

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 fared 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 [Use Classes Order](#) 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 [HEDNA 2022](#) 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

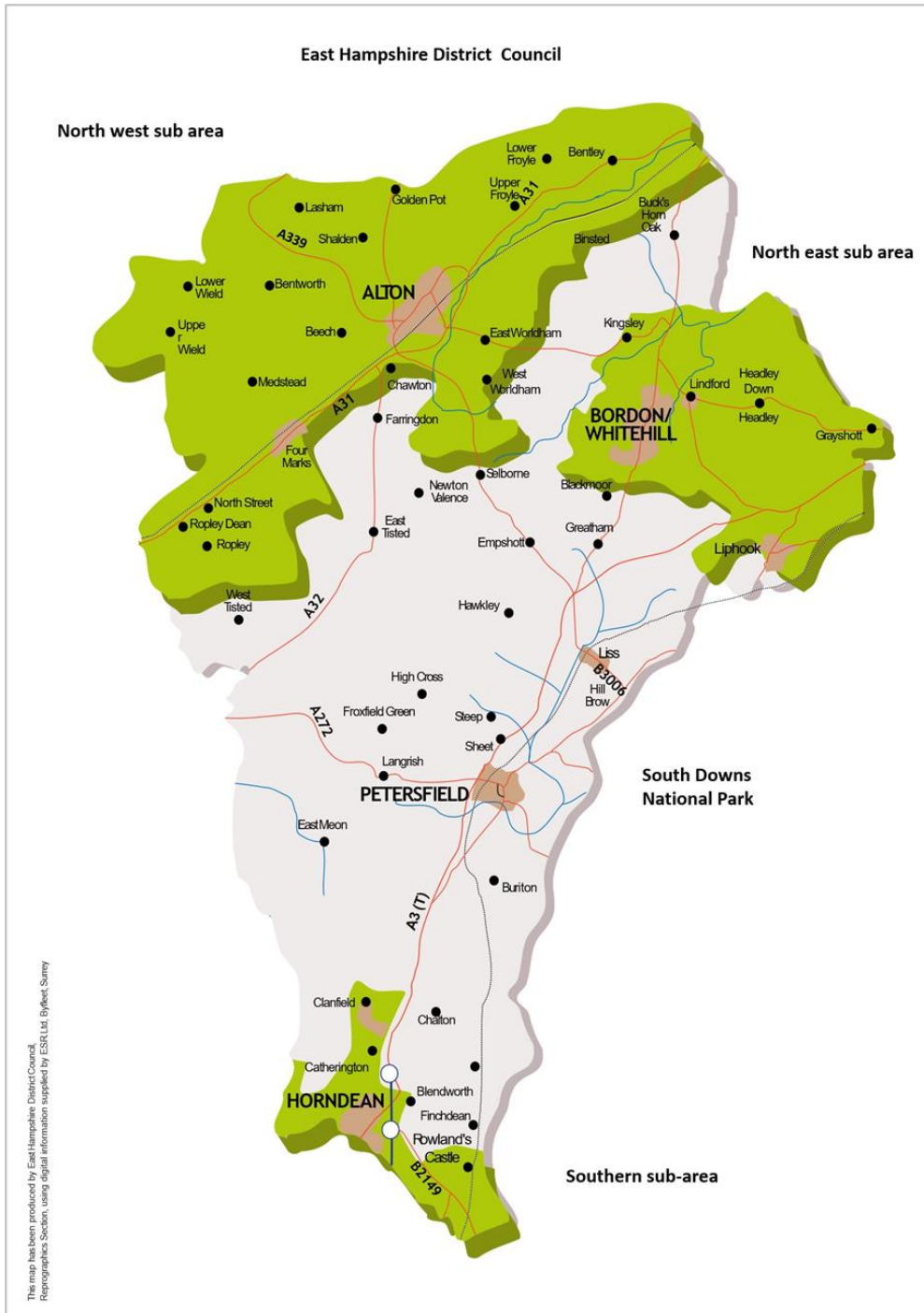
| Score | Possible indicators |
|-----------|--|
| Very good | High profile, high quality appearance, managed site with good quality common areas, good environment and quality of occupiers, ample parking, under 10% vacant space/buildings |
| Good | Visible, good quality appearance, neat and tidy common 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

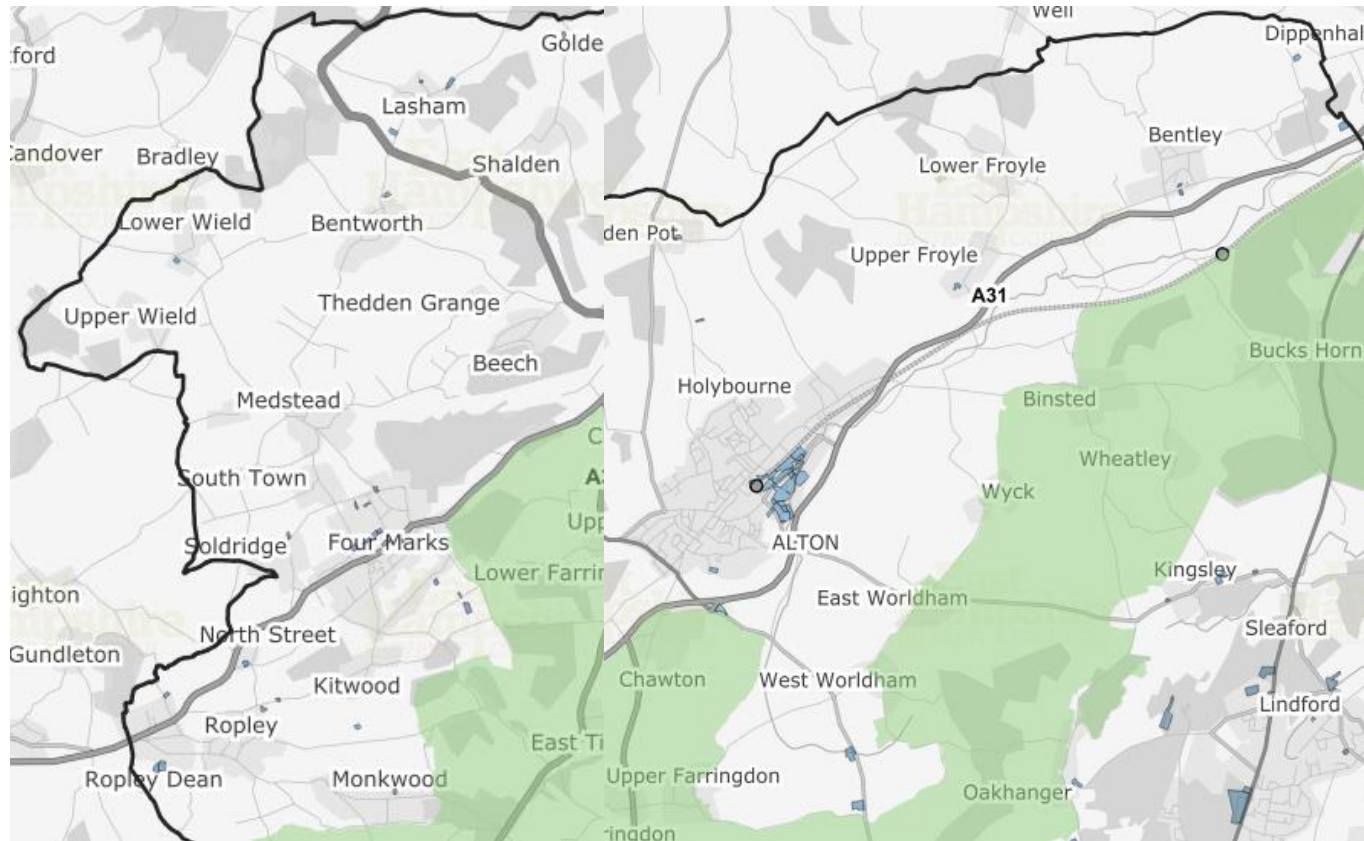
3.1 Given the nature of the local planning area of East Hampshire being divided by the South Downs National Park, the following presents the data in terms of the three sub areas that exist, to include the sites within settlements and those in the rural area:



