
	Lasham, GU34 5	RX			
Parish	Lasham				
Assessment	t		Derby Dell Buildings		
Access to ma	ain road network	Average	57		
	Proximity to built-up areas, services and workforce		E TI		
Site layout*		Good			
Local charac	ter	Good			
Market attrac	tiveness	Poor	Hamishire /mishire		
Quality of bui	Quality of buildings		January Loomes		
		Good access of A339, local access via a narrow lane			
Summary	Summary		ated site with no local services nearby		
			Site is overgrown.		
Recommendation for the Local Plan		Safeguard a	s a Local Employment Site in the rural area.		
Local Flatt					

ELR Site Ref	ELR/RA-006			
Site Name	Manor Farm Buildings, I	Lasham,	Manor Farm Buildings	
	GU34 5SL			
Parish	Lasham		1102	
Assessmen	t			
Access to m	ain road network	Very poor		
Proximity to	built-up areas, services	Vory poor		
and workford	ce	Very poor		
Site layout*		Average	The state of the s	
Local charac	ter	Poor		
Market attrac	Market attractiveness			
Quality of bu	ildings	Good		
		Access to the	ne site very poor, local access via	
Cummori		narrow country lanes Site adjoins village		
Summary		Fragmented site, with potential Conservation		
		constraints		
Recommendation for the Local Plan		Safeguard a	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		3
Access to m	ain road network	Very poor	
Proximity to and workford	built-up areas, services ce	Very poor	
Site layout*		Very good	
Local charac	ter	Average	///
Market attract	Market attractiveness		
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 a area.	s a Local Employment Site in the rural

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,	Poor	
services and	workforce	P001	
Site layout*		Average	
Local charac	ter	Average	
Market attractiveness		Average	
Quality of buildings		Average	
Summary			nints, Conservation Area adjoins site converted farm buildings, most buildings 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	Site Name Norton Farm, Alton		
Parish	Selborne		
Assessmen	t		
Access to main road network		Average	West End
Proximity to built-up areas, services and workforce		Very poor	
Site layout*		Good	
Local charac	ter	Poor	
Market attrac	Market attractiveness		
Quality of buildings		Good	
Summary			B3006 (Selborne Road), Isolated site, Variety on site, Plenty of parking
Recommendation for the Local Plan		Safeguard	as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-010		
Site Name	Hartley Business Park, GU34 3HS		Tank
Parish	Worldham		
Assessmen	t		Electricity Storage Site
Access to m	ain road network	Average	
Proximity to built-up areas, services and workforce		Very poor	Harl
Site layout*			
Local charac	Local character		Hartley
Market attrac	Market attractiveness		
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		25	Cottages El Sub 5	Sia
Site Name	Northbrook Farm		- 4		
Parish	Parish Bentley			The Dove	
Assessment		The Lathe			
Access to m	ain road network	Very Good	1 THE	Ram	
•	Proximity to built-up areas, services and workforce			The Long Barn	rthbrook
Site layout*		Good		Busin	ess Park
Local charac	cter	Good	10	1	
Market attra	Market attractiveness		nexe	100	
Quality of buildings		Very Good			
Summary		parking loca	ated on the si away from a	te. Close p	ed with sufficient proximity to the A31. lent. High quality
Recommendation for the Local Plan		Safeguard a	as a Local En	nployment	Site in the rural area.

ELR Site Ref	ELR/R	A-012	
Site Name	Rear c	f Woodpecker	
	Old Odiham Road		
Assessmen	t		Hamishi
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	Last Last
Quality of buildings		poor	
Summary to the site unattraction		to the site, no pu unattractive, unt wear and tear, a	site via narrow residential lanes, narrow access road ublic transport nearby, fragmented site, poor layout, idy site, poor quality of buildings, showing signs of appears to do some redevelopment to the rear of the
Recommendation for the Local Plan Safeguard as a local employment site within the rural			local employment site within the rural area

ELR Site Ref	ELR/RA-013		
Site Name	Cheeks Farm, Crondall Road		
Parish	Parish Bentley		Cheeks
Assessmen	t		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	Local character		
Market attractiveness		Average	
Quality of buildings		Average	Apalure
Summary		via narrow o	in the middle of the countryside, poor access country lanes, little residential nearby and no services, little parking
			as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA	-014		
Site Name	Bellhanç Enterpri		Paul	
Parish	Bentwoi	th	Hampshire	
Assessmen	t		antages	
Access to mannetwork	ain road	Good	Bellhanger Cottages	
Proximity to areas, service workforce	•	Poor		
Site layout*		Very good		
Local charac	ter	Good	alampsing.	
Market attractivenes			Bellhanger Enterprises	
Quality of buildings		Good		
Summary Remote nearby.		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	
			as a Local Employment Site in the rural area.	

