
Appendix 1 – Hart, Rushmoor and Surrey Heath Joint Employment Land Review

Employment Site Assessments

Pqxgo dgt '4238



SECTION 1

HART DISTRICT
EMPLOYMENT SITES

Hart Employment Sites

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Site No: H1	Site Name: Ancells Business Park	LPA: Hart
Site Area: 15.6ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input checked="" type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Ancells Business Park is a large employment site located to the North of Ancells Farm residential area and to the South of the M3 Motorway. The site provides a range of office floorspace, from smaller units suitable for SMEs to large floorplate offices. The site can be described as consisting of four distinct areas:

- Western Cluster (Barley Way) – provides a considerable amount of employment floorspace, including Oakmere House and Aspen House which provide smaller footprint accommodation when compared to the three larger buildings (totaling 66,500 sqft) which have recently received planning consent for conversion to residential uses.
- Central Core (Harvest Crescent) – consists of eight office buildings of differing sizes. One large office building Guildion House (previously occupied by BT) is currently vacant and being marketed. One unit, Oak House (23,500 sq ft) is currently being converted to residential use.
- Eastern Cluster (Rye Close) – consists of four buildings, with Ancells Court supporting SMEs, with the more modern stock at Fleet 27 providing modern split floorplate office floorspace for multiple occupiers.
- Ancells Road – consists of five buildings with those the three buildings to the west appearing to date from the 1980’s whilst the two units to the East are more modern. There is evidence of some vacancy across both the older units and one of these units Ancells House (8,600 sq ft) has been converted to provide 14 residential units.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 3.1km from the site.	Rail Access: Located 1.6km from Fleet Station
Quality of local roads: Good	Proximity to settlements: Located within the settlement of Fleet.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

Residential areas to the south separated by Ancells Road. No other potential incompatible uses within immediate proximity of the site.
Bounded by the M3 motorway to the north, the B3013 to the west and open agricultural land to the east.

ACCESS & PARKING

Car

Access by car is reasonably good with the site being located circa 0.5km from the A3013. Whilst the site is adjacent to the M3 it is approximately 4km to Junction 4a through residential / developed areas.

HGV

Access to the site by HGV is more than suitable for the current uses.

Public Transport

There is a bus stop to the West of Ancells Road providing a single service (30) that provides connections to Basingstoke, Fleet, Farnborough and Frimley. The site is located approximately 1.2km from Fleet Station.

Servicing

Servicing to the site is good and suitable for current uses

Parking

Appeared to be more than sufficient car parking for current uses with parking for each unit contained within the building curtilage.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk: **Zones 2&3**

Heritage and Conservation

Environmental Designation: **SSSI**

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

There are a number of planning permissions that have recently been granted at the site for the conversion of office floorspace to residential units. These are detailed below and are highlighted blue on the map of the employment area at the end of this assessment:

- 15/00137/PNDW: Teksys House – change of use into 14 units. Status: completed.
- 15/01540/FUL: Pioneer House, Unit 2 Fleetwood Park – conversion of building into 33 residential units. Status: under construction.
- 15/01857/FUL: Oak House – conversion of building into 45 dwellings. Status: building work not started.
- 16/01267/PRIOR: Microgen Management Services Ltd (Fleet House) – change of use to form 46 apartments – Status: building work not started.
- 16/01260/PRIOR: Fleetwood Park – change of use to form 49 apartments. Status: building work not started.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Potentially the opportunity to redevelop some of the larger dated office stock for units for which there is demand in the local area (for example business units to support SMEs)

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

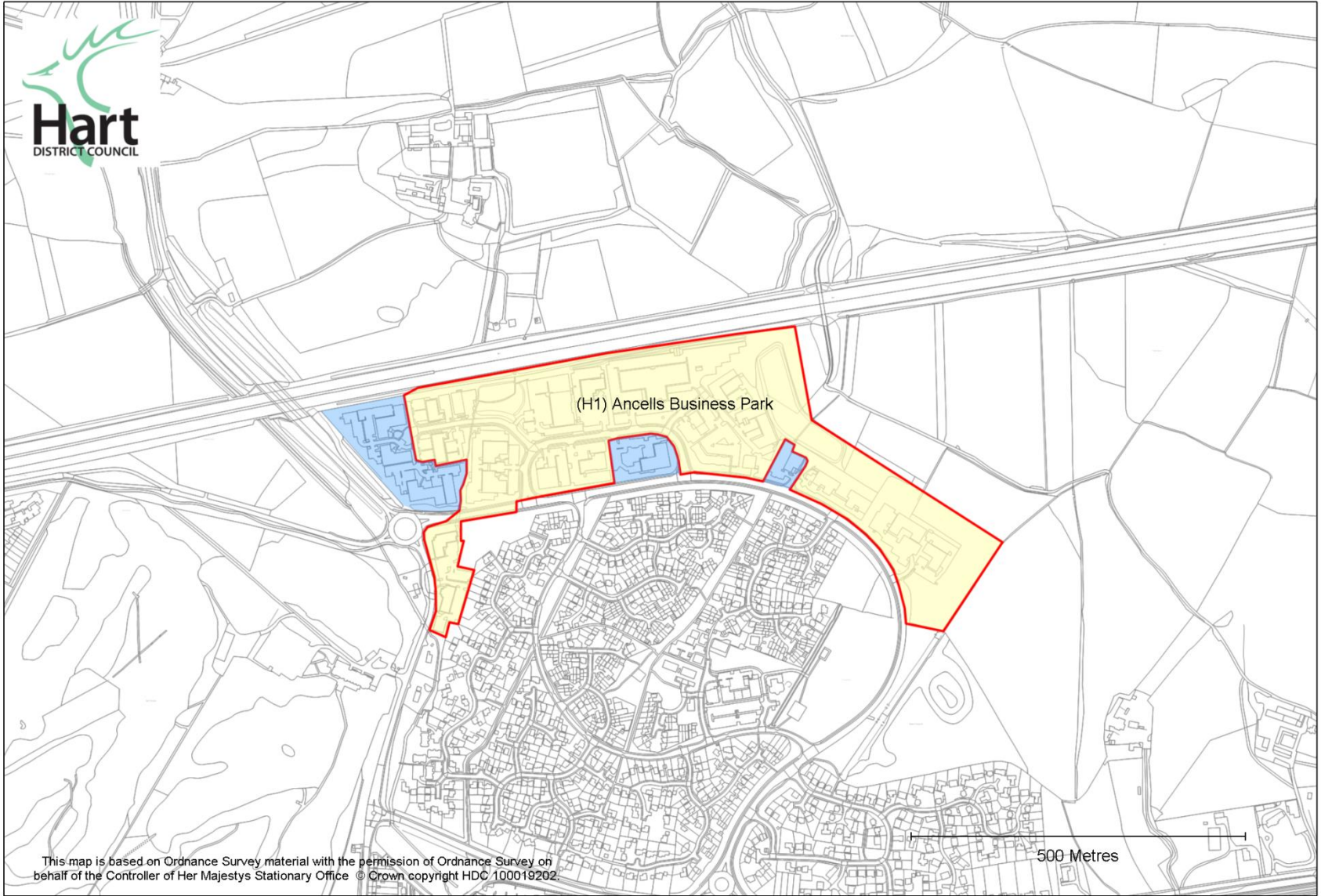
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Beech House	B1a	7,716					
One Fleet	B1a	5,144					
Birch House	B1a	12,075					
M3HQ	B1a	70,470					
Fleet 27	B1a	17,142					
Sentinel House	B1a	25,001					
Building A, Fleet Mill	B1a	12,354					
Fleet Mill B	B1a	10,220					
Units 1-8, Ancells Court	B1a	1,476					
Centaur House	B1a	20,800					
Oakmere	B1a	4,186					
		186,584					

CONCLUSIONS

Comments / Observations

Ancells Business Park is underperforming with relatively high vacancy levels, specifically in the older and larger footprint office buildings, although a number of these offices are multiple occupancy. In contrast, the smaller / split floorspace units such as Ancells Court appear to be well occupied. The Regus serviced office floorspace appears to be popular and experiencing high occupancy levels. However, five office buildings totaling in excess of 98,000 sq ft have received planning consent for conversion from office to residential uses, with one of these schemes being completed and one under construction. These units that have residential consent are highlighted blue on the map overleaf.

The sites edge of settlement location, the amount of circa 1980's large footprint offices and lack of on site or neighbouring amenities and facilities could be key factors in the lack of take up of vacant floorspace. The loss of business floorspace at the site to residential use through the prior approval process could be impacting on the sites attractiveness to the market.



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500 Metres

Site No: H2	Site Name: Bartley Point	LPA: Hart
Site Area: 3.2 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input checked="" type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Bartley Point comprises ten high quality warehouse / industrial units that have been constructed to a high specification. The units are of varying sizes and despite the recent completion of the site and the sites lack of prominence, only one of the ten units is currently vacant and being marketed. The site is located adjacent to the Osborn Way employment area and shares the same access. The site is accessible by a range of modes and its proximity to the M3 motorway is a key strength. The site is managed and there is sufficient parking available for the current uses and parking controls in place.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 via Junction 5 located 0.8km from the site.	Rail Access: Located 0.8km from Hook Station
Quality of local roads: Generally good with excellent connectivity to M3 Junction 5.	Proximity to settlements: The site is located within the settlement of Hook

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment within the site is very good, although the road and pavement surface (Osborn Road) leading up to the entrance to the site is in average condition.

Neighbouring uses:

Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

Neighbouring uses include the established Osborn Way employment site to the west, Bartley Wood Business Park to the east and the railway line to the north. Part of the site has been developed as a car dealership.

ACCESS & PARKING

Car

Access by car is good with the site being accessed by Osborn Way which connects to Station Road which enables easy access to the B3349, A287 and A30, in addition to access to the M3 motorway at Junction 5.

HGV

Access by HGV is good with parking restrictions in place on the key access routes. The site has good access to the local road network and Junction 5 of the M3 motorway.

Public Transport

The site is located in close proximity to Hook Railway Station and bus services operate along Station Road. There is a bus stop at the end of Osborn Way (approximately 300m from the site entrance).

Servicing

Servicing is very good within the site with yards to the front of all properties.

Parking

Parking appears to be allocated to each unit and there are controls in place on the main access road to prevent vehicles impeding the movement of HGVs.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

SSSI and common land constraint to the South

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

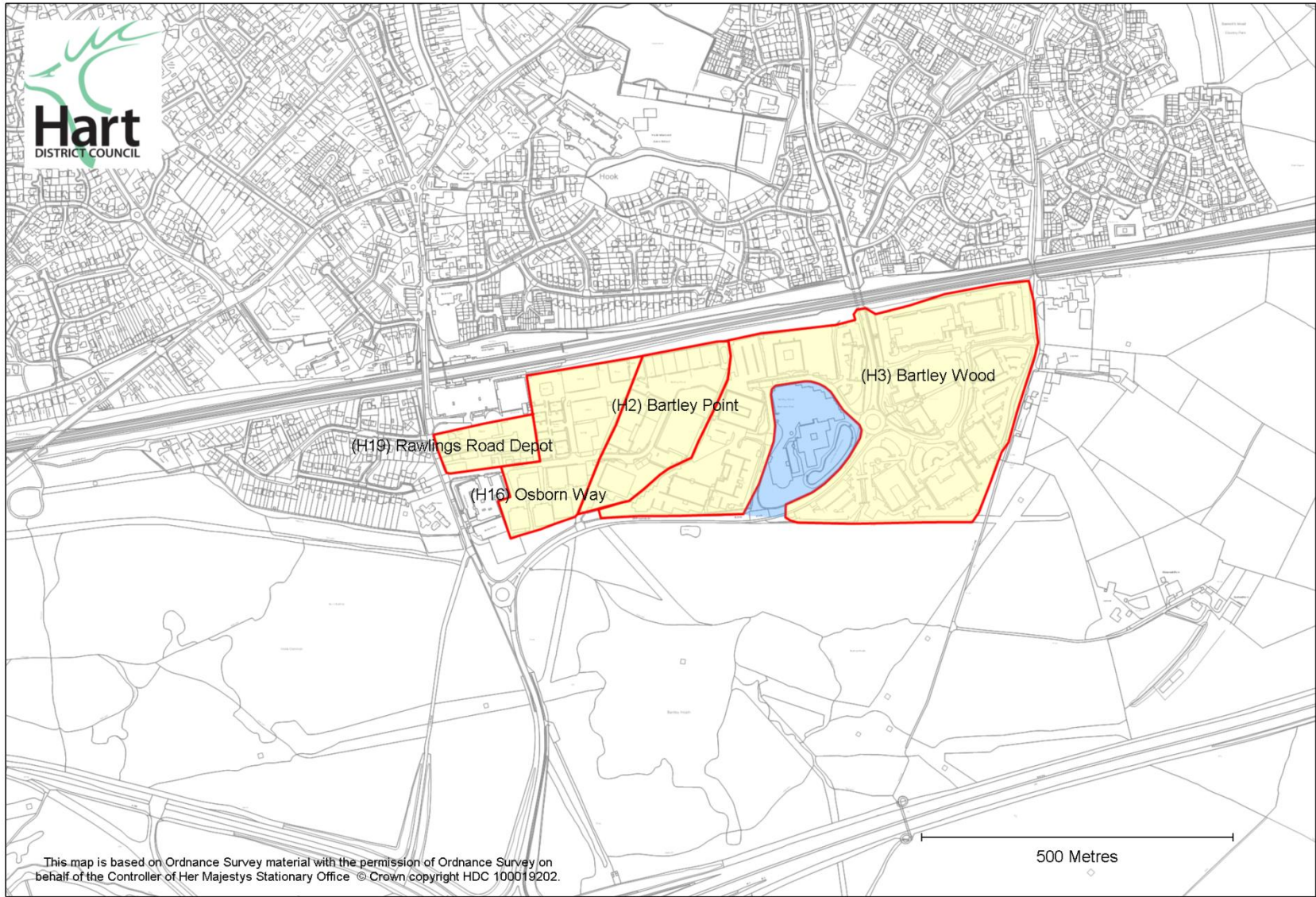
- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 6	B8	7,961 sq ft					No

CONCLUSIONS

Comments / Observations

The site provides modern quality floorspace to meet the needs of the industrial sectors in a managed site. The sites proximity to proximity to the M3 motorway are likely to be key benefits, off-setting the sites lack of prominence. At the time of site visit, only one unit remained available to the market demonstrates that there is demand for modern industrial / warehousing accommodation with good strategic highway links in the local area.



Site No: H3	Site Name: Bartley Wood Business Park	LPA: Hart
Site Area: 9.6ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input checked="" type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input checked="" type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Relatively modern Business Park located in close proximity to Hook Mainline Railway Station and junction 5 of the M3. The site is effectively split into two areas, separated by Griffin Way South (B3349). The site is highly accessible by a range of modes and appears to be popular, with only a small amount of office floorspace being marketed at the site, which has a number of high profile occupiers including Virgin Media, Serco and HP. The site is located in a prominent location and attracts a wide range of multi-national occupiers, although vacancy rates at the site have been increasing as businesses have relocated (BMW Financial Services) or have consolidated their operations (HP). Two applications have been submitted for the conversion of office floorspace to residential units at the site, one of which is under construction and the other is awaiting determination.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 1.1km from the site.	Rail Access: Located 0.8km from Hook Station
Quality of local roads: Very good	Proximity to settlements: The site is located in the settlement of Fleet

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

There are a small number of residential properties located to the East of the site (fronting Holt Lane), whilst the north of the site is bounded by the railway line and the Western boundary of the site adjoins the Bartley Point Distribution Park. To the south is highway and established woodland that is also a Site of Special Scientific Interest.