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 |  |
| Site Name | Alton Business Centre, GU34 2PP | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Good | |
| Summary | The site forms part of an employment cluster and is well connected to the A31. Although the office uses do not score as highly as some others through the refreshed qualitative assessments, there are amenity and operational benefits for maintaining this area in office use. | |
| Recommendation for the Local Plan | Safeguard as a local employment site. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-002 |  |
| Site Name | Caker Stream, GU34 2QA | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Average/poor | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | Within 2km of the A31, Established commercial area, mix of larger and smaller units. Adequate parking on site, Site of reasonable appearance, buildings in satisfactory condition, Approx. half of site in Flood Zone 2 and a small area of the site in Flood Zone 3. The site forms part of an employment cluster. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |

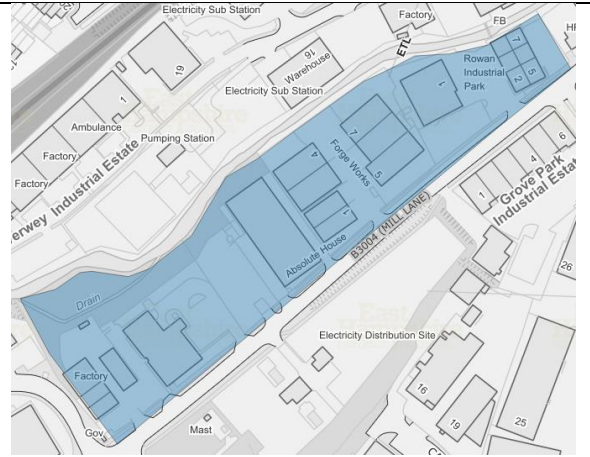
| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-003 | |
| Site Name | Elstead House, GU34 2QJ | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Good | |
| Quality of buildings | Good | |
| Summary | Less than 2km from A31, Established commercial area, Buildings in good condition and site overall of good quality appearance, Approx. half of site in Flood Zone 2 | |
| Recommendation for the Local Plan | Identify and safeguard as part of Strategic Employment Site the buildings used for manufacturing. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-004 | |
| Site Name | Grove Park Industrial Estate, GU34 2QG | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | The site forms part of an employment cluster. Although this site does not score as highly as some others, it is a relatively good site and there are amenity and operational benefits of maintaining the wider industrial area in its entirety. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-005 | |
| Site Name | Kerridge Industrial Estate, GU34 2PT | |
| Assessment | | |
| Access to main road network | Very poor | |
| Proximity to built-up areas, services and workforce | Very good | |
| Site layout* | Good | |
| Local character | Average | |
| Market attractiveness | Poor | |
| Quality of buildings | Average | |
| Summary | This site is located close to the train station and supermarket. The site appeared to be fully occupied at the time of the refreshed qualitative survey. | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-006 | |
| Site Name | Lumbry Park, GU34 3HL | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Poor | |
| Site layout* | Average | |
| Local character | Good | |
| Market attractiveness | Good | |
| Quality of buildings | Very good | |
| Summary | This site performs well through the qualitative assessment and is well connected to the A31. Although the site is in use as a veterinary referral centre, it benefits from planning permission for B1 use and could be used for office or light industrial use without planning permission. | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site within the rural area. | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-007 | |
| Site Name | Mill Lane including Forge Works and Rowan Industrial GU34 2QG | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | The site is well connected to the A31. The sites comprising this area do not score as highly as some others due to their age and layout of the site and current mix of uses. | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |



| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-008 | |
| Site Name | Newman Lane Industrial, GU34 2QR | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Very good | |
| Local character | Very good | |
| Market attractiveness | Good/average | |
| Quality of buildings | Good | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |



| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-009 | |
| Site Name | Omega Park including Oriel Court | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Good | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. It can help support the growth of the "knowledge economy" in East Hampshire through the provision of suitable business accommodation. | |
| Recommendation for the Local Plan | Safeguard as a local employment Site. | |


| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-010 | |
| Site Name | The Omni Business Centre, Omega Park, GU34 2QD | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average/poor | |
| Quality of buildings | Poor | |
| Summary | The site is at the centre of an employment cluster and is well connected to the A31. | |
| Recommendation for the Local Plan | Safeguard as a local employment Site. | |


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/AL-011 | | |
| Site Name | Paradigm/ Charwell House, GU34 2PP | | |
| Assessment | | | |
| Access to main road network | Very good | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Very good | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very Good | | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/AL-012 | | |
| Site Name | Riverside, Omega Park, GU34 2QE | | |
| Assessment | | | |
| Access to main road network | Very good | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Poor | | |
| Local character | Very good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very good | | |
| Summary | The site performs well through the qualitative assessment, forms part of an employment cluster and is well connected to the A31. | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-013 | |
| Site Name | Riverway Industrial Park, GU34 2QL | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Very good | |
| Local character | Very good | |
| Market attractiveness | Good/average | |
| Quality of buildings | Good | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. It provides mid size units for manufacturing and similar activities. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-014 | |
| Site Name | Selborne House | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Good | |
| Quality of buildings | Very good | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. It can help support the growth of the "knowledge economy" in East Hampshire through the provision of suitable business accommodation. | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-015 |  |
| Site Name | Sycamore Park | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Very Good | |
| Site layout* | Average | |
| Local character | Good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | The site forms part of an employment cluster. Although it does not score as highly as some others through the refreshed qualitative assessments; the site is relatively good and there are amenity and operational benefits of maintaining the wider industrial area in its entirety. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |

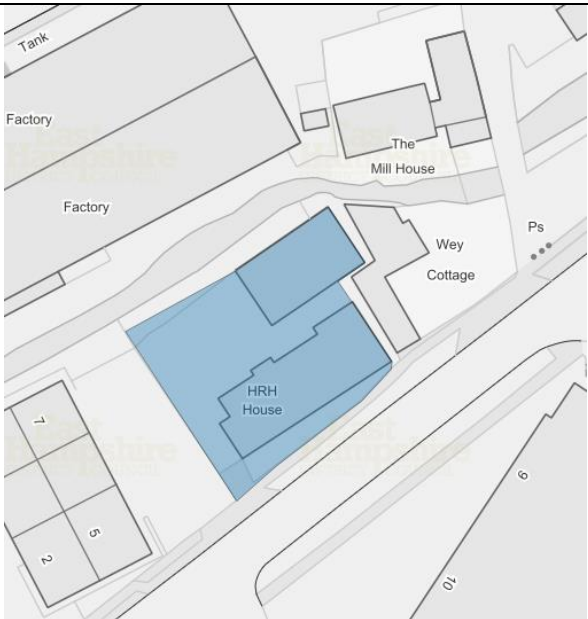
| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-016 |  |
| Site Name | Turner House | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Good | |
| Quality of buildings | Good | |
| Summary | The site performs well through the qualitative assessment and is well connected to the A31. It provides flexible accommodation for high value businesses to a modern specification. | |
| Recommendation for the Local Plan | Safeguard as part of a Strategic Employment Site. | |


| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-017 | |
| Site Name | Unit 13 Mill Lane | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Poor | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>The site forms part of an employment cluster. Although vacant at the time of the refreshed qualitative study; it is a relatively good site and there are amenity and operational benefits of maintaining the wider industrial area in its entirety.</p> | |
| Recommendation for the Local Plan | <p>Safeguard as part of a Strategic Employment Site.</p> | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-018 | |
| Site Name | Waterbrook Estate, GU34 2UD | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Very good | |
| Local character | Very good | |
| Market attractiveness | Very good | |
| Quality of buildings | Very good | |
| Summary | <p>The site performs well through the qualitative assessment and is well connected to the A31. It can help support the growth of the "knowledge economy" in East Hampshire through the provision of suitable business accommodation.</p> | |
| Recommendation for the Local Plan | <p>Safeguard as part of a Strategic Employment Site.</p> | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-019 | |
| Site Name | Weyside Park, GU34 2PJ | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>The site forms part of an employment cluster. Although it does not score as highly as some others through the refreshed qualitative assessments, e.g. due to some premises of average quality; it is a relatively good site and there are amenity and operational benefits of maintaining the wider industrial area in its entirety.</p> | |
| Recommendation for the Local Plan | Safeguard as a local employment site. | |


| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-020 | |
| Site Name | Delta Park | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Very good | |
| Local character | Average | |
| Market attractiveness | Good | |
| Quality of buildings | Very good | |
| Summary | <p>Lies adjacent to other employment areas along Wilson Road and 3.55 ha land allocated for employment uses under Policy EMP2.</p> | |
| Recommendation for the Local Plan | Safeguard as a local employment site. | |


| | | |
|---|--|--|
| ELR Site Ref | ELR/AL-021 |  |
| Site Name | Integral House and HRH House, Mill Lane | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Poor | |
| Local character | Very good | |
| Market attractiveness | Average | |
| Quality of buildings | Good | |
| Summary | Lies adjacent to other employment uses along Mill Lane, Flood Zone 2 and 3, Listed Building, Buildings in good condition | |
| Recommendation for the Local Plan | Safeguard as a local employment site. | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/AL-022 |  |
| Site Name | Station Road 2 GU34 2GD | |
| Assessment | | |
| Access to main road network | Average | |
| Proximity to built-up areas, services and workforce | Very good | |
| Site layout* | Good | |
| Local character | Average | |
| Market attractiveness | Poor | |
| Quality of buildings | Average | |
| Summary | Buildings in satisfactory condition and site overall poor appearance, Limited parking, Close to station and other commercial uses | |
| Recommendation for the Local Plan | Safeguard as a local employment site. | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/AL-023 | | |
| Site Name | Borovere Business Park, Alton | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Good | | |
| Local character | Poor | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | Poor access to site via narrow entrance road and residential roads, adjoining residential area, mostly level site, reasonable appearance and good quality of buildings | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area. | | |


Bentley


| | | |
|---|--|--|
| ELR Site Ref | ELR/BEN-001 |  |
| Site Name | Bentley Business Park | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Poor | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>Within 2km of A31 but access via residential area, Narrow entrance not suitable for all vehicles e.g. HGV's, Not visible from main road, Site adjoins Conservation Area, potential heritage constraints</p> | |
| Recommendation for the Local Plan | <p>Safeguard as a local employment site.</p> | |

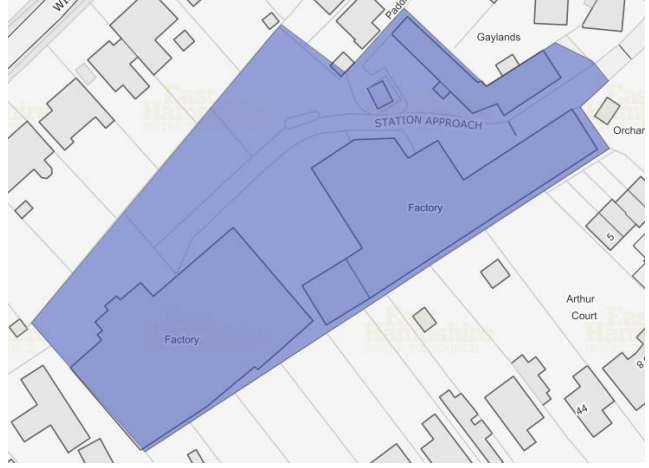
| | | |
|---|---|--|
| ELR Site Ref | ELR/BEN-002 |  |
| Site Name | Bentley Industrial Centre | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Poor | |
| Market attractiveness | Good | |
| Quality of buildings | Average | |
| Summary | <p>Within 2km of A31 but access via residential area, Good local access, bus service nearby, Residential area on one side, Visible from main road, good quality appearance, Site adjoins Conservation Area, potential heritage constraints, Buildings low level, of satisfactory condition.</p> | |
| Recommendation for the Local Plan | <p>Safeguard as a local employment site.</p> | |

Four Marks and South Medstead

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/FM-001 | |  |
| Site Name | The Stone Yard, Alton Lane, GU34 5AJ | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| 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 | |  |
| Site Name | Lymington Farm Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Access via built up area. Access through narrow, single lane, underneath a railway bridge. Range of buildings of varying quality. Primarily Class E uses (retail) | | |
| Recommendation for the Local Plan | Site no longer comprises traditional employment uses being replaced by town centre uses therefore the site should be safeguarded for retail uses. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/FM-003 | |  |
| Site Name | Hazel Road Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Very good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Very good | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Access off A31, located behind main Four Marks centre Residential opposite site – mix of uses across the site | | |
| Recommendation for the Local Plan | Due to the uses occupying the units and changes to the UCO to more flexible Class E – expand the defined local retail centre boundary to include this site. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/FM-004 | |  |
| Site Name | Station Approach | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Access via residential road, narrow access and difficult junction into site. Enclosed site, Site not visible, plenty of parking, mix of units but unattractive site | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/FM-005 | | |
| Site Name | Dukes Mill | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Very good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | Large unit, plenty of parking. Access through narrow, single lane underneath a railway bridge, Footpath over railway line to local centre, Located in mainly employment area | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/FM-006 | | |
| Site Name | Mansfield Business Park | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very good | | |
| Summary | Gently sloping site. Access through narrow, single lane underneath a railway bridge. Located in mainly employment area | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/FM-007 | | |
| Site Name | Woodlea Park | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Very good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very good | | |
| Summary | Gently sloping site. Access through narrow, single lane underneath a railway bridge. Footpath over railway line to local centre. Located in mainly employment area | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/FM-008 | | |
| Site Name | Beverley Court, Five Ash Road, GU34 5EJ | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Poor | | |
| 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 as a Local Employment Site, within the rural area | | |

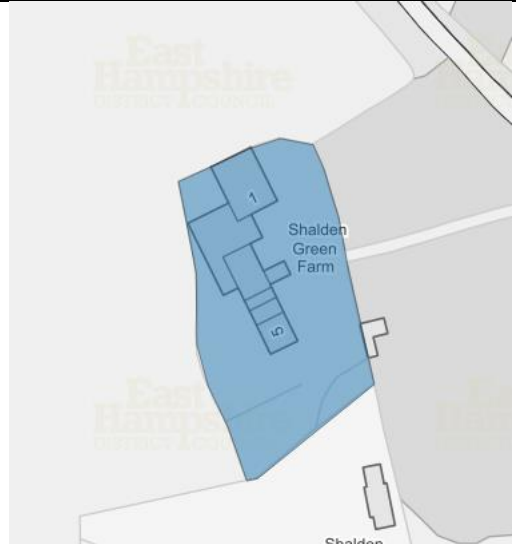
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|---|---|--|--|
| ELR Site Ref | ELR/FM-009 | | |
| Site Name | Estevan, Stoney Lane, Medstead, GU34 5EL | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Poor | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | <p>Poor access via residential area and narrow country lane access to the site, within residential area but no local shop/service nearby, well maintained and plenty of parking but hidden site, buildings in variable condition.</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site within the rural area.</p> | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/FM-010 | | |
| Site Name | Redhill Farm, Red Hill, Medstead, GU34 5EE | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | <p>Access to A31 through residential area, Buildings in good condition, site has reasonable appearance, various buildings in mix of uses. Adequate parking</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site in the rural area.</p> | | |