ELR Site Ref	ELR/RA-017		
Site Name	Soldridge Business Park		
Assessmen	t		Charles I.
Access to m	ain road network	Poor	may may had made
Proximity to workforce	built-up areas, services and	Poor	A A
Site layout*		Average	Soldridge - Well
Local charac	cter	Average	Business Park
Market attract	ctiveness	Average	\ \frac{1}{s} \sigma_s
Quality of buildings		Average	dge Farm
Summary		residential	a narrow lanes, limited amount of nearby, fragmented site, plenty of g. Buildings in satisfactory condition
Recommendation for the Local Plan		Safeguard rural area.	I as a Local Employment Site in the

ELR Site Ref	ELR/RA-018		The Cabin
Site Name	Ranch Farm, Willis Lane, fou	ır Marks	
Assessmen	t		
Access to m	ain road network	Average	TI EN LANGE
Proximity to workforce	built-up areas, services and	Poor	4
Site layout*		Poor	
Local charac	eter	Poor	
Market attra	ctiveness	Good	
Quality of buildings		Good	Ranch Farm
Summary		access roa	to A31, some pinch points on ad, poor circulation of site, poor ion, lack of parking, unattractive site. n good condition
Recommend	Recommendation for the Local Plan		I as a Local Employment Site in the

ELR Site Ref	ELR/RA-019		
Site Name	High Acres, Willis Lane, Fou		
Assessmen	t		Eas
Access to m	ain road network	Average	Hay
Proximity to workforce	built-up areas, services and	Poor	
Site layout*		Good	
Local charac	cter	Good	
Market attrac	ctiveness	Average	
Quality of buildings		Good	Whitonia Farm Will B'
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.	a Local Employment Site in the

ELR Site Ref	ELR/RA-024		Pond
Site Name	Lyeway Farm, Lye	way Lane,	
	SO24 0DD		In Code Marie
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	e Han
Local charac	ter	Good	
Market attrac	ctiveness	Good	
Quality of bu	ildings	Good	Lyeway Farm
Summary		Narrow acc sufficient pa	ess road to site, not visible site, tidy site, arking,
Recommendation for the Local Plan		Safeguard a	as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-025		
Site Name	Sylcombe Farm, Petersfield Road, Ropley, SO24 0EF		Sylcombe
Parish	Ropley		
Assessmen	t		
Access to ma	ain road network	Good	
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Very good	J Unit 4
Local charac	ter	Average	Weighbridge
Market attract	ctiveness	Poor	Farm
Quality of bu	Quality of buildings		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, Petersfield Road, SO24 9SQ		
Parish	Ropley		
Assessmen	t		Caxton
Access to ma	ain road network	Good	Unit 4
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Average	Home Farm
Local charac	ter	Average	
Market attractiveness		Good	Ha shire
Quality of buildings		Good	
Summary			access to site, tarmacked, tidy, well kept of parking, partly level, slightly fragmented, route 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 ma	ain road network	Very poor	
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Good	
Local charac	ter	Average	
Market attract	ctiveness	Poor	
Quality of buildings		Average	Winton Farm
Summary			ss road, not enough parking, some earby, mostly level site, one TPO tree site
Recommendation for the Local Plan		Safeguard as area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-028		East .
Site Name	Chase Farm, Gilbert Street, Ropley		1 mishine
Parish	Ropley		
Assessmen	t		
Access to ma	ain road network	Very poor	
Proximity to services and	built-up areas, I workforce	Very poor	Chase House
Site layout*		Average	
Local charac	Local character		e Farm
Market attrac	Market attractiveness		e Farm Igalow GILBERT STREET
Quality of bu	Quality of buildings		
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
Recommend Plan	Recommendation for the Local Plan		as a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-029		Penian GILBERT STREE
Site Name	Gilbert Street Farm	n, Gilbert	
	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	La Casa
Local charac	Local character		
Market attrac	ctiveness	Poor	
Quality of bu	ildings	Very poor	
Summary		Surface poo	r via narrow, constrained roads or and unlevel, overall site unattractive buildings on site
Recommendation for the Local Plan		Safeguard a	s a Local Employment Site in the rural area.