ACCESS & PARKING

Car

Access to the site by car is good, with direct access from Griffin Way South (B3349) which links to Junction 5 of the M3 motorway.

HGV

Access to the site by HGV is good and more than appropriate for the current uses. The site has direct access from Griffin Way South (B3349) which links to Junction 5 of the M3 motorway.

Public Transport

The site is located in close proximity to Hook Mainline Railway Station which is also served by regular bus services.

Servicing

Servicing is appropriate for the current uses

Parking

The site appears to be managed and parking restrictions are in place on parts of the internal road network. Each office unit appears to have its own car parking provision. There was some evidence of on street parking within the site but this could be caused by rail commuters parking at the site to benefit from services at nearby Hook Station.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation: Tree Preservation Order
SSSI and common land to the South

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

There are two planning permissions that have recently been granted at the site for the conversion of office floorspace to residential units. These are detailed below:

15/00846/PRIOR: Greenwell Providence House, 2 Bartley Wood Business Park – change of use to 113 apartments. Status: under construction. This site is highlighted blue on the map of the employment area at the end of this assessment.

16/02737/PRIOR: Europa House – change of use to form 77 residential units. Status: application not determined.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below)

No

Vacant Premises

Yes (please provide further information below)

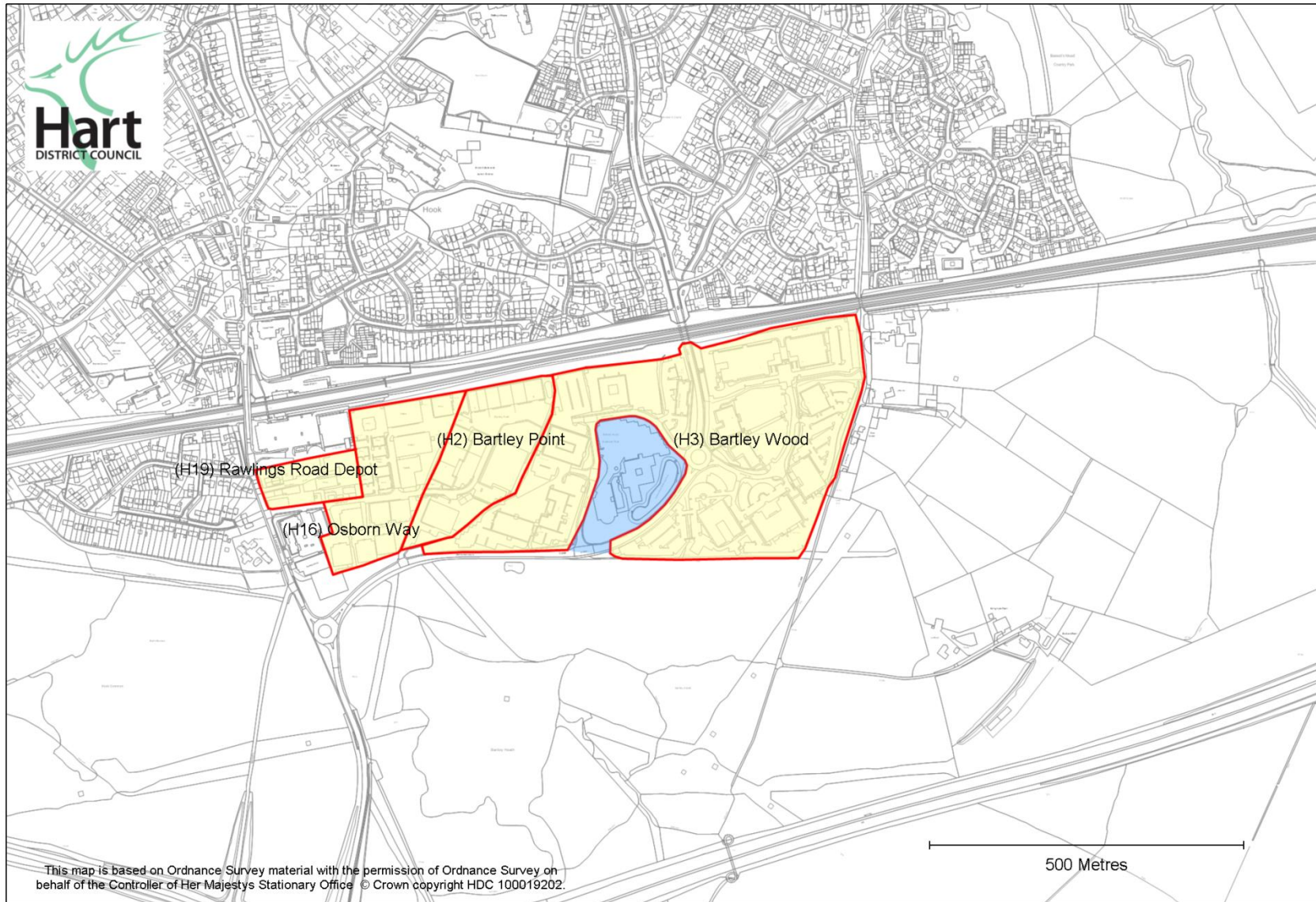
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
5 Bartley Way (Europa House)	B1a	44,816					Prior Approval submitted for the conversion of this building to residential.
17 Bartley Way (Form 1)	B1a	46,990					
260 Bartley Wood	B1a	48,196					

CONCLUSIONS

Comments / Observations

Bartley Wood Business Park is a relatively modern employment site providing a range of Grade A office units on the edge of Hook in a highly prominent location that has excellent transport links by both road and rail. The site is well managed and landscaped and relatively well occupied however, one building has recently received planning consent for conversion from office to residential use and another was awaiting determination as the time of the survey.



Site No: H4	Site Name: Blackbushe Business Park	LPA: Hart
Site Area: 6.5 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

<p>The site is a relatively modern industrial / business park located to the South of Yateley that provides a range of unit sites, including smaller units (circa 100sqm) within the Business Village to larger footprint manufacturing / distribution facilities. The site is well managed and maintained and is occupied by a wide range of businesses and at the time of the site visit.</p> <p>The site is well screened from neighbouring uses by established vegetation and is located in relatively close proximity to the A30 and A327. The site lacks prominence but appears to be attractive to the market.</p>

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 4.6km from the site.	Rail Access: Located 4.9km from Sandhurst Station
Quality of local roads: The quality of local roads are good with the A30 being a key local route.	Proximity to settlements: The site adjoins the settlement of Yately and is approximately 4km from Blackwater.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children’s Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

The environment within the site is good.

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

Car

Access by car is good with the site being accessed by two access points leading off Vigo Lane which connects to Cricket Hill Lane which enables easy access to the A30 and A327. In addition to access to the M3 motorway at Junction 4a.

HGV

Access by HGV is good and the site has relatively good access to the local road network and Junction 4a of the M3 motorway

Public Transport

Servicing

Servicing is good.

Parking

Parking appears to be allocated to each unit and there was no evidence of parked vehicles impeding the movement of HGVs.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Site within SPA 400m exclusion zone

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

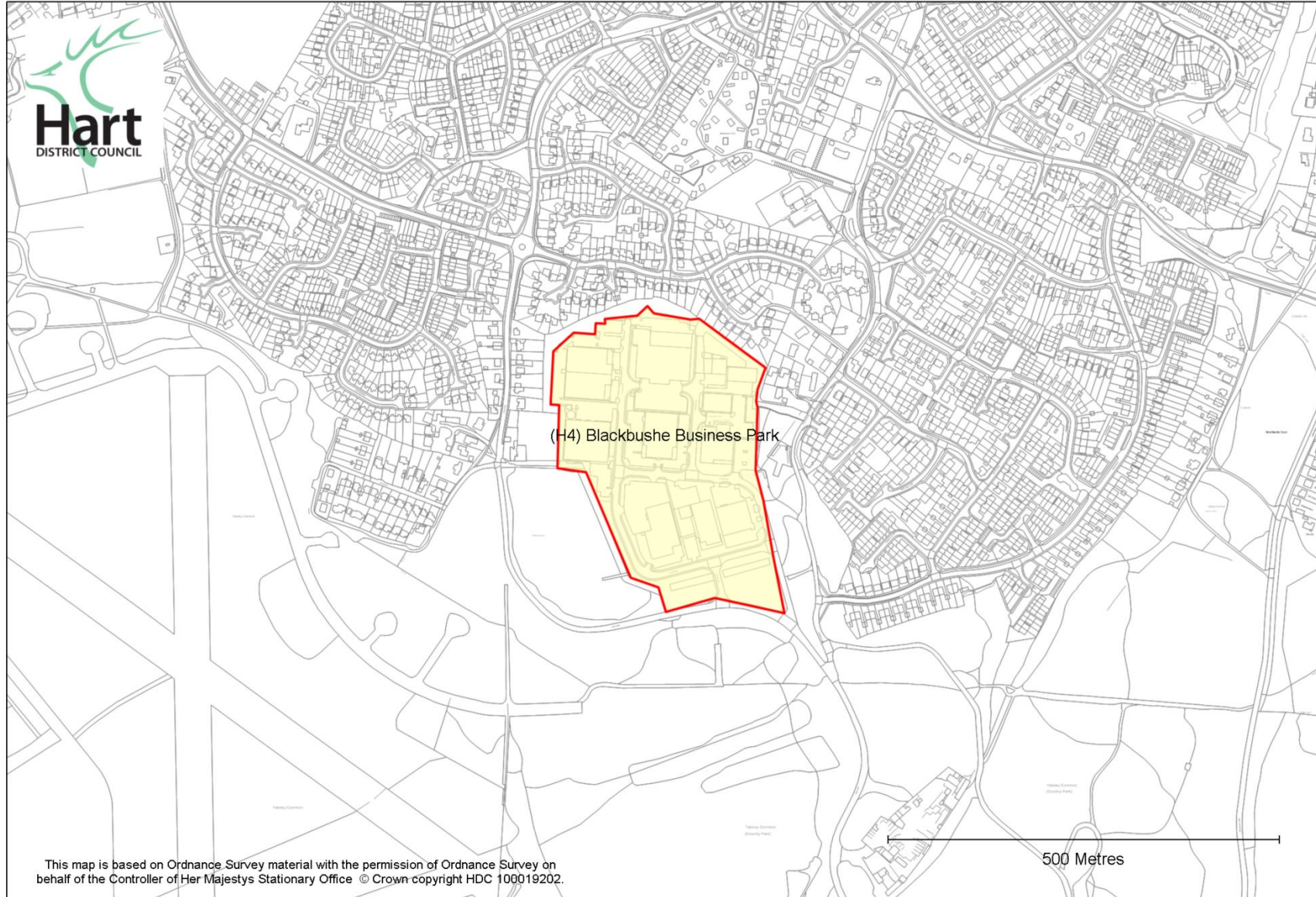
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site provides good quality business / industrial location that appears to meet the needs of a wide range of occupiers, from multi-national companies to SMEs. This is reflected by the very low levels of vacancy at the site

The sites proximity to proximity to the A30 and A327 are likely to be key benefits, offsetting the sites lack of prominence. At the time of site visit, none of the units were vacant demonstrating that there is demand for modern industrial / warehousing accommodation with good access to the local highway network and reasonable connections to the strategic highway network.



Site No: H5	Site Name: Civic Quarter, Fleet	LPA: Hart
Site Area: 1.6 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input checked="" type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input checked="" type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

The site comprises three detached office buildings originating from the 1980's that are located within Fleet town centre. The premises have excellent access to local facilities and services and good public transport links, although the site is located approximately 1 mile from Fleet Railway Station. Hart District Council occupies one of the three buildings whilst the other two units appear to be let to multiple occupiers. There is evidence of some vacant floorspace at the site.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 5.8km from the site.	Rail Access: Located 1.8km from Fleet Mainline Station
Quality of local roads: The quality of local roads are good with the A323 being a key local route.	Proximity to settlements: located within the settlement of Fleet

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

Extra care accommodation adjoins the site to the North West, whilst there is public open space to the North East of the Site and town centre uses to the East and South.

ACCESS & PARKING

Car

The site is located adjacent to the A323 and is accessed via Harlington Way and has good connectivity to the local road network, although access to the strategic road network is relatively poor, with junction 4a being located over 3.5 miles away and requiring travel along busy local roads including Fleet Road.

HGV

The site is located adjacent to the A323 and is accessed via Harlington Way and has good connectivity to the local road network, although access to the strategic road network is relatively poor, with junction 4a being located over 3.5 miles away and requiring travel along busy local roads including Fleet Road. HGV access is appropriate for the current uses.

Public Transport

There are frequent bus services operating along Fleet Road, although the site is located over 1 mile from Fleet Station.

Servicing

Servicing appears to be appropriate for current uses.

Parking

Each site is self-contained with its own parking allocation. In addition, there is on street parking (charged) available on Harlington Way and parking provision available on the Victoria Road Car Park.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

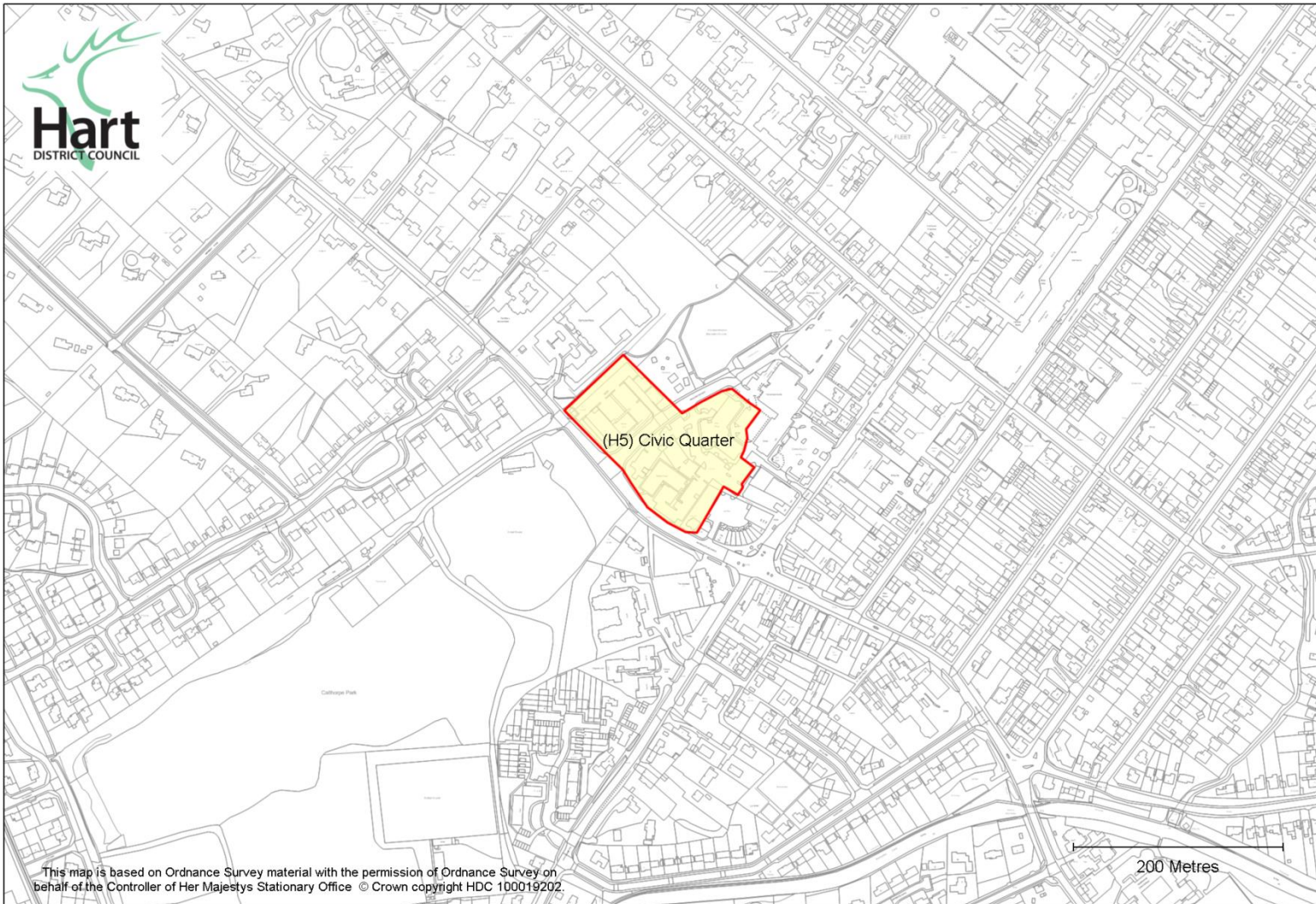
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Flagship House (2 nd Floor)	B1a	6,641					
Admiral House (Part Ground Floor)	B1a	1,351					

CONCLUSIONS

Comments / Observations

The site is occupied by a mix of business and the Hart District Council and is located in a town centre location close to a range of facilities and amenities. The buildings Flagship House and Admiral House are both partially occupied. The site offers generous onsite parking provision and good access to public transport services.