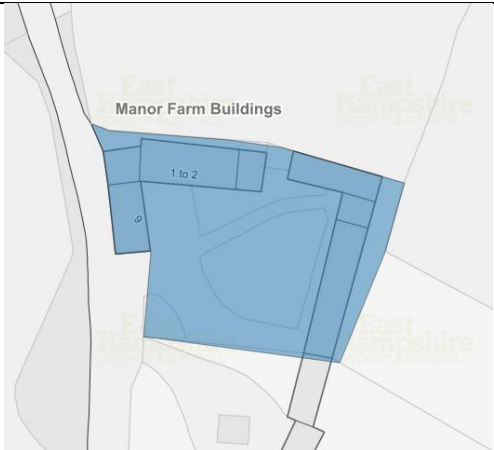
Rural Areas


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-002 | |  |
| Site Name | Wield Yard, Yew Tree Lane, Lower Wield, SO24 9AJ | | |
| Parish | Wield | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Very good | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Very good | | |
| 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 as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-003 | |  |
| Site Name | Aylesfield Farm, Froyle Road, Shalden, GU34 4BY | | |
| Parish | Shalden | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Access to the site very poor via narrow country lanes. Restricted access for all commercial vehicles and difficult access to public transport services. Remote site with limited local facilities Site is of a good quality appearance, plenty of parking. Buildings in good condition | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-004 | |  |
| Site Name | Shalden Green Farm, Shalden Green, GU34 4DT | | |
| Parish | Shalden | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Very poor | | |
| Quality of buildings | Poor | | |
| Summary | <p>Access to the site very poor via narrow country lanes Restricted access for all commercial vehicles and difficult access to public transport services Remote isolated site with no local services or residential area nearby Site is run-down, unattractive appearance, neglected common areas, buildings are showing signs of wear and tear.</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-005 | |  |
| Site Name | Derby Dell Buildings, Lasham, GU34 5RX | | |
| Parish | Lasham | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | <p>Good access of A339, local access via a narrow lane Remote isolated site with no local services nearby Site is overgrown.</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-006 | |  <p>A map showing the Manor Farm Buildings site in Lasham. The site is highlighted in blue and consists of several buildings and a large open area. The map is labeled 'Manor Farm Buildings' and 'East Hampshire Local Plan'.</p> |
| Site Name | Manor Farm Buildings, Lasham, GU34 5SL | | |
| Parish | Lasham | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Good | | |
| Summary | Access to the site very poor, local access via narrow country lanes Site adjoins village Fragmented site, with potential Conservation constraints | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |


| | | | |
|---|--|--|---|
| ELR Site Ref | ELR/RA-007 | |  <p>A map showing the Highfield Site in Lasham. The site is highlighted in blue and consists of several buildings and a large open area. The map is labeled 'Highfield Site', 'Highfield House', and 'East Hampshire Local Plan'.</p> |
| Site Name | Lasham Industrial Park, Highfield Site, GU34 5SQ | | |
| Parish | Lasham | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Very good | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Good | | |
| Summary | Access to the site very poor, poor local access via narrow country lanes. Site adjoins village Unattractive site, untidy uses spilling out into car park. Plenty 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 | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Average | | |
| Local character | 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 as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-009 | | |
| Site Name | Norton Farm, Alton | | |
| Parish | Selborne | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Poor | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Located on B3006 (Selborne Road), Isolated site, Variety of buildings 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 | | |
| Parish | Worldham | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Average | | |
| Summary | Located on the Selborne Road, various buildings in different activities, Fragmented site Listed Building on site | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-011 | |  |
| Site Name | Northbrook Farm | | |
| Parish | Bentley | | |
| Assessment | | | |
| Access to main road network | Very Good | | |
| Proximity to built-up areas, services and workforce | Very Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Very Good | | |
| 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 Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-012 | |  |
| Site Name | Rear of Woodpecker Old Odiham Road | | |
| Assessment | | | |
| 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 | <p>Poor access to site via narrow residential lanes, narrow access road to the site, no public transport nearby, fragmented site, poor layout, unattractive, untidy site, poor quality of buildings, showing signs of wear and tear, appears to do some redevelopment to the rear of the site</p> | | |
| 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 | Bentley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | <p>Site located in the middle of the countryside, poor access via narrow country lanes, little residential nearby and no local shop/services, little parking</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |


| | | |
|---|---|--|
| ELR Site Ref | ELR/RA-014 | |
| Site Name | Bellhanger Enterprises | |
| Parish | Bentworth | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Poor | |
| Site layout* | Very good | |
| Local character | Good | |
| Market attractiveness | Average | |
| Quality of buildings | Good | |
| Summary | <p>Good access of A339, local access is good Remote site with limited local services and small residential nearby. Site of reasonable appearance with plenty of parking. Good quality buildings</p> | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site in the rural area.</p> | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/RA-017 | |
| Site Name | Soldridge Business Park | |
| Assessment | | |
| Access to main road network | Poor | |
| Proximity to built-up areas, services and workforce | Poor | |
| Site layout* | Average | |
| Local character | Average | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>Access via narrow lanes, limited amount of residential nearby, fragmented site, plenty of car parking. Buildings in satisfactory condition</p> | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site in the rural area.</p> | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-018 | | |
| Site Name | Ranch Farm, Willis Lane, four Marks | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Poor | | |
| Local character | Poor | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Over 2km to A31, some pinch points on access road, poor circulation of site, poor configuration, lack of parking, unattractive site. Buildings in good condition | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-019 | | |
| Site Name | High Acres, Willis Lane, Four Marks | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | Access to A31 through residential area, Buildings in good condition, site has reasonable appearance, various buildings in mix of uses. Adequate parking | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-024 | |  |
| Site Name | Lyeway Farm, Lyeway Lane, SO24 0DD | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Narrow access road to site, not visible site, tidy site, sufficient parking, | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |


| | | | |
|---|--|--|---|
| ELR Site Ref | ELR/RA-025 | |  |
| Site Name | Sylcombe Farm, Petersfield Road, Ropley, SO24 0EF | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Very good | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Remote site with limited local services, good visibility out of site, Buildings in satisfactory condition, untidy site | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

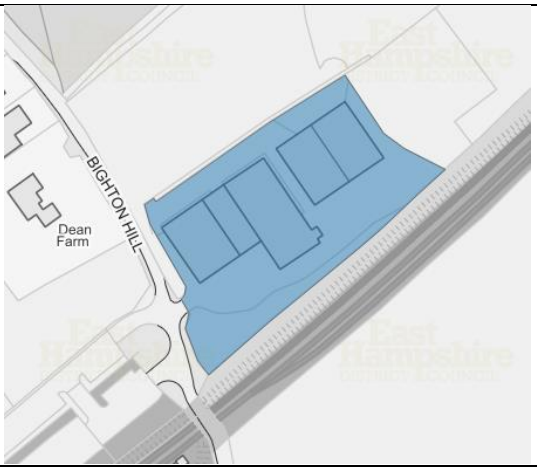
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|---|---|--|--|
| ELR Site Ref | ELR/RA-026 | | |
| Site Name | Home Farm, Petersfield Road, SO24 9SQ | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Reasonable access to site, tarmacked, tidy, well kept site, plenty of parking, partly level, slightly fragmented, nearby bus route on A31 | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-027 | | |
| Site Name | Winton Farm, Ropley, SO24 0HB | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Narrow access road, not enough parking, some residential nearby, mostly level site, one TPO tree on corner of site | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-028 | | |
| Site Name | Chase Farm, Gilbert Street, Ropley | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | <p>Poor access via narrow, constrained roads, narrow passing points. Isolated site with limited local services. Offices attached to dwelling. Buildings in satisfactory condition. Reasonable appearance of site, limited parking.</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site in the rural area. | | |