ELR Site Ref	ELR/RA-030		>
Site Name	Manor Farm, North Street, Ropley, SO24 0DF		Manor Farm
Parish	Ropley		
Assessmen	t		Tankı
Access to m	ain road network	Good	
Proximity to services and	built-up areas, I workforce	Very poor	
Site layout*		Good	
Local charac	Local character		***************************************
Market attrac	Market attractiveness		, v
Quality of buildings		Poor	
Summary			
Recommendation for the Local Plan		Safeguard as area.	s a Local Employment Site in the rural

ELR Site Ref	ELR/RA-031		
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	cter	Good	
Market attra	ctiveness	Poor	
Quality of buildings		Average	
Summary		steep and n operations of	narrow railway bridge, access road quite arrow, limited parking on site, some outside units , no local services or residential areas
Recommendation for the Local Plan		Safeguard a area.	s 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		Confesion Confesion
Site Name	High Vie	w Business Centre	Telephone PC
Assessmen	t		16.
Access to mannetwork	ain road	Good	16 to 18
Proximity to built-up areas, services and workforce		Very good	Rusiness Centre Mast LB
Site layout*		Average	Depot
Local charac	ter	Good	
Market attractiveness		Good	Hardys
Quality of bu	ildings	Good	51 Hardys
Summary			cal access and close to a bus route, buildings in good condition, Sloping site, narket nearby
Recommend the Local Pla		Safeguard as a local e	employment site

ELR Site Ref	ELR/WB-002		
Site Name	Wolfe Lodge, Farnham Road, GU35 0NH		Balancing Pond Succession
Assessmen	t		Stone
Access to ma	ain road network	Good	Hall Hall
Proximity to services and	built-up areas, I workforce	Good	Wolfe Hall
Site layout*		Good	18 6 18
Local charac	ter	Good	
Market attract	ctiveness	Good	4 5 m More
Quality of buildings		Good	00 M
Summary		within walking	potentially through Bordon town centre, g distance to local shop, fragmented layout, eat and tidy common areas, good buildings lice uses.
Recommendation for the Local Plan		Safeguard as	a local employment site

ELR Site Ref	ELR/WB-003		HIP HOW STATE
Site Name	Woolmer Industrial Estate		
Assessmen	t		Wood
Access to m network	Access to main road network		WOOLMER WAY
	Proximity to built-up areas, services and workforce		OOLMER WAY
Site layout*		Very good	MOOLMER WITH
Local charac	ter	Good	NIAN SHE
Market attract	ctiveness	Good	N N N N N N N N N N N N N N N N N N N
Quality of buildings		Good	OLD FIELD CLOSE
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 E	Estate	
Assessmen	t		
Access to m	ain road network	Good	Cross Lange
Proximity to	built-up areas,	Poor	14
services and	l workforce		
Site layout*		Very good	
Local charac	ter	Good	
Market attract	ctiveness	Poor	
Quality of buildings		Average	Hampely Armony Constitution of the Constitutio
Summary		Bordon town	of the A325 access via local roads and 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 area

ELR Site Ref	ELR/WE	3-005	EIPs
Site Name	Broxhead Trading Estate		
Assessmen	t		Poultry House
Access to m road network	•	Good	II Ground EI Ps
Proximity to	built-up	Good	
areas, service workforce	es and		
Site layout*		Average	(mn)
Local charac	ter	Average	1102
Market attractivenes	SS	Average	
Quality of bu	iildings	Average	Garage Highland Farm FBs
Summary		Peripheral of resider shop and sports bar	ve and not well maintained Initial area with a local facility on site (Kebab I) Some buildings better quality than others, mix In Flood Zone 2 and close to Flood Zone 3
Recommendation for the Local Plan Safeguard as		Safeguard as a loca	employment site within the rural area