Site No: H6	Site Name: Cody Park	LPA: Hart
Site Area: 12.2ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input checked="" type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input checked="" type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

The site adjoins Cody Technology Park and is a secure campus that is home to three operational data centres and consent has been granted for two more facilities (14/01489). The site benefits from advanced power and network infrastructure to meet the needs of high-energy users (such as data centres). Construction work was being undertaken at the time of the site visit indicating that the site is being built out and proving attractive to this niche market.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 3.4km from the site.	Rail Access: Located 4.2km from Farnborough Main Station.
Quality of local roads: The quality of local roads are good with Bramshot Lane providing a direct connection to the A327.	Proximity to settlements: The site is located in an isolated location outside of any settlement policy boundary. The nearest settlement is Farnborough with Southwood being the nearest community that is located circa 1.5km away from the site.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Training facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

Car

Vehicle access to the site is good via Bramshot Lane that provides a direct connection to the A327 providing good local linkages. The A327 provides a link to junction 4a of the M3.

HGV

The site has good access for HGVs via Bramshot Lane (recently upgraded to enable the delivery of Hartland Park) that provides a

Public Transport

No public transport services serve the site

Servicing

Servicing of the site is acceptable for the current uses.

Parking

Parking is acceptable for the current uses.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

The south of the site is within the SPA 400m residential exclusion zone

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Planning consent for two new data centres (14/01489/major) and partial demolition and external alterations to an existing building.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

There is some undeveloped land at the site, but construction works are currently being undertaken indicating that this land will be developed in the short to medium term.

Vacant Premises

Yes (please provide further information below)

No

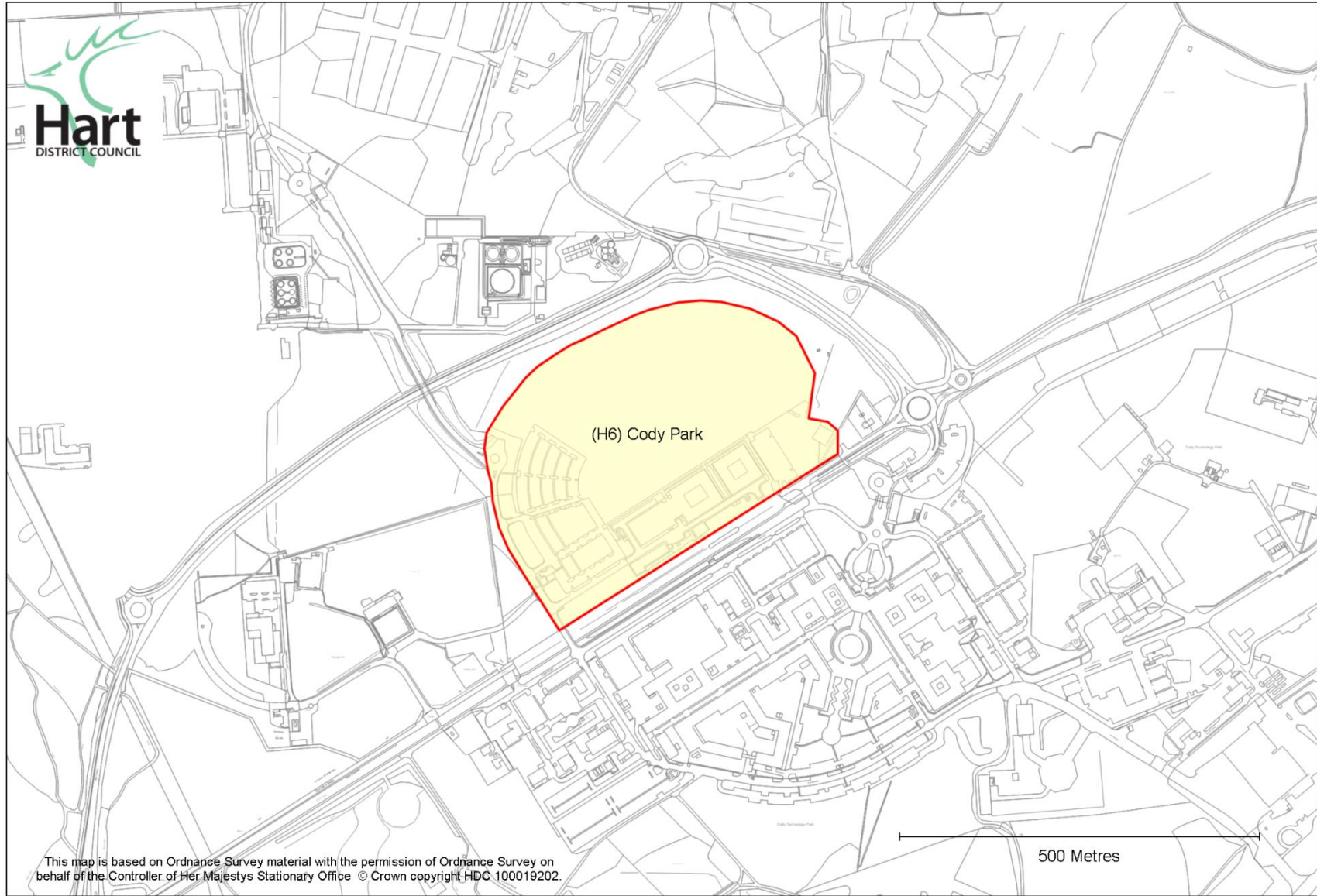
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is adjacent to Cody Technology Park and is part developed. Some new development has recently been completed (3 data centres) and at the time of the site visit further development was underway to implement the extant planning permission.

The site is located in a relatively isolated location and lacks prominence but is a secure location and has good accessibility to the local and strategic highway network.



Site No: H7	Site Name: Eversley Haulage Yard	LPA: Hart
Site Area: 2.4ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input checked="" type="checkbox"/> Site for Specific Occupier(s)	<input checked="" type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

<p>The site is predominantly occupied by a waste processing and recycling operation (R.Collard Ltd), although there are other operations at the site including Collard Racing.</p> <p>The site located off the A327 but is isolated and well screened from neighbouring uses by established and is therefore considered to be suitable for the types of uses undertaken at the site (typically bad neighbour uses). The site has good connections to the local road network including the A327 and A30.</p>

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 6.9km from the site.	Rail Access: Located 5.6km from Fleet Station
Quality of local roads: The quality of local roads are good with the A327 and A30 being key local routes.	Proximity to settlements: The site is isolated and located outside of any defined settlement. The closest settlements are Eversley (3.5km) and Yateley (4km).

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

There is a residential property opposite the site entrance onto the A327.

ACCESS & PARKING

Car

Direct access from the A327 and located close to the A30.

HGV

Direct access from the A327 and located close to the A30. The internal access is suitable for current uses.

Public Transport

The site is located in close proximity to Hook Railway Station and bus services operate along Station Road. There is a bus stop at the end of Osborn Way (approximately 300m from the site entrance).

Servicing

Suitable for current uses

Parking

Suitable for current uses

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Site is located within the SPA

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

There may be scope to intensify the use of the site if the existing use (waste processing and recycling) were to consolidate their operations at the site.

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

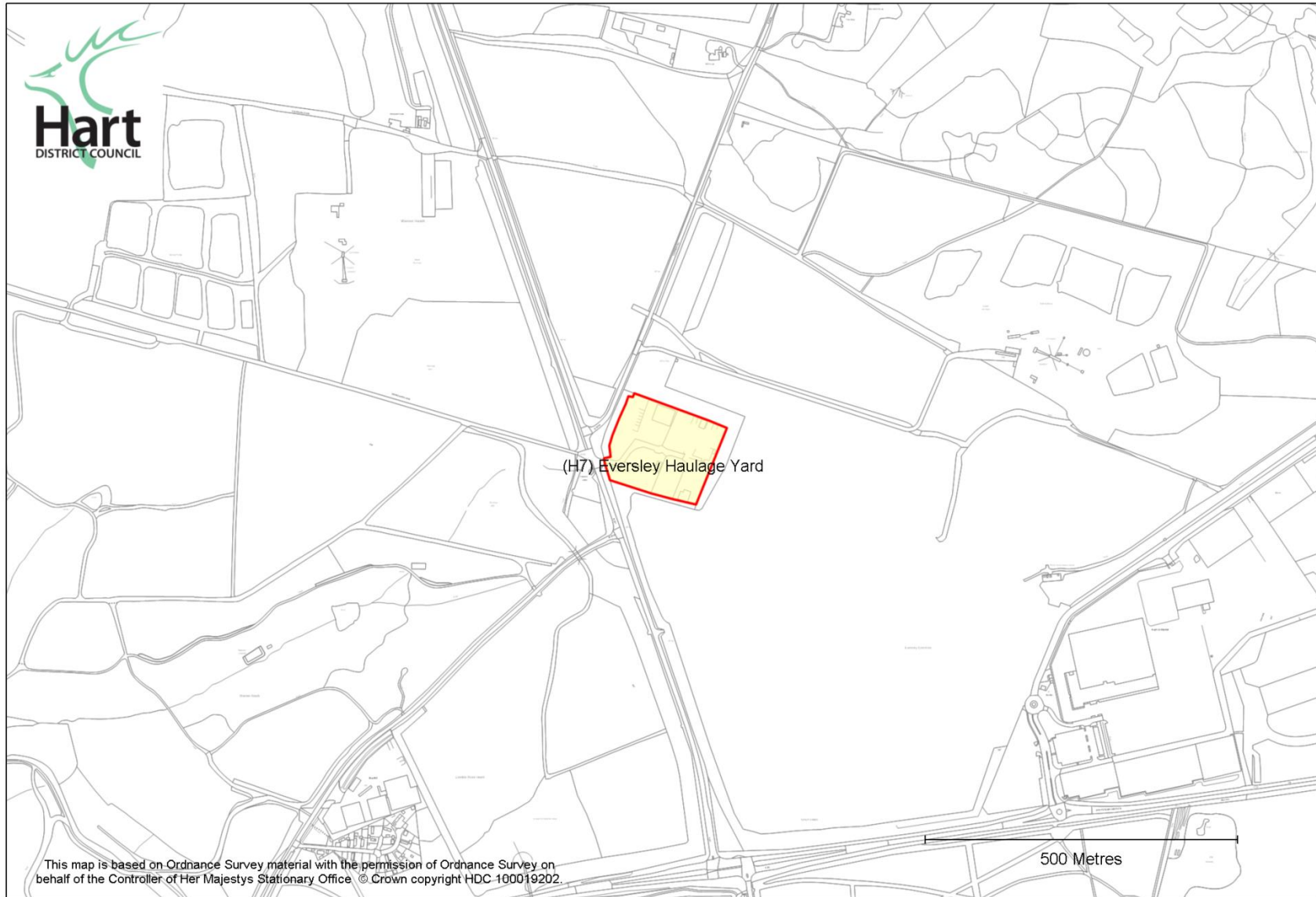
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site provides suitable accommodation for the current bad neighbour use(s) and has good access to the local highway network (A327 and A30).



Site No: H8	Site Name: Fleet Business Park	LPA: Hart
Site Area: 0.95 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

The business park is located on southern edge of Fleet and provides a range of unit types and sizes predominantly aimed at small and medium enterprises. The site is managed and appears to experience high occupancy rates. The site appears to meet a local need for small industrial units with reasonable access to the local road network including the A287 and A325.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 7.2km from the site.	Rail Access: Located 4.2km from Fleet Railway Station
Quality of local roads: The quality of local roads are good with the A287 and A325 being key local routes.	Proximity to settlements: Adjoins the settlement of Fleet.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

Tesco express located 0.8km to the North of the site.

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

There is a residential property opposite the site entrance onto the A327.

ACCESS & PARKING

Car

Access to the site is good, with Sandy Lane providing a connection to the B3010 (Beacon Hill Road) that provides connections to the A287 and A323.

HGV

Access to the site is relatively good and appropriate for the types of uses occupying the site.

Public Transport

The site is located a short walk from the bus stops location along Beacon Hill Road providing local connections and services to Aldershot, and Reading.

Servicing

Suitable for current uses.