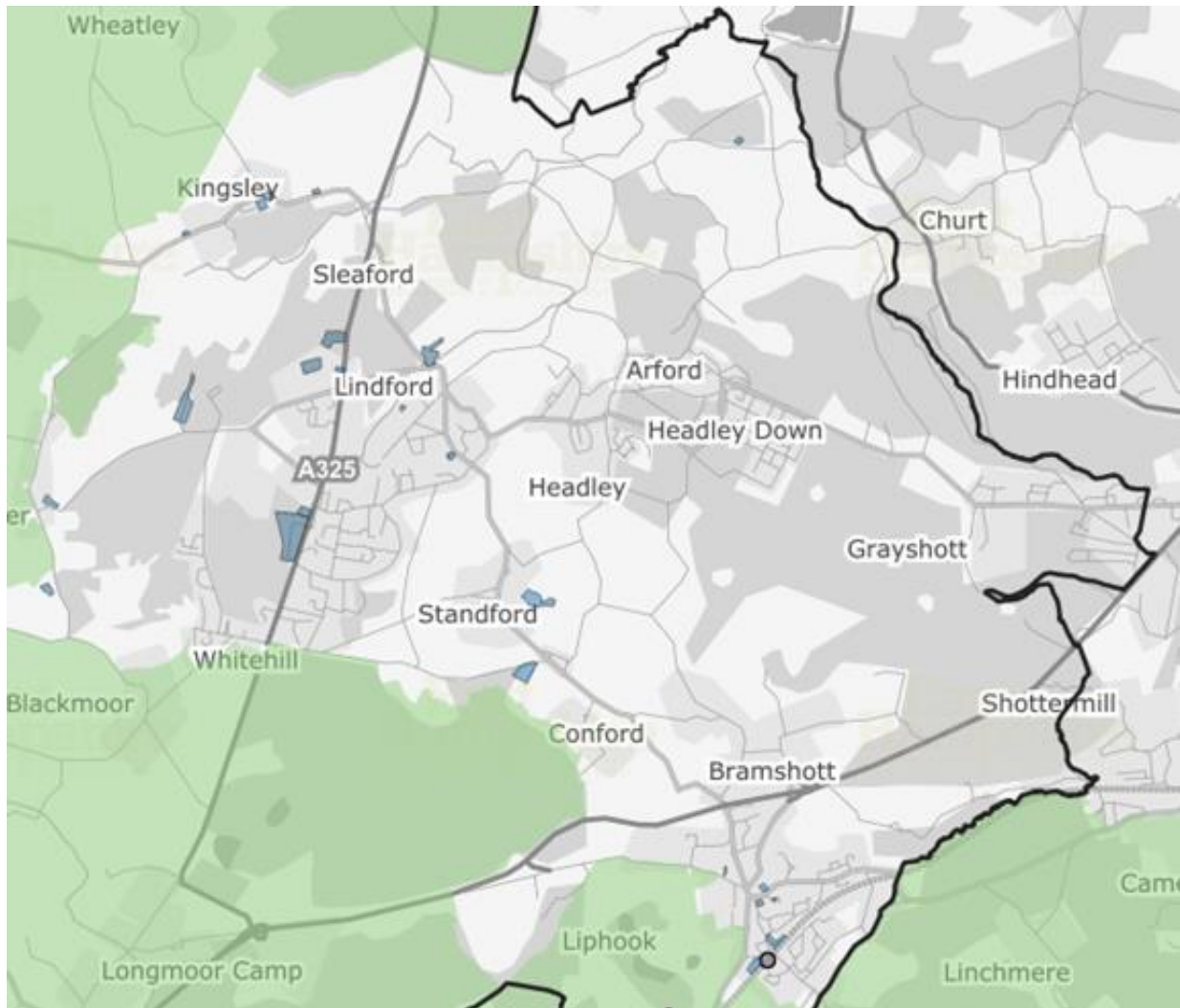
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|---|--|--|--|
| ELR Site Ref | ELR/RA-029 | | |
| Site Name | Gilbert Street Farm, Gilbert Street, Ropley, SO24 0BY | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Very poor | | |
| Summary | <p>Access poor via narrow, constrained roads. Surface poor and unlevel, overall site unattractive. Poor quality buildings on site.</p> | | |
| Recommendation for the Local Plan | Safeguard 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 | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Poor | | |
| Summary | <p>Some access constraints via narrow road, some buildings showing signs of wear and tear, bus stop nearby on A31 Plenty of parking</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site in the rural area.</p> | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-031 | |  |
| Site Name | Dean Farm, Bighton Hill, SO24 9SQ | | |
| Parish | Ropley | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | <p>Access via narrow railway bridge, access road quite steep and narrow, limited parking on site, some operations outside units Isolated site, no local services or residential areas</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site in the rural area.</p> | | |

North East Site Assessments


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

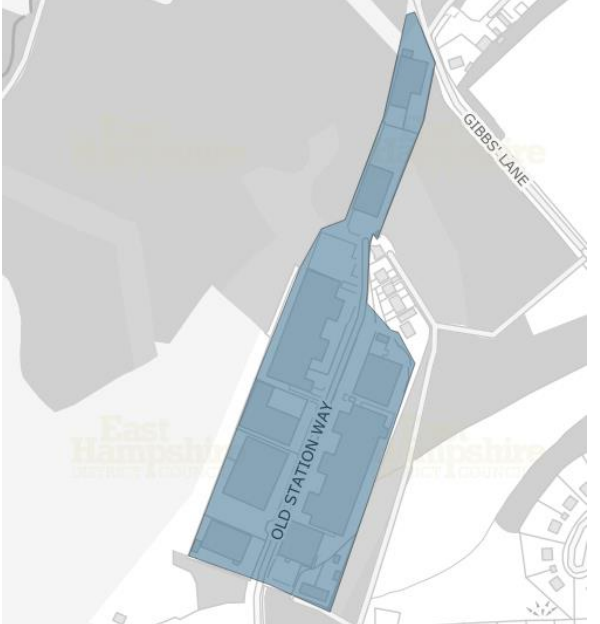


Whitehill and Bordon

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/WB-001 | | |
| Site Name | High View Business Centre | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | On the A325, good local access and close to a bus route, Adequate parking and buildings in good condition, Sloping site, various levels, Supermarket nearby | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/WB-002 | | |
| Site Name | Wolfe Lodge, Farnham Road, GU35 0NH | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Access good potentially through Bordon town centre, within walking distance to local shop, fragmented layout, visible site, neat and tidy common areas, good buildings for current office uses. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/WB-003 | |  |
| Site Name | Woolmer Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Very good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | On the A325, good local access and close to a bus route, Snack bar on site, large supermarket opposite site, some congestion due to inadequate parking, Range of units and uses. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/WB-004 | |  |
| Site Name | Bordon Trading Estate | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Very good | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Within 2km of the A325 access via local roads and Bordon town centre, Residential units adjacent to site, Limited public transport nearby but generally good roads. Mix of units and uses, dated appearance. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/WB-005 | |
| Site Name | Broxhead Trading Estate | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Average | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>Generally unattractive and not well maintained Peripheral of residential area with a local facility on site (Kebab shop and sports bar) Some buildings better quality than others, mix of uses. Part of site in Flood Zone 2 and close to Flood Zone 3</p> | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/WB-006 | |
| Site Name | Lion Court | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | Good | |
| Local character | Average | |
| Market attractiveness | Average | |
| Quality of buildings | | |
| Summary | <p>Site comprises a vacant industrial building set in parkland – covered by a blanket tree preservation order. Direct access onto A325, opportunities to improve access to nearby facilities through redevelopment in conjunction with adjacent sites.</p> | |
| Recommendation for the Local Plan | Safeguard as part of a strategic employment site | |

| | | |
|---|--|--|
| ELR Site Ref | ELR/WB-007 | |
| Site Name | Land adjacent Bordon Future Skills Centre | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Average | |
| Site layout* | N/A | |
| Local character | N/A | |
| Market attractiveness | N/A | |
| Quality of buildings | N/A | |
| Summary | This is a vacant site with planning permission for employment uses | |
| Recommendation for the Local Plan | Safeguard as part of a strategic employment site | |