ELR Site Ref	ELR/W	B-006		
Site Name	Lion Court		The state of the s	
Assessmen	t			
Access to ma	ain	Good	The Day	
road network	(
Proximity to	built-	Average		
up areas, se				
and workford	е			
Site layout*		Good	Lion Court /	
Local charac	ter	Average		
Market attractivenes	ss	Average		
Quality of bu	ildings			
Summary		by a blanket tree popportunities to in	vacant industrial building set in parkland – covered oreservation order. Direct access onto A325, approve 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	1		
	Future Sk	ills Centre	E
Assessmen	t		El Sub Sta
Access to manetwork	Access to main road network		El Sub Sta
Proximity to areas, service workforce	•	Average	ESS
Site layout*			
Local charac	ter	N/A	7517059
Market attract	ctiveness	N/A	[6] esm, [8]
Quality of bu	ildings	N/A	662
·		This is a vacar	nt site with planning permission for employment
Recommendation for the Local Plan		Safeguard as	part of a strategic employment site

Liphook

ELR Site Ref	ELR/LIP-001		
Site Name	ite Name Ajax House/Plow		Ough Charles
Assessmen	t		BOLENRON STATES
Access to ma	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Very good	1/2/2 0 00 Lie V
Site layout*		Good	DO2 NBBY HOUSE
Local charac	ter	Good	OCA PROPERTY OF THE PROPERTY O
Market attrac	ctiveness	Good	The state of the s
Quality of buildings		Very good	13 17 LIPHOOK
Summary		future develo	n Area adjoins site on 3 sides, potential for opment constraints. Local access average - could not be used by HGV's and therefore other sites.
Recommendation for the Local Plan			mission has been granted for residential use erefore delete from ELR.

ELR Site Ref	ELR/LIP-002		Shundan May
Site Name	Site Name Beaver Industrial Est GU30 7EU		4
Assessmen	t		
Access to m	ain road network	Poor	
Proximity to services and	built-up areas,	Good	
Site layout*	Workfoldo	Good	O & B A MERICANICOSO TO
Local charac	ter	Average	NEWTO CO NO
Market attrac		Poor	Industrial Estate
Quality of buildings		Average	MP 46.75
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	d as a local employment site

ELR Site Ref	ELR/LIP-003		10 13 C 13 91
Site Name	Bleach's Yard Indu Estate	ıstrial	Harris Court
Assessmen	t		
Access to m	ain road network	Poor	Des Nest
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Good	Red Roofs
Local charac	ter	Average	
Market attrac	ctiveness	Average	Heatherley
Quality of buildings		Good	Heatherley Mews State Sta
Summary		local acce Public trar potential c	to train station and built up area, however ss is poor through centre of Liphook asport nearby. Listed Building close by, constraints for future development. Mix of size and uses on the site.
Recommendation for the Local Plan		Safeguard	l as a local employment site

ELR Site Ref	ELR/LIP-004	
Site Name	Site Name Exchange House	
Assessmen	t	
Access to m	ain road network	Poor
Proximity to services and	built-up areas, I workforce	Good
Site layout*		Good
Local charac	cter	Average
Market attrac	ctiveness	Good
Quality of bu	ıildings	Good
		Slightly slo
Summary		Local acce HGV's, Ne sizeable re
Recommendation for the Local Plan		Safeguard

ELR Site	ELD/LID OOF		
Ref	ELR/LIP-005		31
Site Name	OSU Sites		ESS 29 WAY
Assessmen	t		The state of the s
Access to m	ain road network	Poor	
Proximity to services and	built-up areas, I workforce	Good	MIDHURST ROAL RES CO.
Site layout*		Good	DHURST ROAD
Local charac	cter	Average	
Market attra	ctiveness	Poor	N ROAD 6
Quality of buildings		Average	3 Rewrown Porto
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 s ality buildings, attractive site.
Recommendation for the Local Plan		Safeguare	d as a local employment site