Parking

Suitable for current uses, although there was some evidence of parking on the main access road to the site which could impede access by larger vehicles.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order
Blanket TPO across the site

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

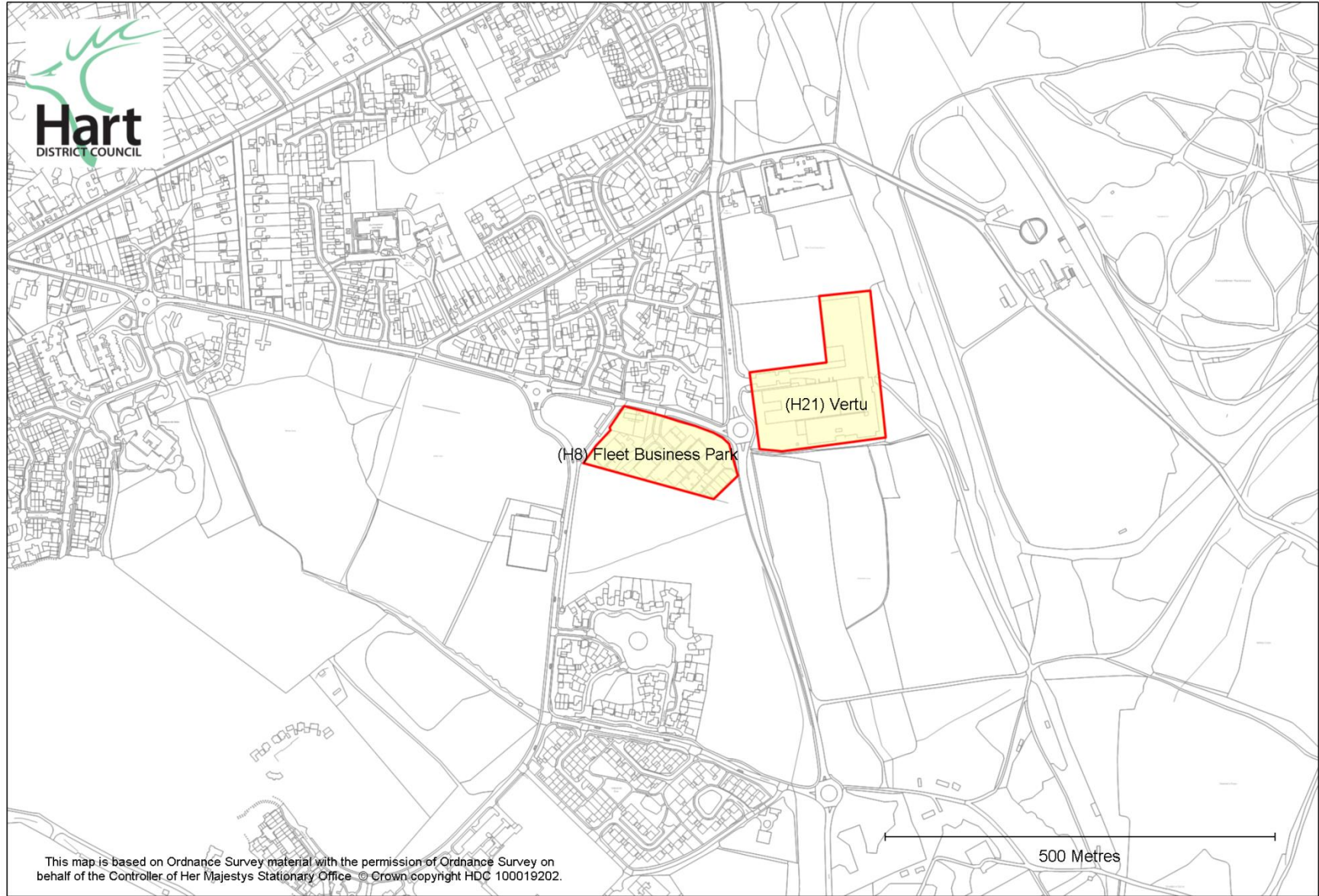
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is popular with SME businesses seeking relatively modern floorspace in a relatively sustainable location on the edge of an established settlement. The site is well occupied and meets a need for smaller employment units in the local area.



Site No: H9	Site Name: Grove Farm Barn Workshops	LPA: Hart
Site Area: 1.4 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Grove Farm is a cluster of employment units that have formed as part of a farm diversification scheme between Fleet and Crookham Village. The site provides accommodation for SME's across a diverse range of sectors (including precision engineering, joinery and a number of non B class uses) and appears to be fully occupied and meeting a need for small business premises in a rural location. The site is accessible via a private driveway fronting the Street that connects Crookham Village and Fleet.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 6.8km from the site.	Rail Access: Located 3.5km from Fleet Station
Quality of local roads: Acceptable for current uses at the site due to the residential nature of some of the roads.	Proximity to settlements: Located in close proximity to the settlement of Church Crookham and Crookham Village.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children’s Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number of retail uses at the site including health and beauty uses and a stove showroom.

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

- Car Good accessibility to the site from the local road network
- HGV HGV access to the site is considered to be reasonable, with the local road network being able to accommodate such vehicles and the site access being wide enough to enable HGV movements, although the internal configuration of the site may make HGV movements difficult. However, given the types of uses at the site the number of HGV movements are likely to be limited
- Public Transport Bus services operate in close proximity to the site providing infrequent services to Basingstoke, Farnborough and Odiham.
- Servicing Appropriate for current uses
- Parking Appropriate for current uses

Is the access and parking adequate for the uses within the site?

- Yes No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk (Zone ___) Heritage and Conservation Environmental Designation Tree Preservation Order
- Site is within a conservation area and adjacent to the Basingstoke canal. Several listed buildings on the site**

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Site Allocation Planning Consent
- Greenfield Brownfield
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Farm diversification scheme with consent received in 2010 for ten new workshop units. Six of these have been completed, whilst development of the remaining four units has yet to commence.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Some undeveloped land to accommodate 4 small (circa 25 sqm) workshop units.

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

A farm diversification scheme provides accommodation for SME's across a range of sectors and is fully occupied.



Site No: H10	Site Name: Guillemont Park	LPA: Hart & Rushmoor
Site Area: 10 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input checked="" type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Guillemont Park (also known as Sun Park) is a bespoke office park that was previously occupied by Sun Microsystems. The site has been sub divided following planning consent was granted in January 2015 for the construction of 150 dwellings on the part of the site that previously accommodated two partially completed office structures. The permission is currently being implemented.

The remaining part of the site (circa 10ha) currently accommodates three sizeable Grade A office buildings (HQ type premises) that have been vacant since the previous occupier vacated the site and maintained to a high standard. The site is located adjacent to the M3 Motorway at Junction 4a and therefore has good strategic access; however, the site is relatively isolated from key services and public transport infrastructure.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 0.15km from the site.	Rail Access: Located 3.5km from Farnborough Station
Quality of local roads: Very good (the site has a direct access from the A327 and adjoins Junction 4a of the M3).	Proximity to settlements: Adjoins established settlements located to the North of the M3 (Fox Lane) .

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please provide further information below)

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

A residential scheme of 150 dwellings is currently being constructed on land directly adjoining the site.

ACCESS & PARKING

Car

The site is easily accessible from the strategic road network, being located adjacent to Junction 4a of the M3 Motorway and the A327. Access within the site is good with an internal access road connecting providing access to the buildings and car parks.

HGV

The site is easily accessible from the strategic road network, being located adjacent to Junction 4a of the M3 Motorway and the A327. Access for HGVs within the site is good with an internal access road connecting providing access to the buildings and car parks.

Public Transport

None observed.

Servicing

Each building has dedicated serving arrangements.

Parking

Generous onsite parking provision to meet the needs of a HQ office occupier. The site provides circa 1,350 parking spaces.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (part Zone 2)

Heritage and Conservation

Environmental Designation: **adjacent to SINC**s

Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Site Allocation Planning Consent
- Greenfield Brownfield
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

The site provides three vacant Grade A office buildings that provide a combined total of 26,421sqm of floorspace. Pre application advice has been sought from the Council to deliver a residential scheme of circa 320 dwellings at this site.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Building 1	B1a	85,093					
Building 2	B1a	125,908					
Building 3	B1a	73,409					

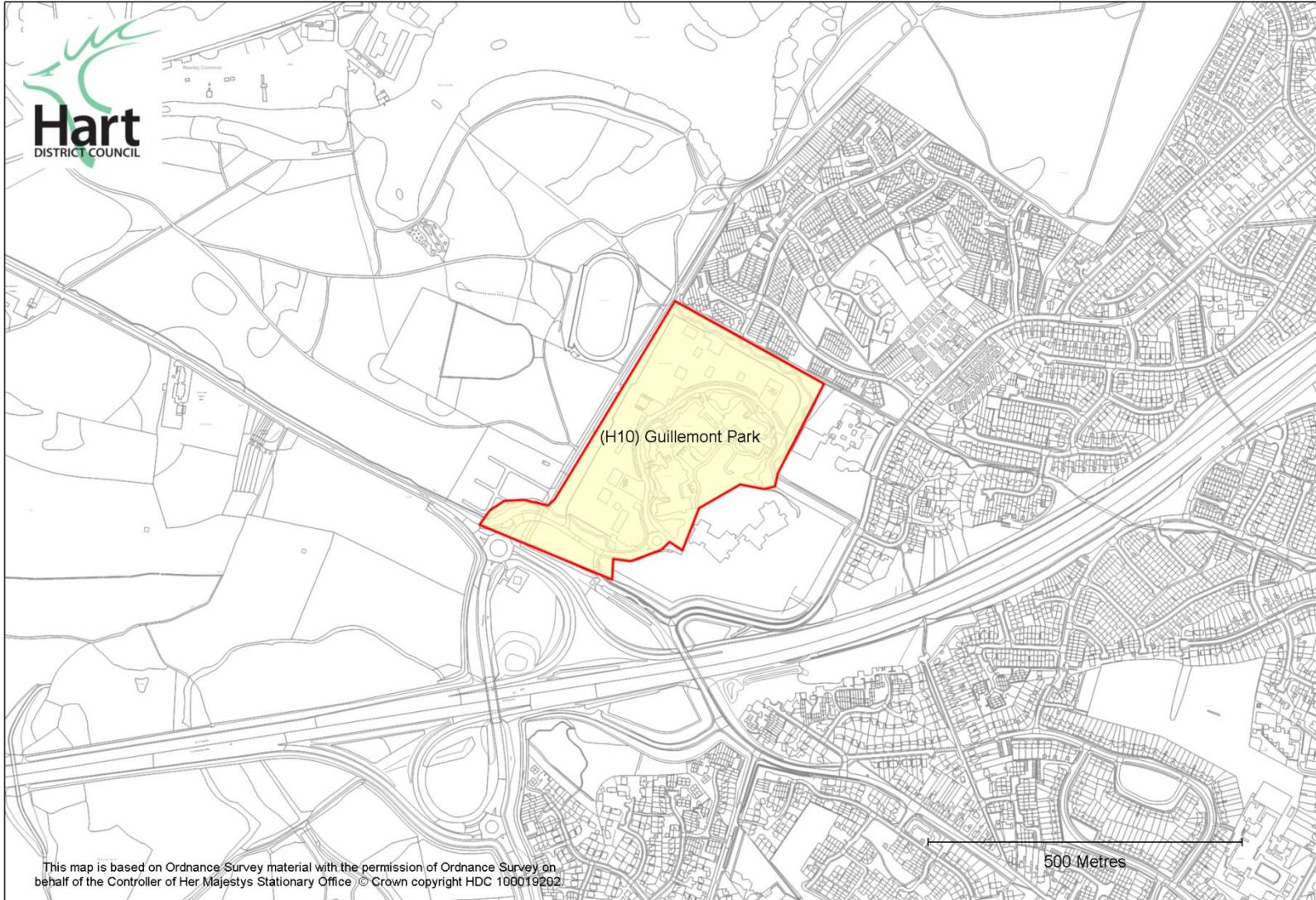
CONCLUSIONS

Comments / Observations

Guillemont Park was constructed as a secure and discrete office campus for a Sun Microsystems in the early 2000's. The original site has been subdivided following the granting of planning consent in January 2015 for the construction of 150 dwellings on the part of the site that previously accommodated two partially completed office structures. This permission is currently being implemented.

The remaining part of the site (circa 10ha) consists of three interlinked office buildings. The site has been vacant since 2011 (following a business merger and consolidation) and has been marketed. The site benefits from excellent access to the strategic road network but its remote location from external amenity provision and public transport services (specifically rail) count against the site in addition to the size, configuration and specification of the premises which may not be compatible to prospective office occupiers. Whilst the site would suit a large corporate occupier seeking a campus environment, it is recognised that there is a wide range of alternative premises on the market at the present time for such occupiers that have a better offer.

With the office accommodation having been vacant for 5 years and the development of a residential scheme adjoining the site, it is well placed to be allocated for redevelopment, with the potential to accommodate a mix of uses.



Site No: H11	Site Name: Hurst Farm	LPA: Hart
Site Area: 0.3 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Hurst Farm a cluster of small employment units that have formed as part of a farm diversification in Winchfield. The site provides accommodation for SME's across a diverse range of sectors (including IT services and garden appliance maintenance) and appears to be fully occupied and meeting a need for small business premises in a rural location. The site is accessible via Taplins Farm Lane (a relatively narrow country lane) and the local road infrastructure is variable.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 7.1km from the site.	Rail Access: Located 1.8km from Winchfield Station
Quality of local roads: variable but predominantly rural in nature.	Proximity to settlements: Located in close proximity to the settlement of Fleet (Elvetham Heath)

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Village pub

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some retail - garden appliance sales and maintenance

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

Car

Relatively good accessibility to the site from the local road network that is acceptable for the current uses.

HGV

HGV access to the site is poor however; the types of uses at the site are unlikely to require HGC access.

Public Transport

Servicing

Appropriate for current uses.

Parking

Appropriate for current uses.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation
Listed buildings on the site

Environmental Designation

Tree Preservation Order

Physical Considerations:

Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

Site Allocation Planning Consent

Greenfield Brownfield

Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

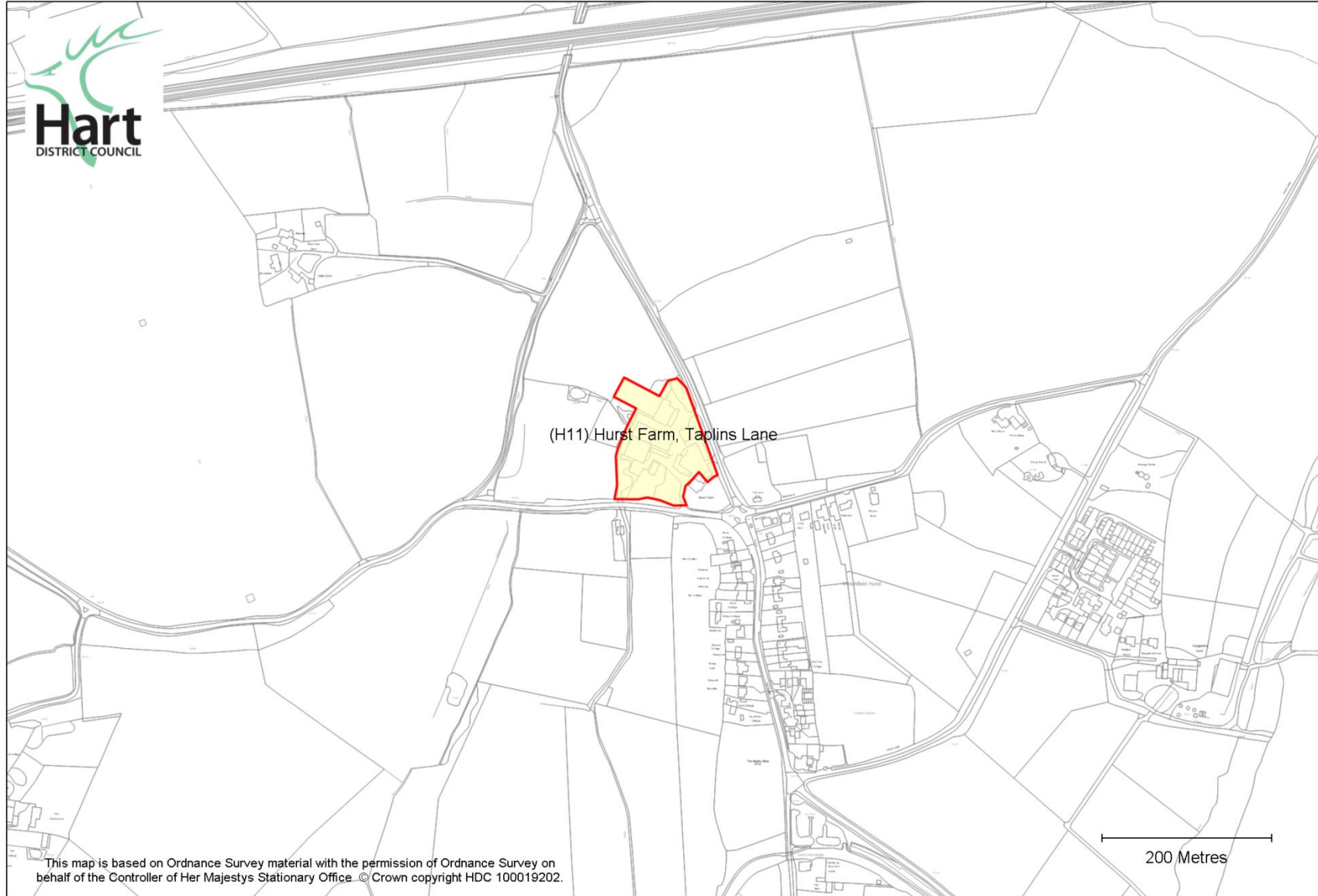
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

A farm diversification scheme located in on the edge of Winchfield. The site provides accommodation for SME's across a range of sectors and is fully occupied.