Liphook

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/LIP-001 | | |
| Site Name | Ajax House/Plowden House | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very good | | |
| Summary | Conservation Area adjoins site on 3 sides, potential for future development constraints. Local access average - office use, would not be used by HGV's and therefore better than other sites. | | |
| Recommendation for the Local Plan | Planning permission has been granted for residential use of the site therefore delete from ELR. | | |


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/LIP-002 | | |
| Site Name | Beaver Industrial Estate, GU30 7EU | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Site close to train station and built up area, however local access is poor through centre of Liphook Residential uses and train line adjoining site Inadequate parking space | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

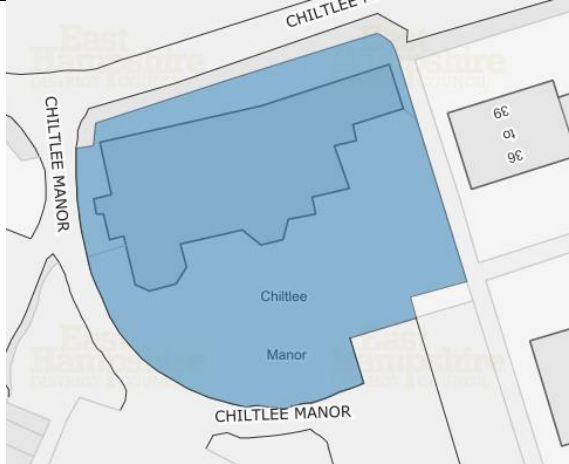
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|---|---|--|--|
| ELR Site Ref | ELR/LIP-003 | | |
| Site Name | Bleach's Yard Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | Site close to train station and built up area, however local access is poor through centre of Liphook Public transport nearby. Listed Building close by, potential constraints for future development. Mix of size of units and uses on the site. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/LIP-004 | | |
| Site Name | Exchange House | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Slightly sloping entrance to site Local access average - office use, would not be used by HGV's, Near centre or built up area and close to sizeable residential area | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

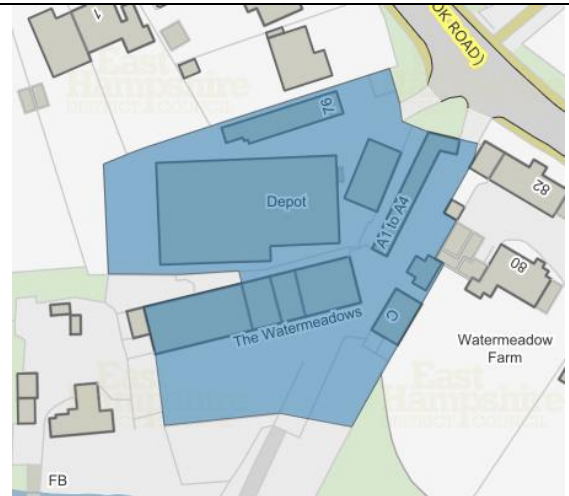
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|---|--|--|--|
| ELR Site Ref | ELR/LIP-005 | | |
| Site Name | OSU Sites | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | Site relatively close to train station and built up area, however local access is poor through centre of Liphook. Residential uses and train line adjoining site Good quality buildings, attractive site. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/LIP-006 | | |
| Site Name | Index House | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Local access average - office use, would not be used by HGV's. Site near the centre of the built up area and close to sizeable residential area. Site adjoins Conservation Area to north and east, potential constraints for future development | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/LIP-007 | |  |
| Site Name | 24A Longmoor Road | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Access to site via Liphook centre, close to the centre, In proximity to shop/services, narrow access to site from Longmoor Road, surrounded by residential use, limited amount of parking, buildings in satisfactory condition | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |


| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/LIP-008 | |  |
| Site Name | Chiltlee Manor | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Not visible Manor is a listed building therefore may not be flexible accommodation for business operations and some TPO trees in the grounds Site near centre of built up area - office use, would not be used by HGV's | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

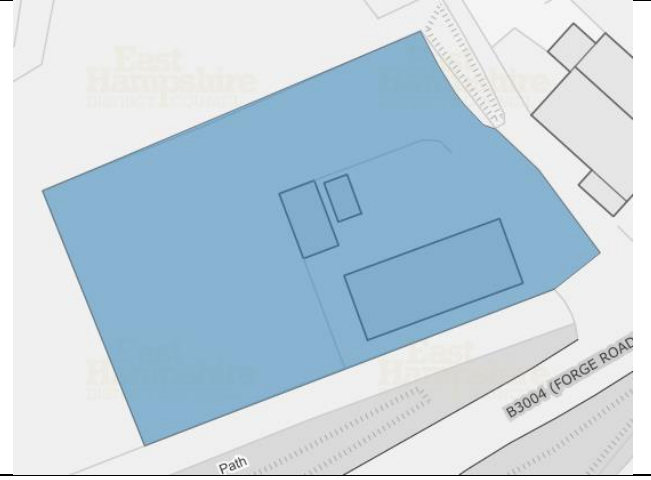
Lindford


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/LIN-001 | |  |
| Site Name | Watermeadow Farm, 80 Liphook Road, Lindford, GU35 0PG | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Poor | | |
| Local character | Average | | |
| Market attractiveness | Very poor | | |
| Quality of buildings | Very poor | | |
| Summary | Access via residential roads, site within residential area, surrounded by residential use, fragmented site with poor, narrow access, poor condition of buildings and untidy site overall, Listed Buildings on site, potential for conservation constraints | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/LIN-002 | |  |
| Site Name | Lindford Business Park, Chase Road, GU35 0FE | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Good | | |
| Quality of buildings | Very good | | |
| Summary | Poor access to site via residential roads and narrow access road shared with access to residential area, within residential area within walking distance of a local shop, not visible from road but good quality, tidy site. Poor circulation and turning area | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

Kingsley

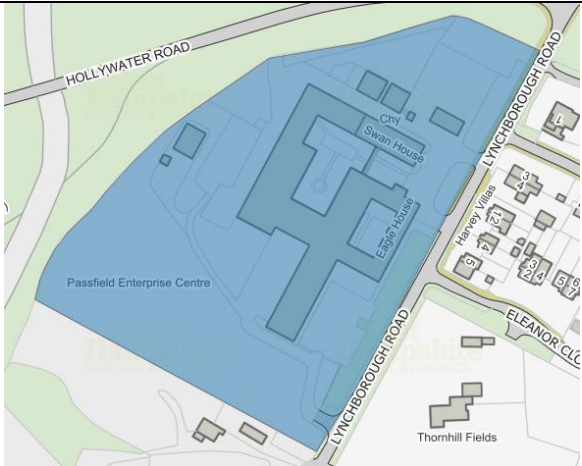
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|---|---|--|--|
| ELR Site Ref | ELR/KIN-001 | |  |
| Site Name | Iverallen, Forge Road, Kingsley, GU35 9LW | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Good access to site off A325, good local access via free moving roads, not near any public transport. Remote site, no local shop/service nearby, mostly level site with no major obstructions, plenty of parking, buildings in satisfactory condition | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |

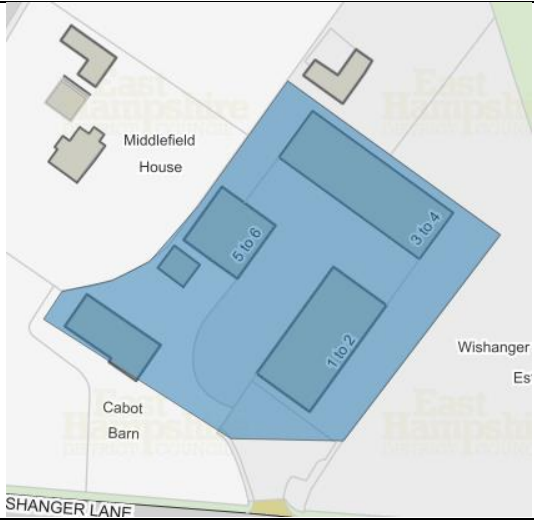
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|---|--|--|--|
| ELR Site Ref | ELR/KIN-002 | |  |
| Site Name | Dean Farm, Forge Road, Kingsley, GU35 9NG | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Access through Kingsley residential area, adjoins Kingsley settlement within walkable distance to local shop, fragmented by buildings on site, reasonable appearance of site, average quality of buildings, Listed Building on site, potential for future conservation constraints | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/KIN-003 | |  |
| Site Name | Kingsley Business Park | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | <p>Slope on entrance to site Restricted access via main road and via a narrow residential road 2 Listed Buildings nearby Visible from main road Fragmented site with residential properties on main access to site</p> | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/KIN-004 | |  |
| Site Name | Ganders Business Park | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Good | | |
| Local character | Average | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | <p>2 Listed Buildings nearby, Local road access good Plenty of parking Residential use to the west of the site, Visible from main road, Buildings in good condition</p> | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

Rural Areas

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/PA-001 | |  |
| Site Name | Passfield Enterprise Centre | | |
| Parish | Bramshott and Liphook | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Poor | | |
| Site layout* | Average | | |
| Local character | Poor | | |
| Market attractiveness | Very poor | | |
| Quality of buildings | Poor | | |
| Summary | <p>Very poor access to site, no local public transport and access via local roads. Site adjoins the SPA Remote site with limited local services Run-down unattractive appearance with neglected common areas. Buildings in poor quality, showing signs of wear and tear</p> | | |
| Recommendation for the Local Plan | Safeguard as a local employment site | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-001 | |  |
| Site Name | Wishanger Farm Estate, Wishanger Lane, GU10 2QF | | |
| Parish | Headley | | |
| Assessment | | | |
| Access to main road network | Very poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | <p>Site located in the middle of the countryside, poor access via narrow country lanes, little residential nearby and no local shop/services, good quality of buildings and site.</p> | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |

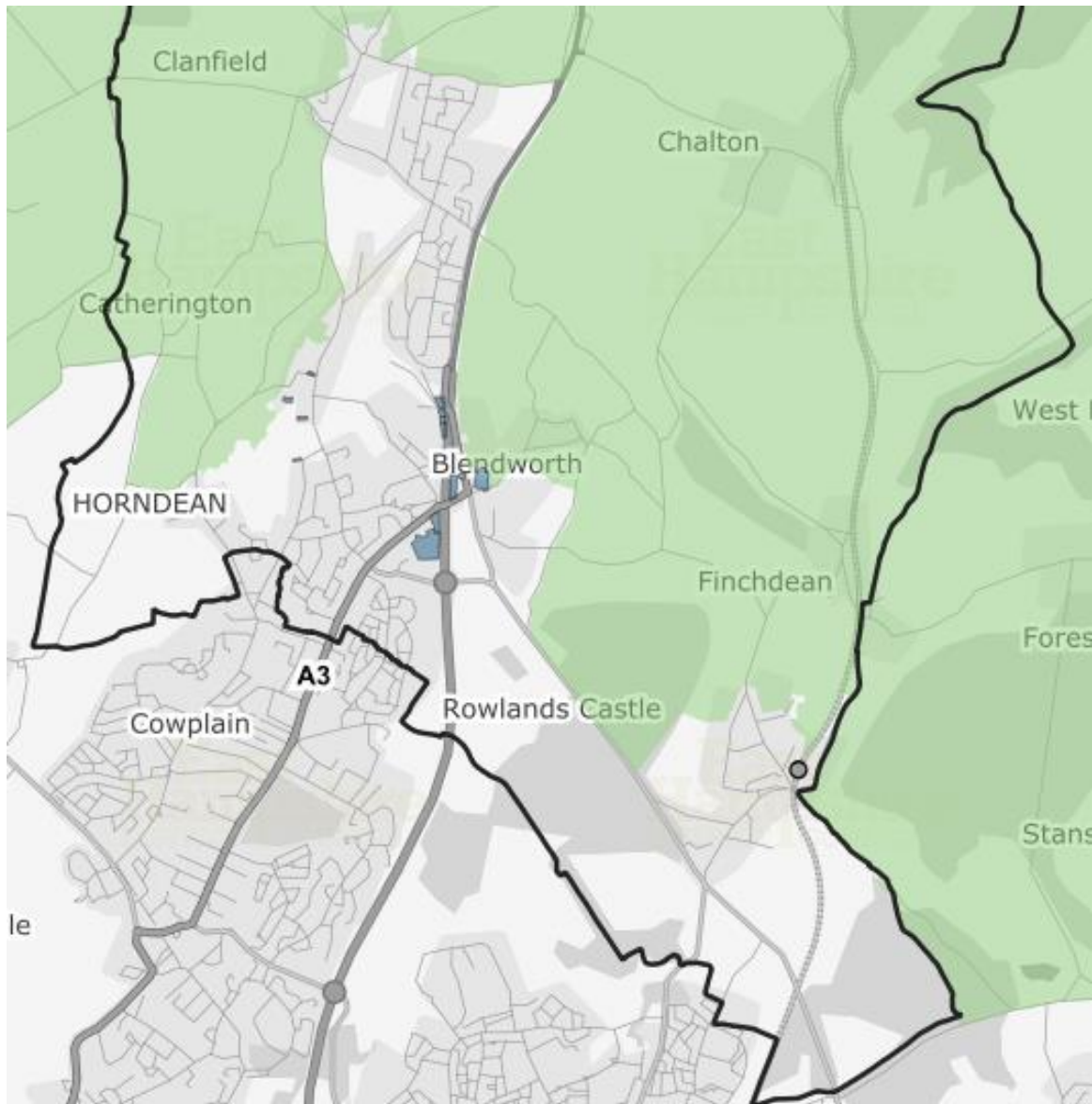
| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-015 | | |
| Site Name | Oakhanger Farm Business Park, GU35 9JA | | |
| Parish | Selborne | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Access via narrow lanes to the site, small area of residential nearby and a tea room on site, fragmented site by layout of buildings, poor circulation, plenty of parking, mix of building quality, evidence of recent investment, no vacancy, Listed Buildings on site, potential for conservation constraints | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-016 | | |
| Site Name | Southlands, Oakhanger Road, GU35 9JD | | |
| Parish | Selborne | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Very poor | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | Access via narrow residential roads, remote site in the countryside, level site of satisfactory condition, gravel parking, buildings in good quality, plenty of parking. | | |
| Recommendation for the Local Plan | Safeguard as a local employment site within the rural area | | |

| | | |
|---|---|--|
| ELR Site Ref | ELR/RA-023 | |
| Site Name | Passfield Mill Business Park | |
| Parish | Bramshott and Liphook | |
| Assessment | | |
| Access to main road network | Very poor | |
| Proximity to built-up areas, services and workforce | Very Poor | |
| Site layout* | Average | |
| Local character | Poor | |
| Market attractiveness | poor | |
| Quality of buildings | Average | |
| Summary | Very poor access to site, no local public transport and access via local roads. Remote site with limited local services. Located next to river in flood zone 2. Unattractive with little evidence of recent investment. | |
| Recommendation for the Local Plan | 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.