ELR Site Ref	ELR/LIP-006		5
Site Name	Index House		
Assessmen	t		
Access to ma	ain road network	Poor	
Proximity to	built-up areas,	Very	
services and	workforce	good	
Site layout*		Good	Council Office
Local charac	ter	Good	Index
Market attrac	ctiveness	Good	Mo Index House
Quality of bu	ildings	Good	Peak Centre
Summary		HGV's. Sit 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	t		
Access to m	ain road network	Average	3
Proximity to workforce	built-up areas, services and	Good	
Site layout*		Average	
Local charac	eter	Poor	
Market attra	ctiveness	Average	1 0 00
Quality of buildings		Average	SE SOD COPPERWOOD COOPERWOOD COOP
Summary		the centre narrow ac surrounde	site via Liphook centre, close to s, In proximity to shop/services, cess to site from Longmoor Road, ed by residential use, limited parking, buildings in satisfactory
Recommend	Recommendation for the Local Plan		d as a local employment site

ELR Site Ref	ELR/LIP-008		CHILTLEE
Site Name	Chiltlee Manor		
Assessmen	t		CHILTHEE 65 65 65
Access to m	ain road network	Poor	36
Proximity to	built-up areas,	Very	MANOR
services and	l workforce	good	\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
Site layout*		Average	
Local charac	cter	Poor	Chiltlee
Market attra	ctiveness	Average	
Quality of buildings		Average	CHILTLEE MANOR
Summary		accommo TPO trees	da listed building therefore may not be flexible dation for business operations and some in the grounds centre of built up area - office use, would not
		Safeguard	d as a local employment site

Lindford

ELR Site Ref	ELR/LIN-001		100
Site Name	Liphook Road, Lindford, GU35 0PG		
Assessmer		Γ.	Depot Depot
Access to m	ain road network	Average	
Proximity to services and	built-up areas, d workforce	Average	
Site layout*		Poor	The Watermeadows Watermeadow
Local chara	cter	Average	Farm
Market attra	ctiveness	Very poor	Hamism/s
Quality of buildings		Very poor	FB
Summary		surrounded l poor, narrow	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 a constraints
Recommendation for the Local Plan		Safeguard a	s a local employment site

ELR Site Ref	ELR/LIN-002		WENTONO COSE
Site Name	Lindford Business Park, Chase Road, GU35 0FE		P Hazel Cottage
Assessmen	t		Oaks
Access to mannetwork	ain road	Poor	ESS
Proximity to services and	built-up areas, I workforce	Good	
Site layout*		Average	Lindford Business Park
Local charac	ter	Poor	rain
Market attrac	ctiveness	Good	
Quality of buildings		Very good	Mulberry Lodge Blacksmir Shop
Summary		access road residential a	s to site via residential roads and narrow dishared with access to residential area, within area within walking distance of a local shop, not road but good quality, tidy site. Poor circulation area
		Safeguard a	as a local employment site

Kingsley

ELR Site Ref	ELR/KIN-001		
Site	Iverallen, Forge	Road,	
Name	Kingsley, GU35	9LW	P
Assessme	nt		
Access to r network	nain road	Good	Inverallen Yard
	Proximity to built-up areas, services and workforce		
Site layout'	•	Good	
Local chara	acter	Good	
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 plenty of parking, buildings in satisfactory
Recommendation for the Local Plan		Safeguard as	a local employment site within the rural area

ELR Site Ref	ELR/KIN-002		
Site	Dean Farm, For		Hampshire
Name	Kingsley, GU35	9NG	
Assessme	ent		
Access to inetwork	main road	Average	
	Proximity to built-up areas, services and workforce		
Site layout	*	Average	
Local chara	acter	Average	ORGE ROAM
Market attr	activeness	Average	Badda (FORGE ROAL
Quality of b	ouildings	Average	Path manufactured and a second of the second
Summary		settlement by buildings quality of b	bugh Kingsley residential area, adjoins Kingsley within walkable distance to local shop, fragmented is on site, reasonable appearance of site, average uildings, Listed Building on site, potential for future on constraints
Recommendation for the Local Plan		Safeguard	as a local employment site within the rural area