Hart
DISTRICT COUNCIL

(H11) Hurst Farm, Taplins Lane

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200 Metres

Site No: H12	Site Name: Lodge Farm	LPA: Hart
Site Area: 3.25ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Lodge Farm is a farm diversification scheme that provides a range of accommodation including small office units to meet the needs of SMEs to larger warehousing units. The site access road is located approximately 0.6 km from Junction 5 of the M3 although the access from the A287 to the site (approximately 600m in length) is relatively constrained, being a single-track road with passing places.

Overall, the site appears to be popular with a range of businesses spread across a diverse range of sectors, for example vehicle storage and a car detailing service.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 0.6km from the site.	Rail Access: Located 1.9km from Hook Station
Quality of local roads: .Site is accessed via a private road that provides access to the A287 which is a key local route.	Proximity to settlements: Located approximately 1.5km from North Warnborough

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Farm Shop

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some retail – farm shop and cookery school

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

Car

Relatively good accessibility to the site from the local road network with direct access from the A287, although to get to the site vehicles must travel along a circa 600m single track road with passing places.

HGV

Access if from the A287 and then along a single track road with passing places. During the site visit there was evidence of congestion resulting from HGV traffic conflicting with the retail traffic visiting the adjacent farm shop.

Public Transport

None

Servicing

Appropriate for current uses.

Parking

There appeared to be adequate car parking for the current uses with areas of hard standing providing the bulk of supply. There was no formal marking of bays observed within the site.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
 Site Allocation Planning Consent
 Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

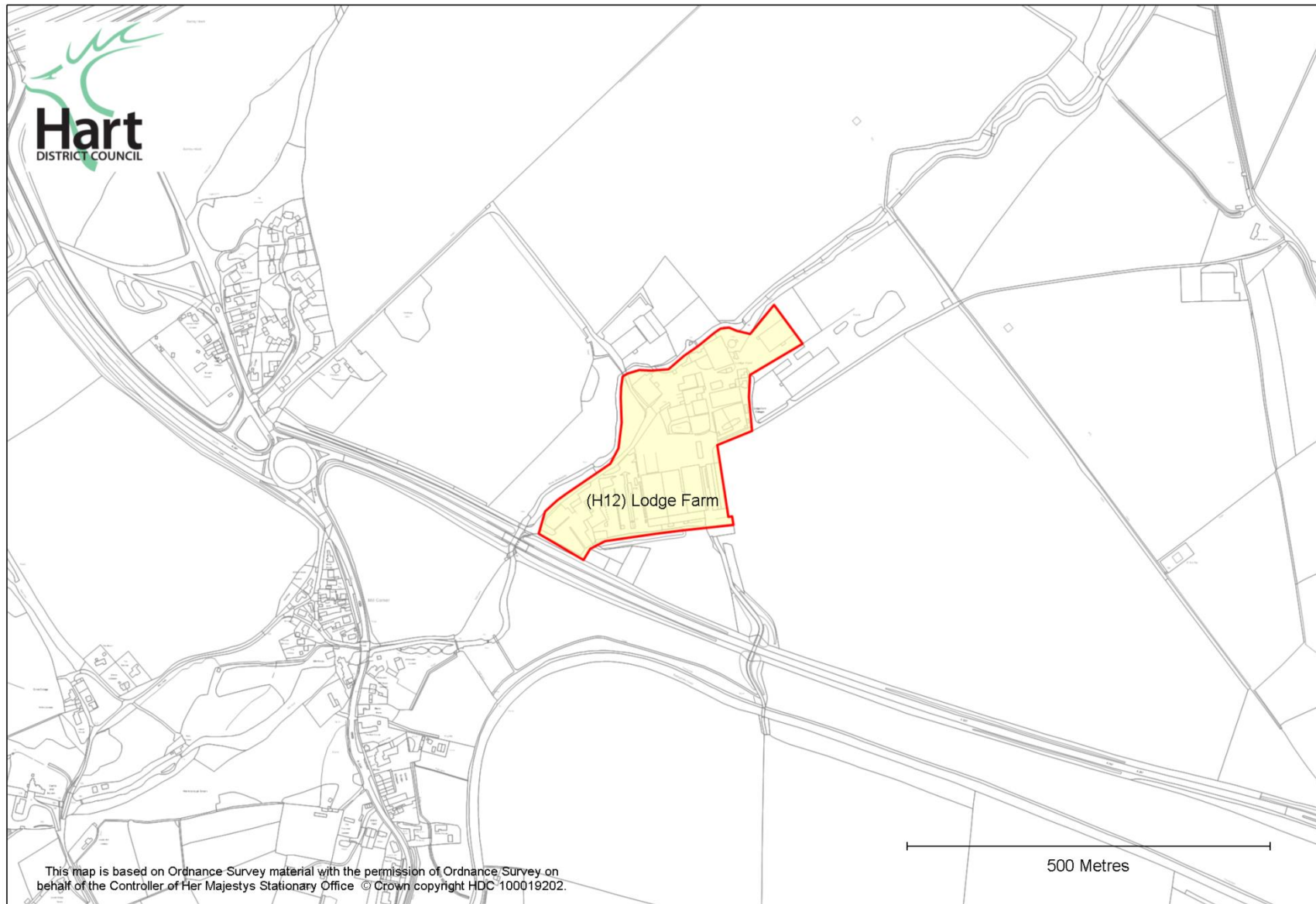
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is an example of a farm diversification scheme that offers accommodation that is desirable to a range of companies across a variety of sectors. The sites proximity to Junction 5 of the M3 motorway is a key advantage, along with the adjoining Newlyn's Farm shop and Café that provides an amenity facility for occupiers.



Site No: H13	Site Name: Meadows Business Park	LPA: Hart
Site Area: 9.4ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

A modern edge of centre business office park that offers quality flexible office floorspace in a highly accessible location adjacent to Blackwater Railway Station. The site is relatively prominent being visible from the North Downs railway line (Reading to Gatwick Airport) and has excellent access to the local highway network. The site is located approximately 2.1km from Junction 4 of the M3.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4 that is located 2.1km from the site.	Rail Access: Located adjacent to Blackwater Rail Station
Quality of local roads: Very good access to the local road network although there can be congestion at peak times in the local area.	Proximity to settlements: Located adjacent to the settlement of Blackwater and in close proximity to College Town.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

The site is bordered by the Blackwater River to the East, the A30 to the South and Blackwater Rail Station and North Downs Railway to the West.

ACCESS & PARKING

Car

Access to the site by car is good, with an access direct from the Meadows roundabout that connects the A3 and A321. Access within the site is good with this managed site with parking restriction in place.

HGV

Access to the site by HGV is possible although the narrow roads serving the site (and Blackwater Station) may cause difficulties for larger vehicles. However, the access is considered suitable for the current uses that are unlikely to require HGV movements.

Public Transport

Site is adjacent to Blackwater Station that provides direct services to Reading, Guildford and Gatwick Airport. Local bus services can be accessed from the A30 (London Road).

Servicing

Servicing to the site is good with parking bays being provided for delivery vehicles to the front of some of the units.

Parking

Parking appears to be suitable for the current occupier's requirements and seems to be allocated to specific occupiers.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zones 2&3)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield

- Site Allocation Planning Consent

- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

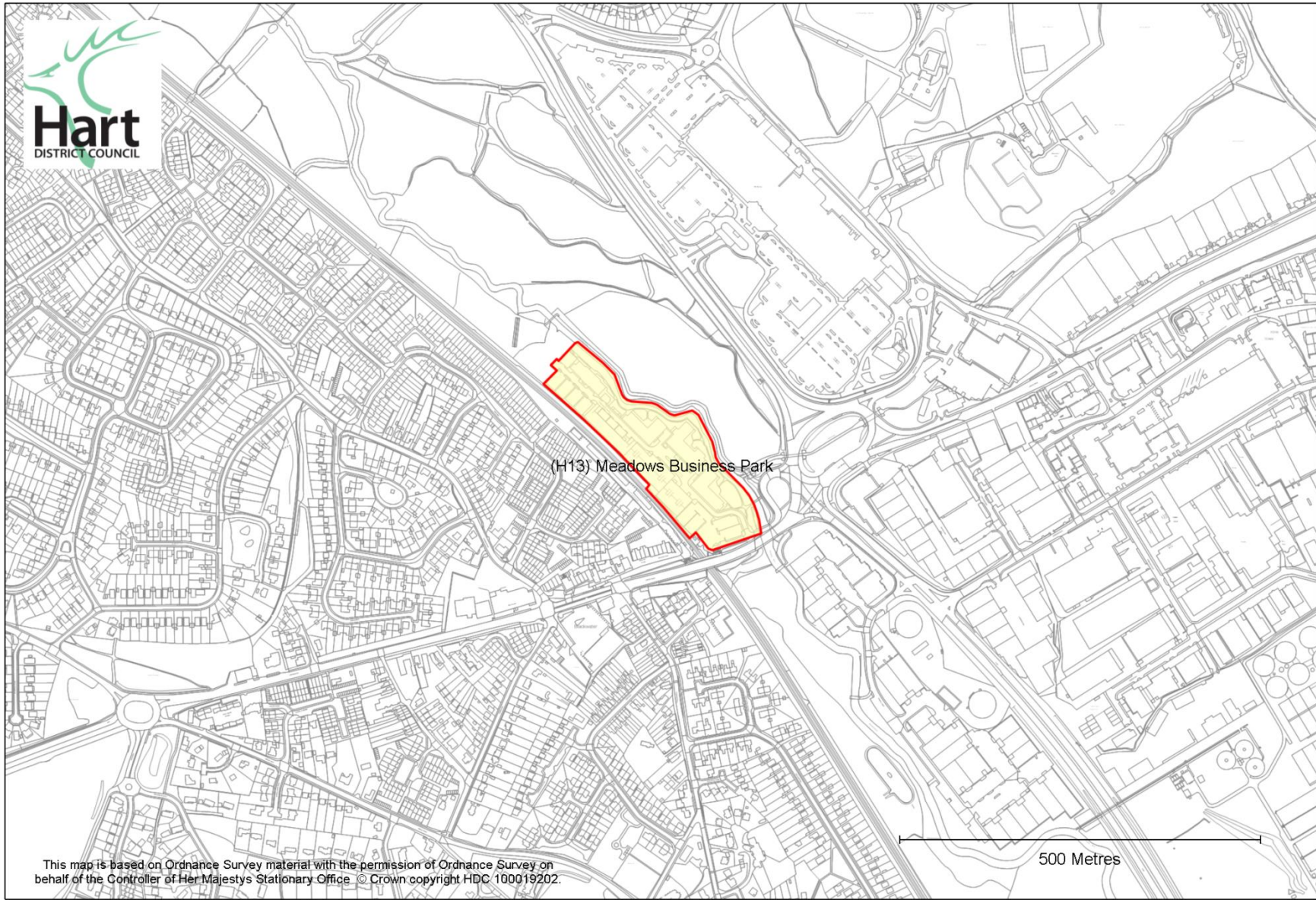
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq. ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Building 4 (1 st floor)	B1a	7,691					No
Building 4 (3rd floor - part)	B1a	2,661					No

CONCLUSIONS

Comments / Observations

Meadows Business Park provides modern Grade A office units located in a relatively sustainable location with good access by road and rail. The modern floorspace and its flexibility to enable multiple occupation of the units appears to be meeting the needs of the market as occupancy rates are high the site with only a small amount of vacant floorspace being marketed. The site benefits from a prominent location adjoining the urban areas of Blackwater and Camberley which provide a range of facilities and potential labour supply.

The site is set in a managed high quality landscape and despite its location has on site facilities for occupiers in the form of a café, whilst other retail facilities are located in close proximity along London Road.



(H13) Meadows Business Park

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500 Metres

Site No: H14	Site Name: Murrell Green Business Park	LPA: Hart
Site Area: 2.5ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input checked="" type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

The site is located to the East of Hook fronting the A30 highway that provides good connectivity to Hook and other settlements to the East, whilst also being located a short drive from the M3 Junction 5. The Business Park is located in a rural location and offers a range of employment units suitable for SME's with all units appearing to have roller shutter doors and some office provision for maximum flexibility.

The site is in a prominent location along the A30 and is well occupied, demonstrating that it meets a need for small flexible employment units.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 3.4km from the site.	Rail Access: Located 2.4km from Hook Station
Quality of local roads: Very good with direct access to the A30 which is a key local route.	Proximity to settlements: Approximately 0.7km from the settlement of Hook.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good
 Good
 Poor
 Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

The site is appropriate for its current uses and a recreational space that includes picnic tables is provided within the site.

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

Rural location with no directly adjoining neighbouring uses.

ACCESS & PARKING

Car

Access to the site by car is good, with an access direct from the A30. Access within the site is relatively good, although the road network is rather narrow in places.

HGV

Access to the site by HGV is possible although the narrow roads within parts of the site may cause difficulties for larger vehicles. However, the access is considered suitable for the current uses that are unlikely to require HGV movements.

Public Transport

None observed

Servicing

Servicing to the site is good although in places the internal road configuration could make access for larger delivery vehicles difficult.