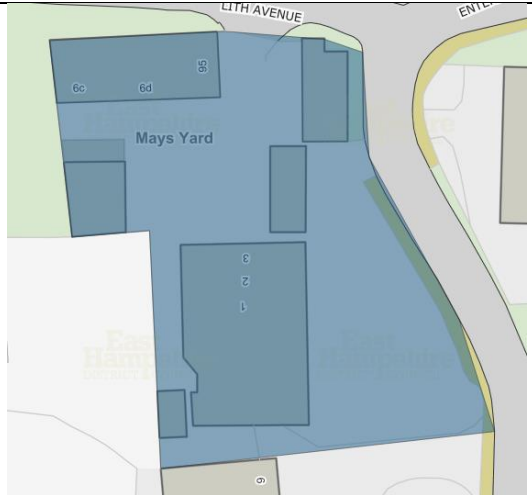



| | | |
|---|--|--|
| ELR Site Ref | ELR/HO-001 |  |
| Site Name | Enterprise Industrial Estate | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Average | |
| Local character | Good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | Very good strategic access heading north on A3(M) however average heading south A3(M), averages out at a good Pylon, slightly sloping site Proximity to the A3 (noise) Some on street parking but generally enough | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |

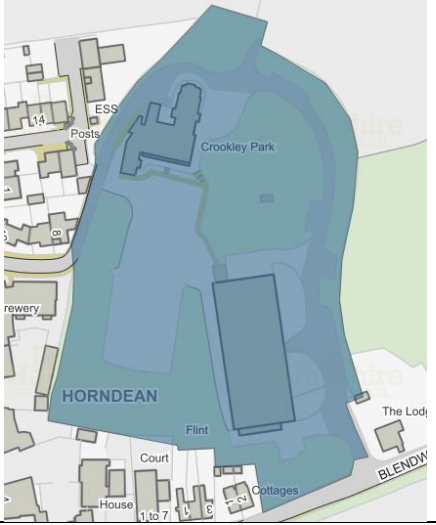
| | | |
|---|---|--|
| ELR Site Ref | ELR/HO-002 |  |
| Site Name | Hazelton Industrial Estate | |
| Assessment | | |
| Access to main road network | Very good | |
| Proximity to built-up areas, services and workforce | Good | |
| Site layout* | Very good | |
| Local character | Very good | |
| Market attractiveness | Good | |
| Quality of buildings | Good | |
| Summary | Not very visible but good appearance Pylon over edge of site | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/HO-003 | |  |
| Site Name | Highcroft Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | Very good strategic access heading north on A3(M) however average heading south A3(M), averages out at a good level site with good circulation and parking | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

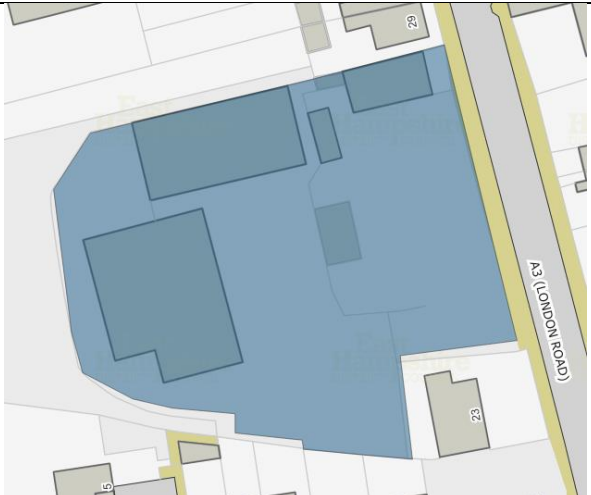
| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/HO-004 | |  |
| Site Name | Hillside Industrial Estate | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Good | | |
| Local character | Good | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Very good strategic access heading north on A3(M) however average heading south A3(M), averages out at a good 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. | | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/HO-005 | |  |
| Site Name | May's Yard | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Poor | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | <p>Very good strategic access heading north on A3(M) however average heading south A3(M), averages out at a good</p> <p>Steeply sloping</p> <p>All buildings vary in appearance and structure</p> <p>Visible from main road but unattractive</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/HO-006 | |  |
| Site Name | Wessex Gate | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Good | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Good | | |
| Quality of buildings | Good | | |
| Summary | <p>Pylon on site</p> <p>Noise of A3, some on street parking but generally enough</p> <p>Good quality of buildings</p> | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

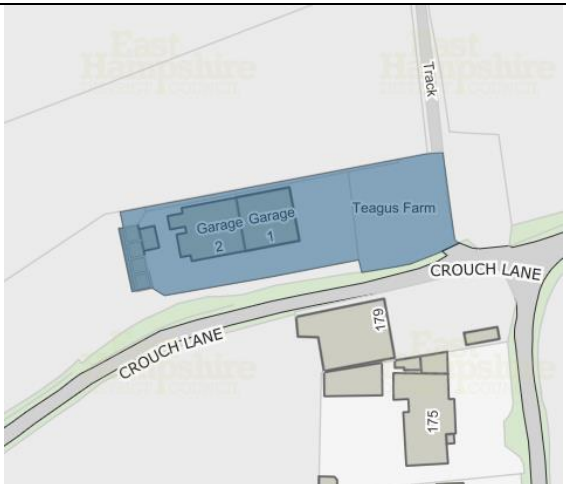
| | | |
|---|--|--|
| ELR Site Ref | ELR/HO-007 |  |
| Site Name | Crookley Park House | |
| Assessment | | |
| Access to main road network | Average | |
| Proximity to built-up areas, services and workforce | Very good | |
| Site layout* | Average | |
| Local character | Poor | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <p>Within 2km of the A3M however via residential areas and Horndean centre, difficult access for HGV's via difficult, narrow junctions. Plenty of parking on site but not visible, site overall a reasonable appearance Area TPO, many trees on site. Borders SDNP</p> | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |


| | | |
|---|---|---|
| ELR Site Ref | ELR/HO-008 |  |
| Site Name | Westfield Industrial Estate | |
| Assessment | | |
| Access to main road network | Good | |
| Proximity to built-up areas, services and workforce | Very good | |
| Site layout* | Average | |
| Local character | Good | |
| Market attractiveness | Average | |
| Quality of buildings | Average | |
| Summary | <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</p> | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | |


| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/HO-009 | |  |
| Site Name | 25-27 London Road, Horndean, PO8 0BN | | |
| Assessment | | | |
| Access to main road network | Good | | |
| Proximity to built-up areas, services and workforce | Very good | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Average | | |
| Summary | Within 2km of A3 via good roads but through town centre and residential areas. Near centre of urban area with wide range of services nearby. Buildings in satisfactory condition, site overall okay appearance | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

| | | | |
|---|---|--|---|
| ELR Site Ref | ELR/HO-010 | |  |
| Site Name | Kinches Farm, Roads Hill, Horndean, PO8 0TG | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Poor | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Good | | |
| Summary | Within 2km of A3 via residential roads, no difficult junctions but steep access into site. Small area of residential nearby. Unlevel with little circulation or turning space, not visible, untidy site, gravel unlevel car park, buildings are in a good condition | | |
| Recommendation for the Local Plan | Safeguard as a Local Employment Site. | | |

Rural Areas

| | | | |
|---|---|--|--|
| ELR Site Ref | ELR/RA-020 | |  |
| Site Name | Teagus Farm, Crouch Lane, Horndean, PO8 9SU | | |
| Parish | Horndean | | |
| Assessment | | | |
| Access to main road network | Poor | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Average | | |
| Local character | Good | | |
| Market attractiveness | Poor | | |
| Quality of buildings | Average | | |
| Summary | <p>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.</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site within the rural area.</p> | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-021 | |  |
| Site Name | Catherington Business Park, PO8 0AQ | | |
| Parish | Horndean | | |
| Assessment | | | |
| Access to main road network | Average | | |
| Proximity to built-up areas, services and workforce | Average | | |
| Site layout* | Average | | |
| Local character | Average | | |
| Market attractiveness | Average | | |
| Quality of buildings | Good | | |
| Summary | <p>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.</p> | | |
| Recommendation for the Local Plan | <p>Safeguard as a Local Employment Site within the rural area.</p> | | |

| | | | |
|---|--|--|--|
| ELR Site Ref | ELR/RA-022 | |  |
| Site Name | Whitegate Farm, Roads Hill, Horndean, PO8 0TG | | |
| Parish | Horndean | | |
| 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 as a Local Employment Site within the rural area. | | |

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 \(legislation.gov.uk\)](https://www.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

Class E Commercial, Business and Service Use, 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)