-	1		
ELR Site Ref	ELR/KIN-003		Foundry
Site Name	Kingsley Business Pa	rk	Foundry House
Assessmen	t		
Access to m	ain road network	Good	Forge Barn
Proximity to services and	built-up areas, I workforce	Average	7
Site layout*		Average	
Local charac	cter	Poor	AARK CLOSE
Market attra	ctiveness	Average	Kingsley
Quality of buildings		Good	Business Park
Summary		Restricted residentia 2 Listed B Visible fro	buildings nearby m main road ed site with residential properties on main
Recommendation for the Local Plan		Safeguard	d as a local employment site

ELR Site Ref	ELR/KIN-004		
Site Name	Ganders Business Park		
Assessmei	nt		Ganders
Access to m	nain road network	Good	Ganders
Proximity to services and	built-up areas, d workforce	Average	House long to
Site layout*	Site layout*		Kingsley
Local character		Average	
Market attra	ctiveness	Good	Ganders House
Quality of b	uildings	Good	COOL HILL FORGE ROAD
Summary		Plenty of par Residential u	dings nearby, Local road access good rking use to the west of the site, Visible from main use in good condition
Recommendation for the		Safeguard a	s a local employment site

Rural Areas

ELR Site Ref	ELR/PA-001	HOLLYWATER ROAD	
Site Name	Passfield Enterpri	se Centre	HOLLIN
Parish	Bramshott and Lip	ohook	Sugar Cry o
Assessmen	ıt		Though I To
Access to m	ain road network	Very poor	
Proximity to services and	built-up areas, d workforce	Poor	
Site layout*		Average	Passfield Enterprise Centre
Local charac	Local character		TEMORE .
Market attra	Market attractiveness		
Quality of buildings		Poor	Thornhill Fields
Summary		access via Remote site	ccess to site, no local public transport and local roads. Site adjoins the SPA with limited local services unattractive appearance with neglected eas. Buildings in poor quality, showing signs I tear
Recommendation for the Local Plan Safeguard a		Safeguard a	as a local employment site

ELR Site Ref	ELR/RA-001		5 20	
Site Name	Wishanger Farm Esta			
	Wishanger Lane, GU	10 2QF	Middlefield	
Parish	Headley		House	
Assessmen	t			
Access to m	ain road network	Very poor		
Proximity to	built-up areas,	Vory poor		
services and	l workforce	Very poor		
Site layout*		Good	Wishanger	
Local charac	ter	Good	Wishingdi Es:	
Market attra	ctiveness	Good	Cabot	
Quality of buildings		Good	SHANGER LANF	
		Site located	I in the middle of the countryside, poor	
Summary		access via narrow country lanes, little residential		
		nearby and no local shop/services, good quality of		
			buildings and site.	
Recommendation for the Local Plan		Safeguard a area	as a local employment site within the rural	

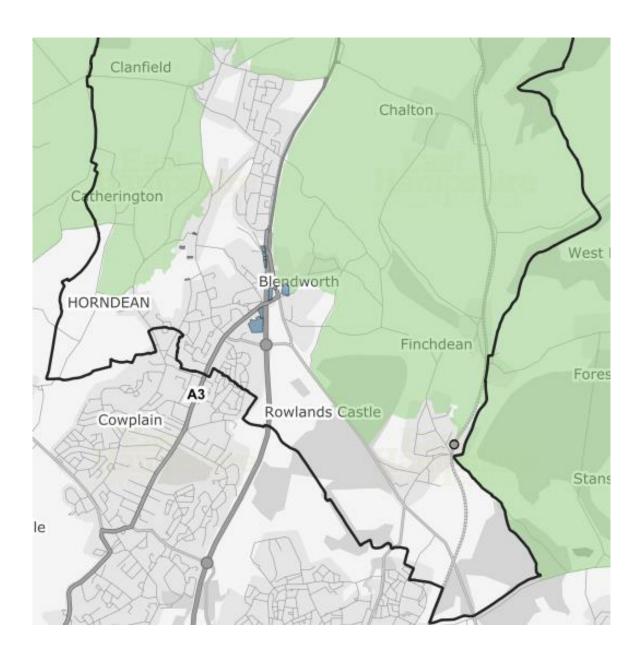
ELR Site Ref	ELR/RA-015		
Site Name	Oakhanger Farr	n Business	Pond
	Park, GŬ35 9JA		
Parish	Selborne		
Assessmen	t		
Access to m	ain road	Average	Oakhanger Farm Business Park
network		7.1.0.0.90	
	built-up areas,	Very poor	
services and	d workforce	very poor	
Site layout*		Average	
Local charac	Local character		The Old
Market attra	Market attractiveness		Ine Old Stables
Quality of bu	uildings	Good	MER ROM
		Access via	narrow lanes to the site, small area of
		residential r	nearby and a tea room on site, fragmented site
C		by layout of	buildings, poor circulation, plenty of parking,
Summary	Summary		ing quality, evidence of recent investment, no
			sted Buildings on site, potential for conservation
		constraints	3-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-1-7, 3-1-7,
Recommend			as a local employment site within the rural area
Local Plan			. ,