Parking

It appears that spaces are allocated to specific occupiers and that parking restrictions are enforced. Some on street parking observed.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield

- Site Allocation Planning Consent

- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

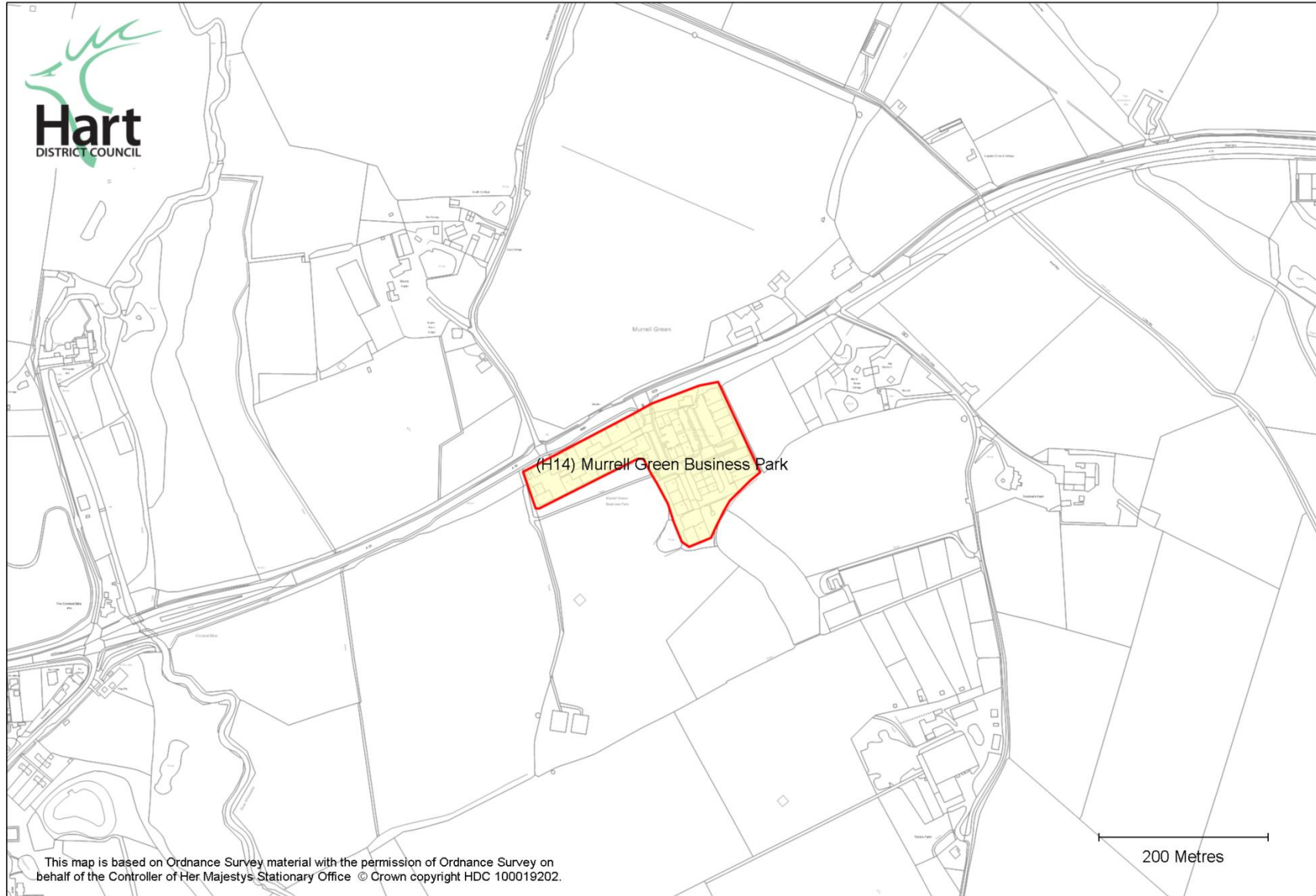
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

Murrell Green Business Park is a managed site fulfils a local need for smaller flexible employment spaces to meet the needs of SMEs. The sites direct access to the A30 and short journey times to Junction 5 of the M3 motorway as major benefits. The site is relatively prominent with frontage onto the A30 and despite its countryside location appears to be meeting the needs of the market, as occupancy rates are high the site with only a small amount of floorspace being marketed at the site.

The A30 is served by an infrequent bus service and can be accessed by a shared footpath and cycle link that connects the site to Hook (approximately 0.8km away) making the site relatively sustainable in comparison to the majority of rural employment sites.



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Site No: H15	Site Name: Optrex Business Park	LPA: Hart
Site Area: 0.5 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Optrex Business Park is located in a rural setting in Rotherwick and provides ten industrial warehousing units of varying sizes to meet the needs of SMEs, with units starting from 1,000 sq ft. Despite the sites relatively isolated location, all ten units were fully let at the time of the site visit. The site is managed and all of the units appear to be well maintained and the units to the rear of the site appear to be more modern.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 5km from the site.	Rail Access: Located 4.3km from Hook Rail Station
Quality of local roads: Acceptable but predominantly country lanes.	Proximity to settlements: the site located outside the small settlement of Rotherwick, however the larger settlement of Hook is located approximately 2 miles away.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

Golf course and hotel

ACCESS & PARKING

Car

The site is accessed via a shared drive that provides access to Tylney Park Golf Club and Tylney Hall Hotel. The local roads surrounding the site are rural in nature (country lanes) but are suitable for cars and light commercial vehicles.

HGV

The site is accessed via a shared drive that provides access to Tylney Park Golf Club and Tylney Hall Hotel. The local roads surrounding the site are rural in nature (country lanes) and are likely to be able to accommodate the majority of HGV vehicles that will require access to the site.

Public Transport

None observed

Servicing

Servicing is good within the site with each unit having roller shutter doors and areas of hardstanding.

Parking

Parking provision is sufficient for the current uses at the site and is predominantly provided on two areas of hard standing to the East and West of the site.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Site within Rotherwick Conservation Area and Historic Park & Garden

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

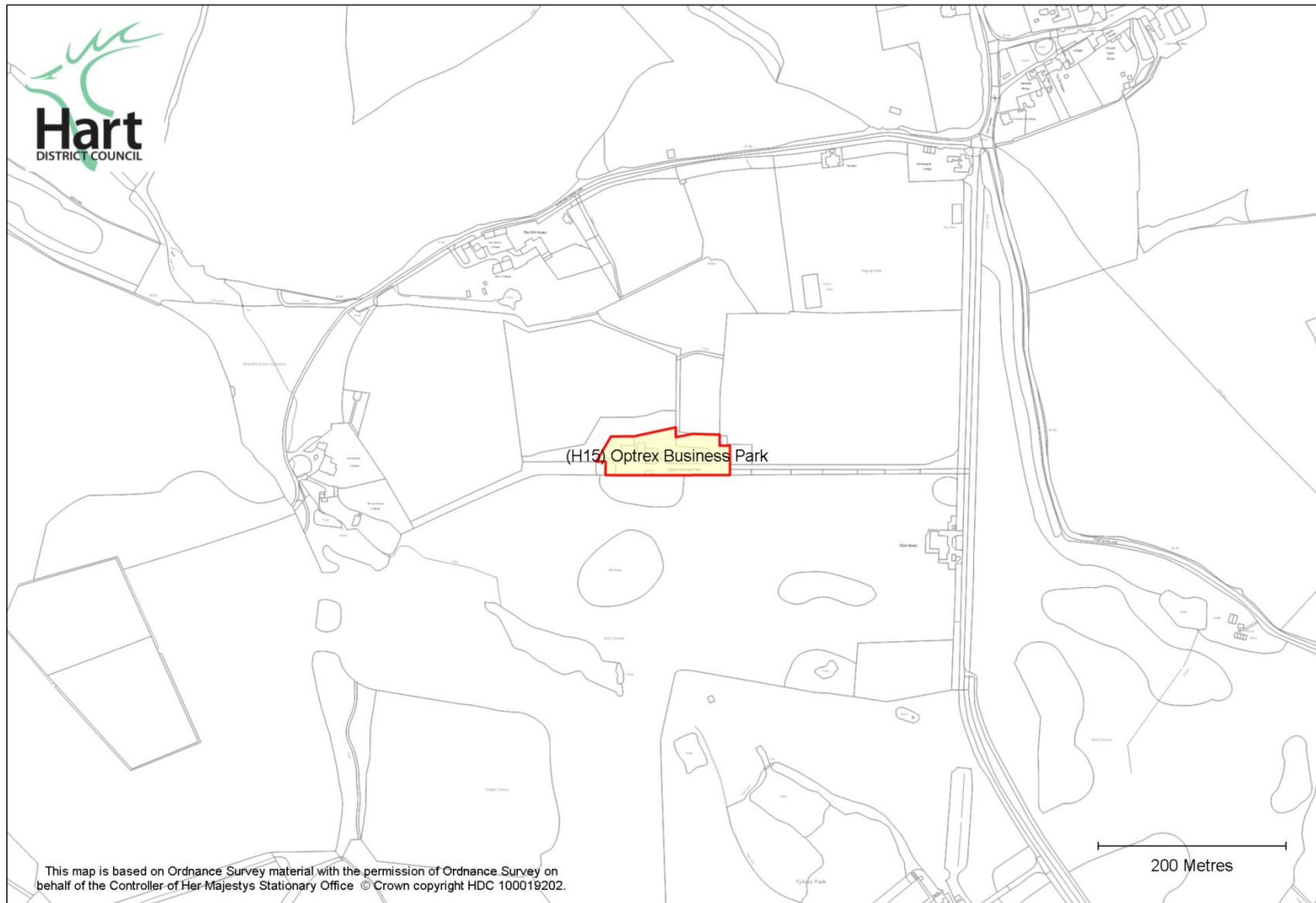
- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is located in an attractive rural setting approximately 5km from Junction 5 of the M3. The site provides good quality accommodation for SME's seeking small industrial / warehousing premises and the site is fully occupied demonstrating that it meets a market need.



Site No: H16	Site Name: Osborne Way	LPA: Hart
Site Area: 4.3ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input checked="" type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

<p>Osborne Way is a mixed commercial and industrial estate located to the South of Hook. The site consists of three distinct 'sub sites' including:</p> <ul style="list-style-type: none"> • Osborne Way – which provides larger footprint industrial / warehousing facilities and a key occupier of these units is Science Technology International Ltd • The Rose Estate, provides small light industrial accommodation and the units appear to have been recently refurbished and are well occupied • Meridian Office Park – provides relatively small footprint split floor plate office accommodation. The accommodation appears to originate from the 1980's and the stock appears to have undergone refurbishment in the recent past. <p>The site provides a mix of accommodation types and sizes and experiences low vacancy rates.</p>
--

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 0.6km from the site.	Rail Access: Located 0.3km from Hook Rail Station
Quality of local roads: Good local connectivity and very good access to the Strategic Road Network via Junction 5 of the M3.	Proximity to settlements: The site is located within the settlement of Hook.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children’s Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good
 Good
 Poor
 Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

The environment within the site is generally good, although the road and pavement surface along the main access is in average condition and the entrance to the site is somewhat let down by the derelict large floorplate office building the fronts Station Road, however this building is due to be demolished to enable the delivery of a residential scheme of 78 apartments.

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

To site is bounded by highway to the south, the railway and established employment uses and retail to the West and a recently constructed storage and distribution park (Bartley Point) to the East.

ACCESS & PARKING

Car

Access by car is good, with direct access from Station Road and good access to the M3 motorway.

HGV

Access by HGV is good, with direct access from Station Road and good access to the M3 motorway. On street parking in parts of the site were observed during the site visits (specifically Osborne Way) which could make access difficult for larger HGVs.

Public Transport

The site is located in close proximity to Hook Railway Station and bus services operate along Station Road. There is a bus stop adjacent to the site entrance.

Servicing

Servicing appears to be adequate for the current uses.

Parking

Some evidence of in-sufficient parking capacity, specifically in the area surrounding the five larger industrial units located on Osbourne Road.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

SSSI and Common Land constrain land to South

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

There are a number of planning permissions that have recently been granted at the site for the conversion of office floorspace to residential units. These are detailed below:

15/01603/FULL: Landata House, Station Road – redevelopment of site to provide 78 residential flats. Status: construction work to has not started.
16/00570/PRIOR: Bartley House, Station Road – change of use to 31 residential flats. Status: construction work to has not started.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

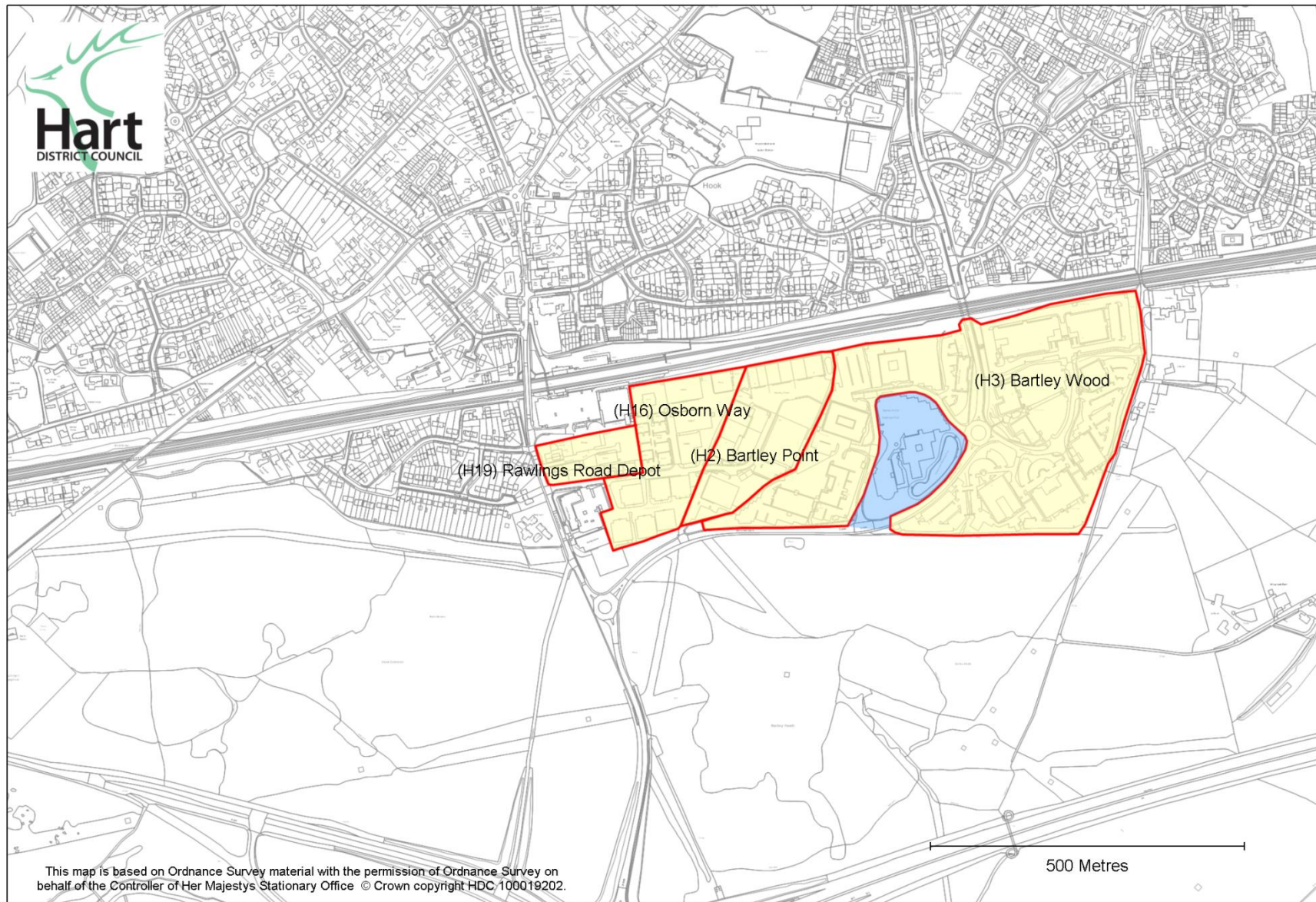
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed (sq. ft)	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 2 Meridian Office Park	B1a	4,089					
Unit 5 Meridian Office Park	B1a	9,368					
Zenith House Meridian Office Park	B1a	6,160					

CONCLUSIONS

Comments / Observations

Osborne Way consists of three distinct 'sub sites' which all appear to be performing well, although a number of office units are being marketed at the Meridian Office Park. The sites is located in close proximity to Hook Railway station and residential areas, whilst the Tesco retail store and other retailers located along Station Road provide some facilities for workers. The site is highly accessible by a range of modes and its connectivity to the local road network and proximity to the M3 motorway are key strengths.