ELR Site Ref	ELR/RA-016		
Site Name	Southlands, Oakhanger Road, GU35 9JD		
Parish	Selborne	<u> </u>	
Assessmen	t		
Access to m network	Access to main road network		Southlands
•	Proximity to built-up areas, services and workforce		
Site layout*	Site layout*		* Bn
Local charac	ter	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.
		Safeguard a	as a local employment site within the rural area

ELR Site Ref	ELR/	RA-023	(disused)
Site Name	Pass	field Mill	
	Busir	ness Park	FBI Drain Diain
Parish	Bram	shott and	Pond
	Lipho	ook	
Assessmen	ıt		
Access to m	ain	Very	
road networl	k	poor	0 0 0 0 0
Proximity to	built-		
up areas,		Very	Works
services and	t	Poor	Works S
workforce			
Site layout*		Average	Passfield Mill Business Park
Local charac	cter	Poor	C63
Market attractivenes	SS	poor	
Quality of buildings		Average	[5]
		Very poor	access to site, no local public transport and access via local
Summary roads.		roads. Re	mote site with limited local services. located next to rived in
	flood zone		2. Unattractive with little evidence of recent investment.
Recommend	datio		
n for the Local Safeguard		Safeguard	as a local employment site within the rural area

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/H	IO-001	
Site Name	Enterprise Industrial Estate		East
Assessmen	t		10 mue
Access to m road network		Good	O O O
Proximity to up areas, se and workford	rvices	Good	5 leintsnpul seindrahal
Site layout*		Average	TER IE
Local charac	ter	Good	EN. 3
Market attractivenes	SS	Average	Estate Estate
Quality of buildings		Average	26 30 31 32 31 32 31 37
Summary		, , ,	ess heading north on A3(M) however A3(M), averages out at a good ite 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	59 P E Sub Sta
Assessmen	t		AL ON ONE
Access to ma		Very good	B) B) B2 B1
Proximity to up areas, se and workford	rvices	Good	BA BA BESS ESS
Site layout*		Very good	ESS ESS
Local charac	ter	Very good	2 555 8
Market attractivenes	ss	Good	azelton interchange M3
Quality of buildings		Good	LINESHIER DESS
Summary		Not very visible but g	• •
Summary		Pylon over edge of s	ite
Recommendation for the Local Plan Safeguard as a Local Element Safeguard Saf		Safeguard as a Loca	I Employment Site.

ELR Site Ref	ELR/HO-003		
Site Name	Highcroft Industrial Estate		828 828
Assessmen	t		82
	ain road network	Good	
Proximity to workforce	built-up areas, services and	Good	20 21 22 22 22 23 25 25 25 25 25 25 25 25 25 25 25 25 25
Site layout*		Good	OAD OAD
Local charac	cter	Good	18 19 18 19 18 19 19 19 19 19 19 19 19 19 19 19 19 19
Market attrac	ctiveness	Good	PRIS PRIS
Quality of buildings		Good	ate a state leuts and to the total and total a
Summary		on A3(M) h A3(M), ave	strategic access heading north lowever average heading south rages out at a good lith 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 Industri	al 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 attract	Market attractiveness		1136		
Quality of buildings		Average	LITH AVENUE		
		Very good strate	egic access heading north on A3(M)		
		however average heading south A3(M), averages out at a			
Summary		good			
Summary	Summary		More visible from main road, but poor common areas and		
		reasonable appearance			
		Entrance to site	in flood zone 3 and along eastern boundary		
Recommendation for the Local Plan		Safeguard as a	Local Employment Site.		