Overall, the site provides a mix of accommodation types and sizes that are meeting an identified need. The site experiences relatively high occupancy rates with no warehousing or light industrial units available, despite its lacks of prominence.



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Site No: H17	Site Name: Eversley Storage	LPA: Hart
Site Area: 1ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input checked="" type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Eversley Storage is a site occupied by a single business providing storage units for domestic and business customers.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 8.1km from the site.	Rail Access: Located 7.9km from Winchfield Station.
Quality of local roads: Access to the A327 which links the site to the A30.	Proximity to settlements: Located approximately 2.7km from the centre of Eversley Cross.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children’s Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

ACCESS & PARKING

Car

Direct access to the A327 and the parking within the site is suitable for the current uses.

HGV

Direct access to the A327 and the access is suitable for the current uses.

Public Transport

n/a

Servicing

n/a

Parking

n/a

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

TPO groups protected fronting the A327.
The Thames Basin Heaths Special Protection Area is located in close proximity to the southern boundary of the site.

Planning Status (select all that apply):

- Greenfield Brownfield

 Site Allocation Planning Consent

 Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

--

Vacant Premises

Yes (please provide further information below)

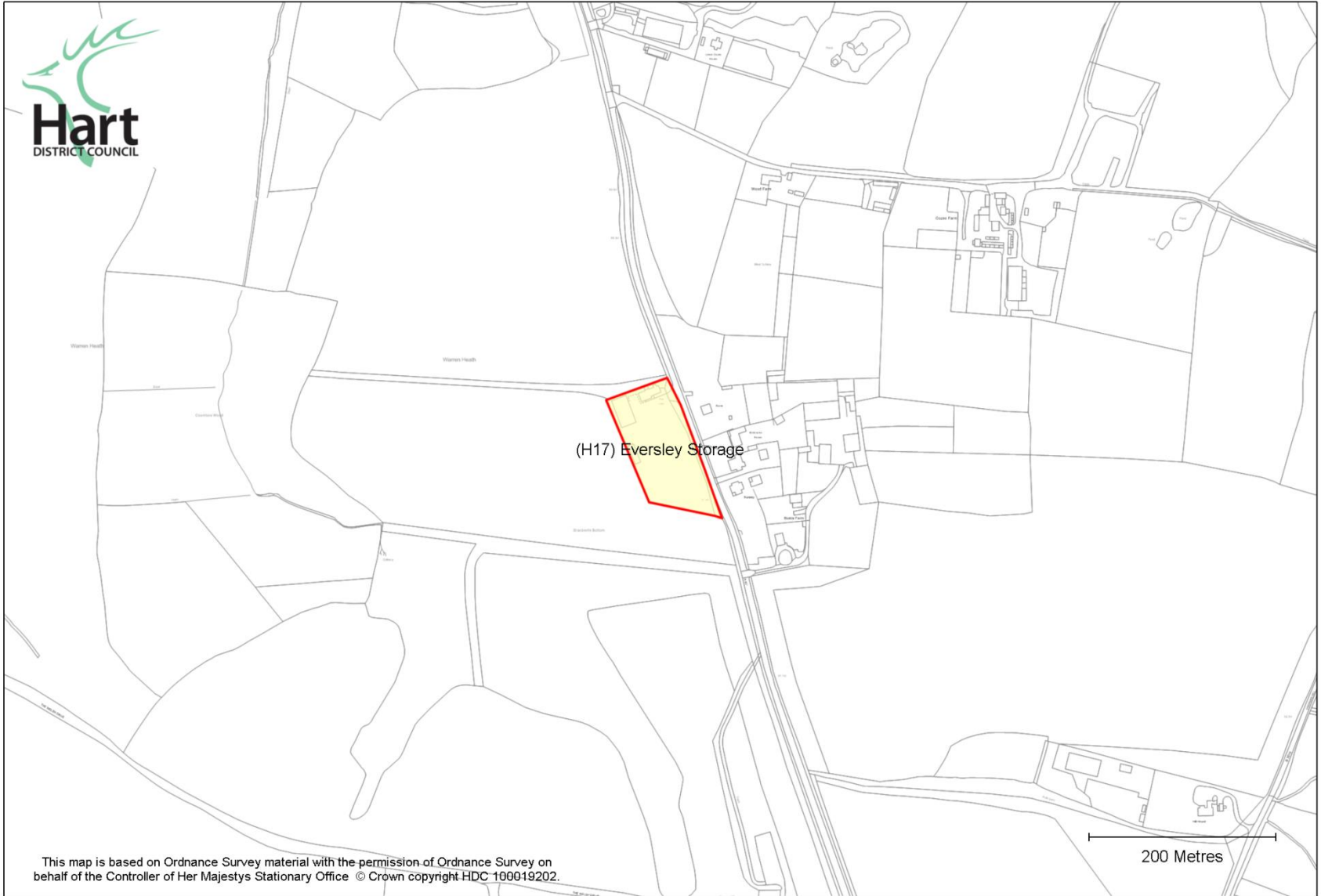
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

<p>Eversley Storage is a site occupied by a single business providing storage units for domestic and business customers.</p>
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200 Metres

Site No: H18	Site Name: Potters Industrial Park	LPA: Hart
Site Area: 0.45 ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Potters industrial estate is located within the settlement of Church Crookham and provides small industrial units for a range of businesses, including metal fabrication, engineering, vehicle repair and a discount plumbing centre. The site is managed and the units appear to be well maintained and the site is fully occupied. The site is located in a residential area and shares an access with residential properties to the Aldershot Road.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 6.3km from the site.	Rail Access: Located 4.0km from Farnborough Main Station
Quality of local roads: The quality of local roads are generally good with good access to the A323.	Proximity to settlements: located in the settlement of Church Crookham.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

Convenience retail is located a short walk away from the site at the parade of shop on Northfield Close.

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some sui generis uses at the site including vehicle repair and trade counter uses.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment within the site is acceptable for the current uses, with no landscaping and a large area of hard standing forming the central core of the site.

Neighbouring uses:

Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

The site adjoins a number of residential properties.

ACCESS & PARKING

Car

Access by car is relatively good and with the site being accessed from the B3013 (Aldershot Road) via a residential street.

HGV

Access by HGV is possible however the configuration of the site could potentially make access for large HGVs difficult.

Public Transport

The nearest bus stop is located approximately 0.3 miles from the site.

Servicing

Servicing appears to be adequate for the current uses

Parking

Car parking limited on site and there was some on-street parking observed in surrounding residential streets.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Within SPA 400m residential exclusion zone

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

Potters Industrial Estate provides small industrial units for SMEs within an established settlement that meets an identified local need for such accommodation. The site is bounded by residential properties and the site lacks prominence; however, the site is well established and the buildings are well maintained and fully occupied.



Site No: H19	Site Name: Rawlings Road Depot	LPA: Hart
Site Area: 0.9ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input checked="" type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input checked="" type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input checked="" type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Rawlings Road Transport depot is located is a relatively small employment site located within the settlement of Fleet adjoining a Tesco Superstore and Osborne Way Employment area. The majority of the site is occupied by a single occupier the Rawlings Group (Transport of goods and fuels) fulfilling the role of a vehicle depot, one of the units at the site is occupied by a company specialising in domestic heating and water.

Whilst the units on the site are relatively old, they appear to be in relatively good condition and are meeting the needs of the occupiers.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 0.6km from the site.	Rail Access: Located 0.2km from Hook Rail Station
Quality of local roads: Good local connectivity and very good access to the Strategic Road Network via Junction 5 of the M3.	Proximity to settlements: located in the settlement of Fleet.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

The environment within the site is acceptable for the current uses, with no landscaping and large areas of hard standing forming the core of the site.

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

The site adjoins some residential properties to the West and borders the Tesco Superstore to the North whilst the remainder of the site borders the established employment location of Osborn Way.

ACCESS & PARKING

Car

Access by car is relatively good and with the site being accessed from Station Road which provides access to M3 Junction 5.

HGV

Access by HGV is good with the site having two access points from Station Road.

Public Transport

The nearest is located in close proximity to Hook Mainline Rail Station and bus services operate along Station Road.

Servicing

Servicing appears to be more than adequate for the current uses.

Parking

Car parking is provided within the site and appears to be sufficient for the current uses at the site.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

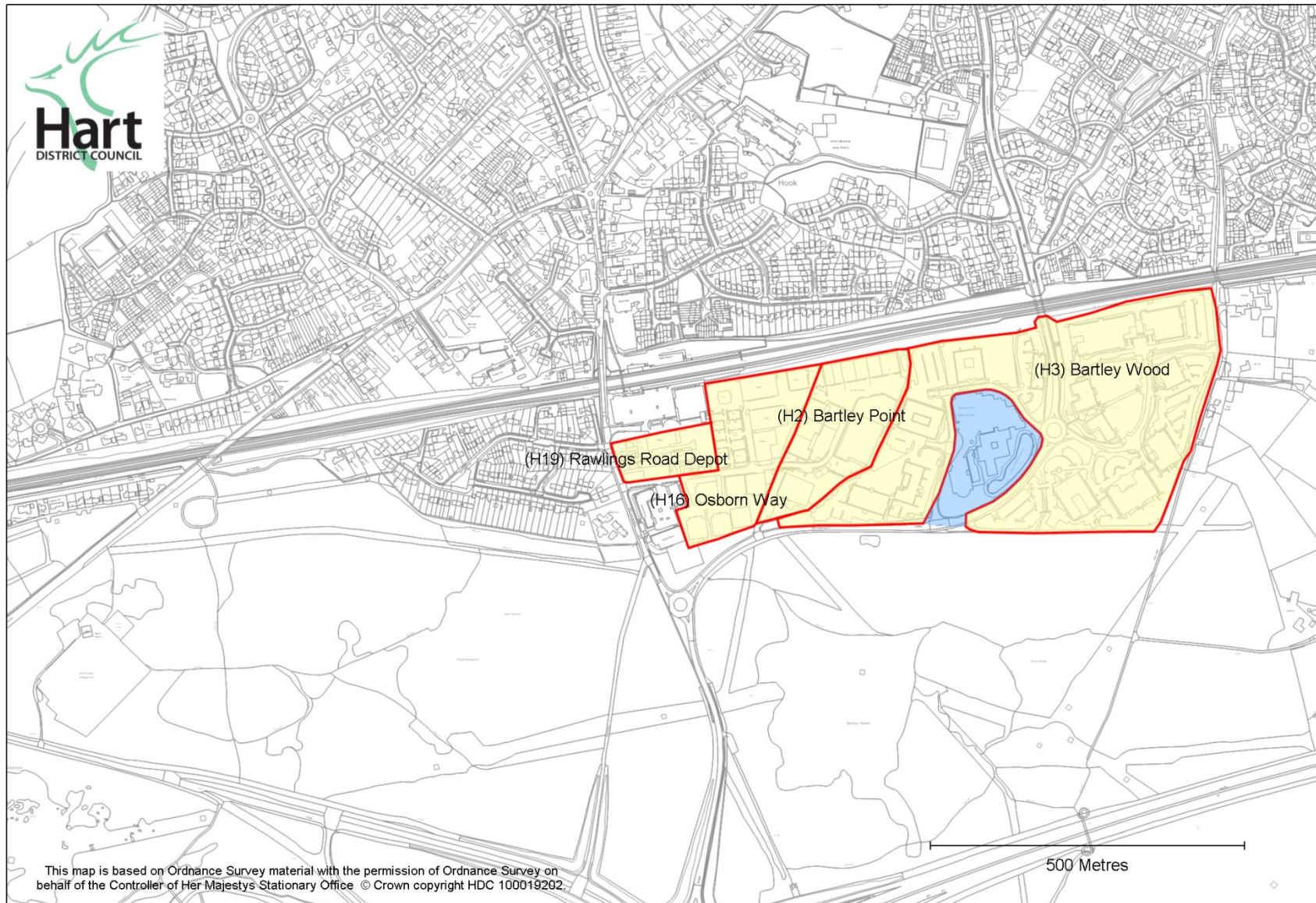
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

Rawlings Road provides a highly sustainable employment site with excellent access to the Strategic Highway Network via Junction 5 of the M3. The site is predominantly used as a vehicle depot for an established haulage company and the site appears to be well utilised. The buildings on the site appear to be in good condition and the environment of the site is suitable for the current uses.



Site No: H20	Site Name: Redfields Park	LPA: Hart
Site Area: 2.4ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input checked="" type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Redfields Park provides a mix of employment units in a managed site environment. The needs of SMEs are accommodated through the provision of 16 small business units within the Redfields Business Units. In addition, there are two standalone business buildings of differing sizes (Ocean House and Silvergate), a unit used for secure vehicle storage and a large industrial unit occupied by Kinetrol Ltd a manufacturing company.

The site is generally well occupied, although one larger unit is currently being marketed along the site frontage (the Silvergate building).

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 8.5km from the site.	Rail Access: Located 5.3km from Fleet Station
Quality of local roads: Generally good although the junction with Redfields Lane and the A287 can become congested, specifically at peak times.	Proximity to settlements: Located to the South of Church Crookham

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

A café located within the Redfields Garden Centre, which is a short walk from the site.

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

There is a residential property opposite the site entrance onto the A327.

ACCESS & PARKING

Car

Access to the site is good, with direct access to Redfields Lane which provides good connections to the A287.

HGV

Access to the site is good and appropriate for the types of uses occupying the site.