			LITH AVENUE ENTE
ELR Site Ref	ELR/HO-005		EMIL EMILE
Site Name	May's Yard		60 6d
Assessmen	nt		Mays Yard
Access to m	ain road network	Good	mayor is and
Proximity to services and	built-up areas, d workforce	Good	
Site layout*		Poor	3
Local charac	cter	Good	ţ
Market attra	ctiveness	Poor	Eas
Quality of buildings		Average	
Summary		however aver at a good Steeply slopin All buildings v	ategic access heading north on A3(M) age heading south A3(M), averages out ary in appearance and structure hain road but unattractive
Recommendation for the Local Plan		Safeguard as	a Local Employment Site.

ELR Site Ref	ELR/HO-006		b Sta Shelter Hospe Con Industrial English Shelter
Site Name	Wessex Gate		Shelter 1054 Cale
Assessmen	t		
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	
Market attrac	ctiveness	Good	
Quality of bu	Quality of buildings		Pear Tree Court B GE Factory El Sub Sta A1 A2 (Cartage)
Summary		Pylon on site Noise of A3, s Good quality	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		甲町
Assessmen	t		Fig. Ess
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 The Lodge Court House 1,10 7 1 1 2
Summary		residential a difficult acci junctions. P visible, site	of the A3M however via areas and Horndean centre, ess for HGV's via difficult, narrow Plenty of parking on site but not overall a reasonable appearance many trees on site. Borders
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		32 28 9 012 3
Access to m	ain road network	Good	
Proximity to workforce	built-up areas, services and	Very good	Westfield Westfield
Site layout*		Average	3 16
Local charac	cter	Good	104
Market attra	ctiveness	Average	16b Precinct
Quality of buildings		Average	TCB Shelfer S B ROOTSV
Summary		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 as	s a Local Employment Site.

ELR Site Ref	ELR/HO-009		8
Site Name	25-27 London Ro	,	
	Horndean, PO8 (OBN	
Assessmen	t		
Access to m	ain road network	Good	
Proximity to services and	built-up areas, I workforce	Very good	B
Site layout*		Average	
Local charac	ter	Average	A3 (LONDON ROAD)
Market attrac	Market attractiveness		000
Quality of bu	Quality of buildings		
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	as a Local Employment Site.

ELR Site Ref	ELR/HO-010			
Site Name		s Farm, Roads Hill,	Fact	
	Hornde	ean, PO8 0TG	Hampsha	
Assessmen	t		The state of the s	
Access to ma		Average		
Proximity to up areas, se and workford	rvices	Average	Kinc	
Site layout*		Poor		
Local charac	ter	Good	The state of the s	
Market		Door		
attractiveness		Poor		
Quality of bu	ildings	Good		
Summary access into site. Small are circulation or turning space		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	
Recommend for the Local		Safeguard as a Local Employment Site.		

Rural Areas

ELR Site Ref	ELR/RA-020		Hantshire Halleshire
Site Name Teagus Farm, Crou Horndean, PO8 9SU			ack
Parish	rish Horndean		
Assessment			Teagus Farm
Access to m	Access to main road network		Garage Garage Teagus Farm
Proximity to built-up areas, services and workforce		Average	CROUCH LANE
Site layout*		Average	CROUCH L'ANE
Local character		Good	CROUL
Market attractiveness		Poor	28
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		Timishine I in Itshin	
Site Name	Catherington Business Park, PO8 0AQ		Catherington Business Park	
Parish	Horndean			
Assessment			15.0162	
Access to m	ain road network	Average		
Proximity to built-up areas, services and workforce		Average		
Site layout*		Average		
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.	as a Local Employment Site within the	

ELR Site Ref	ELR/RA-022			
Site Name	Whitegate Farm, Roads Hill,			
	Horndean, PO8 0TG		No. of the state o	
Parish	Horndean		3	
Assessment				
Access to main road network		Very poor		
Proximity to built-up areas, services and workforce		Average		
Site layout*		Average		
Local character		Good		
Market attractiveness		Very poor		
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.	s 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)

Class B8

Storage and distribution

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

- 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)