Public Transport

The site is located a short walk from the bus stops on Redfields Lane

Servicing

Suitable for current uses

Parking

Suitable for current uses with parking appearing to be allocated to specific units and no evidence of parking issues within the site.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

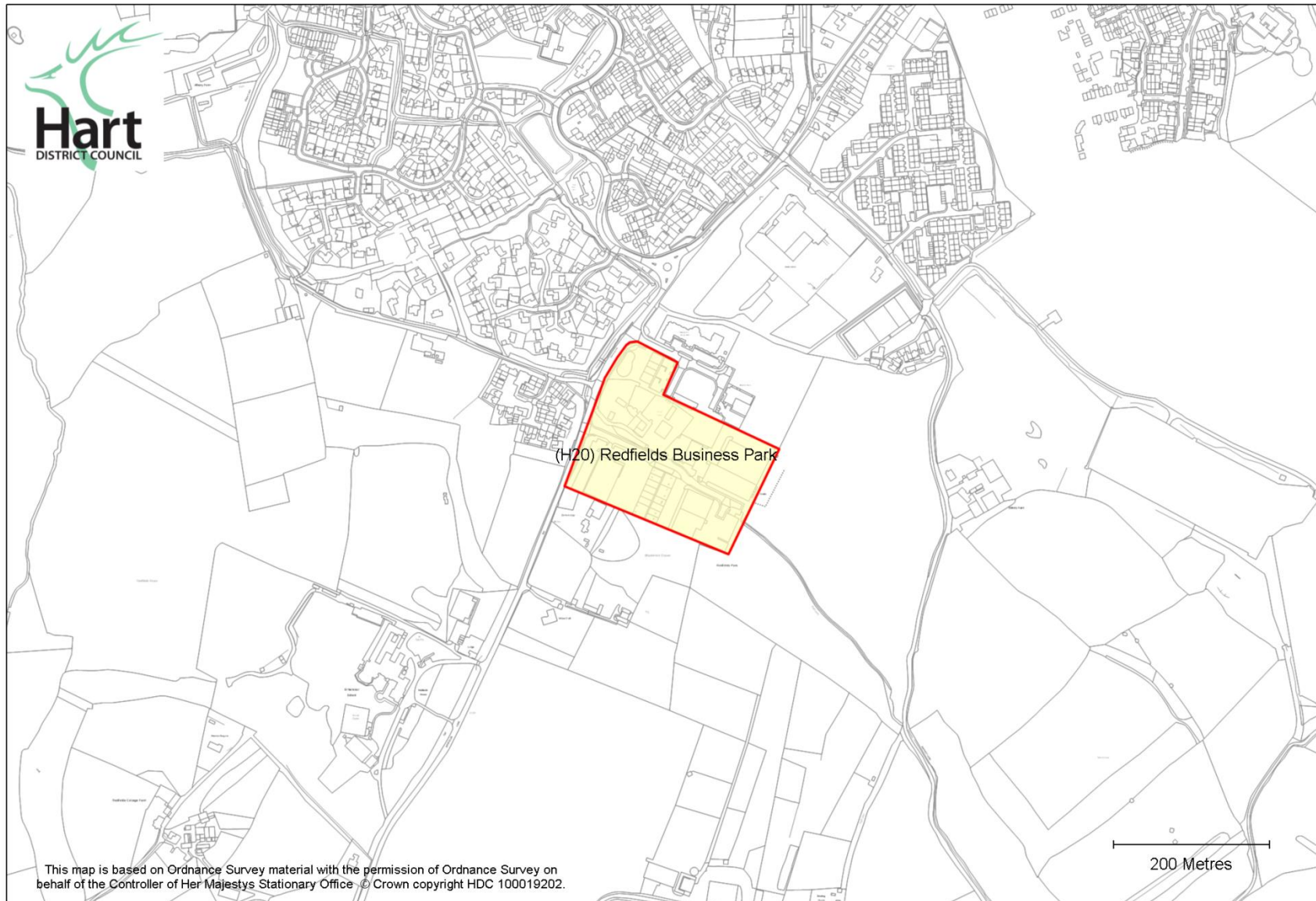
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Silvergate	B1a/b	30,000 sqft					

CONCLUSIONS

Comments / Observations

The site appears to be popular and meeting a need for flexible employment accommodation in the local area, despite its relatively poor strategic access, although the site is well located for access to the A327. The site experiences relatively low vacancy levels, although one of the larger and most prominent units on the site is currently vacant and being marketed.



Site No: H21	Site Name: Beacon Point	LPA: Hart
Site Area: 2.9ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

The site is located on southern edge of Fleet. The first phase of the development delivered a modern 30,000 sq. ft. facility occupied by Vertu, whilst phases two and three have not commenced. The site is accessed via a dedicated junction on to the B3013 which bounds the east of the site and is a good quality local road.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 7.1km from the site.	Rail Access: Located 4.5km from Fleet Station
Quality of local roads: The site fronts the B3013 which provides good local access	Proximity to settlements: Adjoins the settlement of Fleet.

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

Tesco express located 0.7km to the North of the site.

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

There is a residential property opposite the site entrance.

ACCESS & PARKING

Car

Dedicated access to the site via a junction on to the B3013 which is a good quality local road providing connections to Fleet and to the A287 beyond.

HGV

Dedicated access to the site via a junction on to the B3013 that is suitable for HGV use and a links to a good quality local road providing connections to Fleet and to the A287 beyond.

Public Transport

The site is located a short walk from the bus stops location along Beacon Hill Road providing local connections and services to Aldershot and Reading.

Servicing

Suitable for current uses

Parking

Generous onsite parking provision that seems to be sufficient for the current occupiers needs.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Adjacent to a SINC. Most of site within the SPA exclusion zone

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

The site has been partially developed and there is land available to implement the remaining phases of the scheme (phases 2 and 3).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

1.51Ha of development land remaining to deliver phases 2 and 3 of the consented scheme.

Vacant Premises

Yes (please provide further information below)

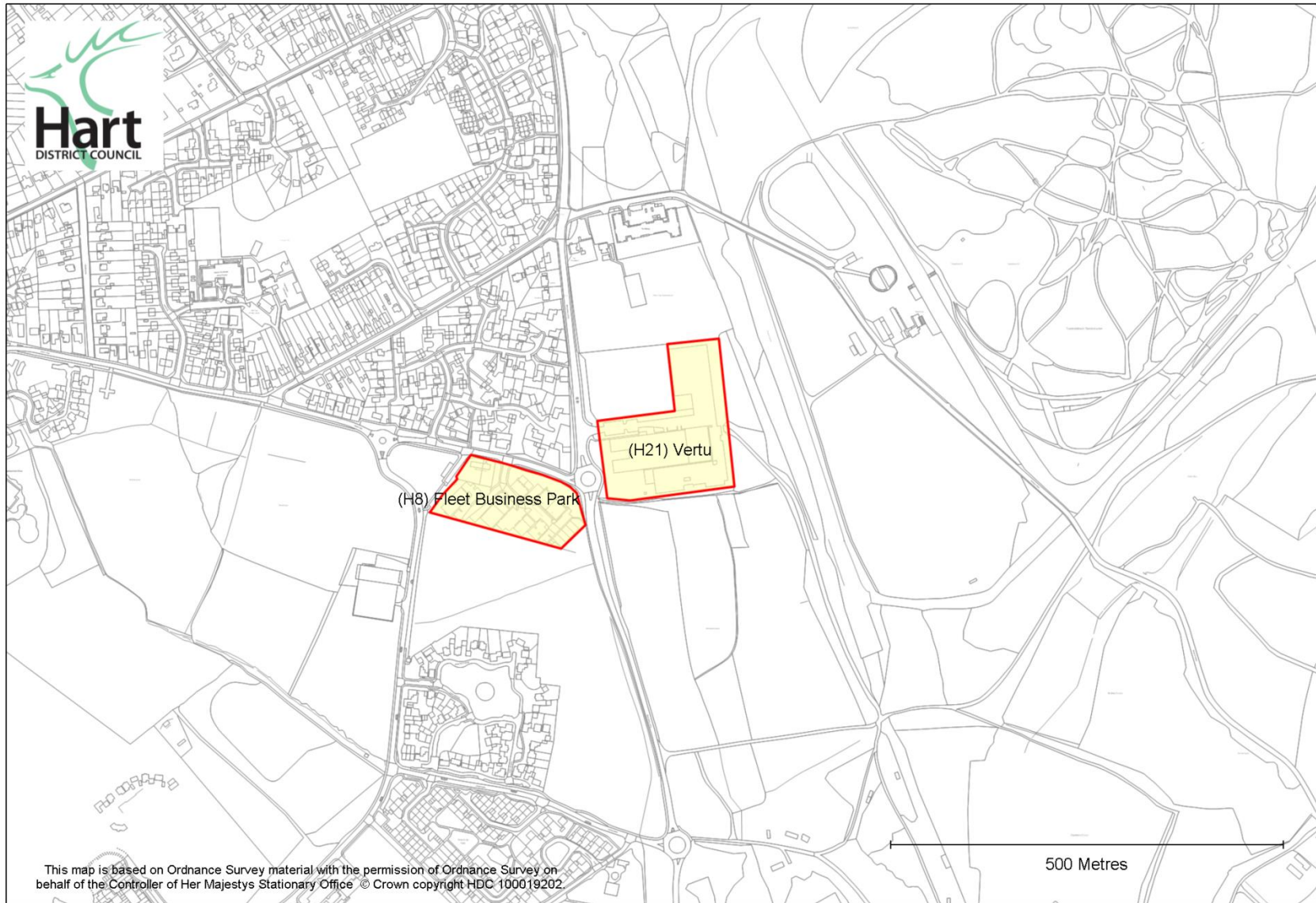
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is currently partially developed with the first phase delivering a bespoke facility (including office and manufacturing floorspace) for an business that manufactures luxury mobile phones. The site is located in a relatively sustainable location on the southern edge of Fleet and has a relatively prominent location (fronting the B3013). There is some development land remaining that could meet future employment needs within the local area.



Site No: H22	Site Name: Waterfront Business Park	LPA: Hart
Site Area: 4.4ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input checked="" type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input checked="" type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input checked="" type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Relatively modern Business Park located adjacent to Fleet Mainline Railway Station. The site is effectively split into two areas, the office element towards the North of the site closest to the rail station and a cluster of industrial units and a Royal Mail depot to the south of the site.

The site is highly accessible by a range of modes and appears to be popular with all of the units at the Park being fully let.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4a that is located 4km from the site.	Rail Access: Fleet Station adjoins the site to the North.
Quality of local roads: Good local connectivity, although localised congestion at peak times.	Proximity to settlements: The site is located in Fleet

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Budget Hotel (Premier Inn)

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

A Premier Inn hotel has been developed on part of the site that was previously occupied by an office unit. The site is bordered to the North by Fleet Railway Station, to the East by Fleet Ponds and to the South by residential properties that are well screened by established vegetation.

ACCESS & PARKING

Car

Access to the site by car is good, with direct access of the A3013 (Fleet Road) and good connections to neighbouring settlements and reasonable access to the M3 motorway.

HGV

HGV access is appropriate for the current uses.

Public Transport

The site is located adjacent to Fleet Mainline Railway Station which is also served by regular bus services.

Servicing

Servicing is appropriate for the current uses

Parking

The site is managed and parking restrictions are in place on the highways and spaces seem to be allocated to specific units.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone___)

Heritage and Conservation

Environmental Designation: (sssi)

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

The Royal Mail depot could be redeveloped to deliver employment floorspace should it become available in the future.

Undeveloped Land

- Yes (please provide further information below) No

Small triangular plot of land to the West of the Royal Mail depot that could potentially be developed in the future.

Vacant Premises

Yes (please provide further information below)

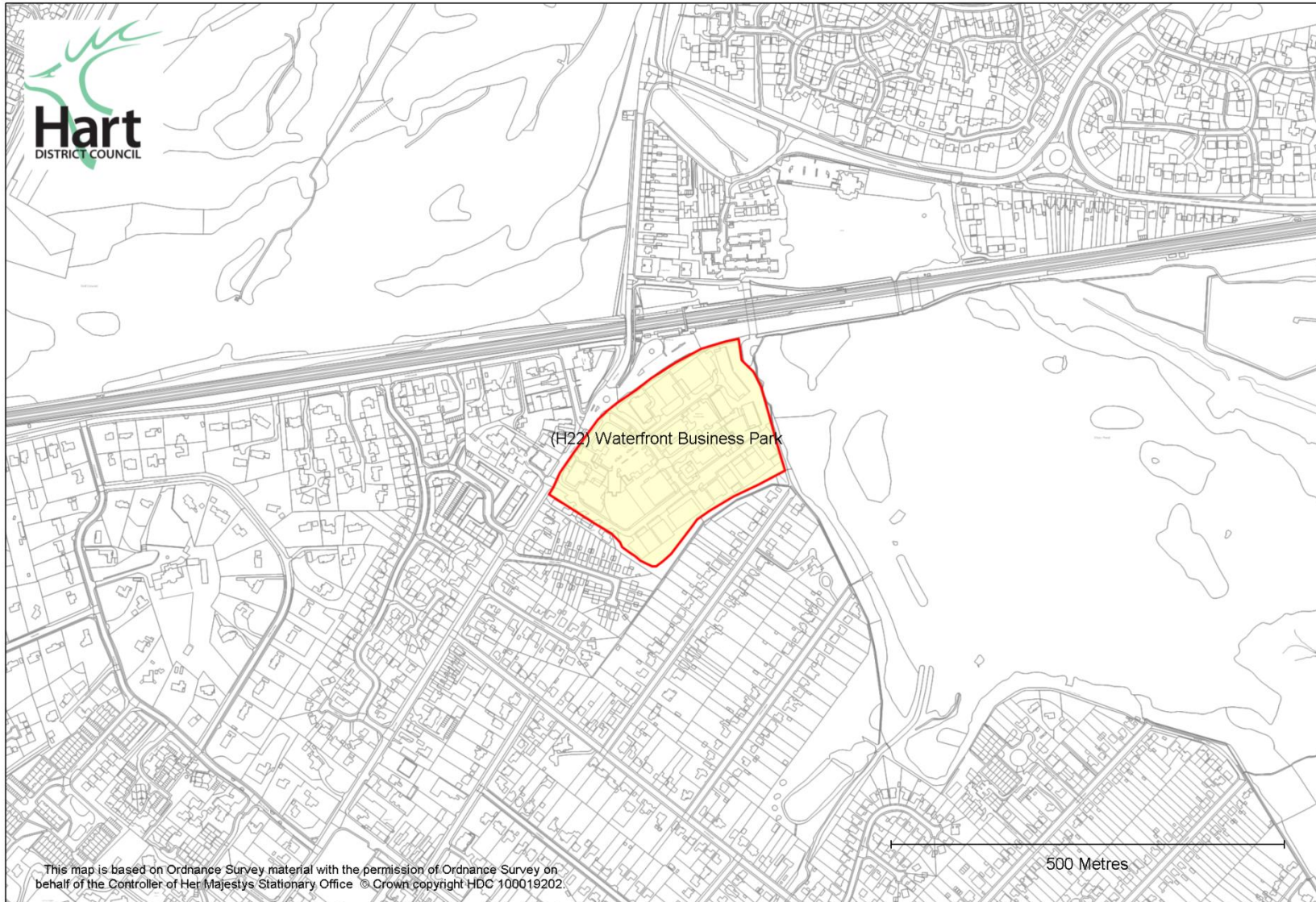
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

Waterfront Business Park is a relatively modern employment site providing quality Grade A office accommodation at the north of the site fronting the highway and industrial units to the rear of the site. The site is well managed and located in a prominent location in Fleet adjacent to the mainline rail station. The site is fully let and it is evident that a number of the units at the site have been recently refurbished. The site is occupied by a range of businesses and located in a sustainable location with excellent public transport access. In addition, the facilities of Fleet High Street are a short walk away.



Site No: H23	Site Name: Wychwood Carp Farm	LPA: Hart
Site Area: 0.32ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Wychwood Carp Farm is a cleared site located adjacent to the A287 that provides good onward connections to Junction 5 of the M3. The site has consent for a 600sqm single storey B8 warehousing unit and some of the planning conditions have been discharged for the scheme.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 4.7km from the site.	Rail Access: Located 5.8km from Hook Station
Quality of local roads: Very good with the A287 providing access to the wider local and strategic road network.	Proximity to settlements: Located approximately 2.7km from the centre of Odiham

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children’s Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

One residential dwelling adjoining the site that also shares an access with the development site.

ACCESS & PARKING

Car

Good accessibility to the site from the local road network (A287)

HGV

The access road from the A287 to the site may require improvement to facilitate HGV access to the site.

Public Transport

Servicing

n/a

Parking

n/a

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Site adjacent to Common Land, SINC and ancient woodland

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield
- Site Allocation Planning Consent
- Fully Implemented Partially Implemented Cleared Site

Additional comments:

The site has consent to deliver a 600 sqm single storey warehouse unit.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Yes, site is cleared and has planning consent.

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site has consent for a small warehouse unit to meet the operational needs of the sites current occupier.



Site No: H24	Site Name: Finns Business Park	LPA: Hart
Site Area: 0.65ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

The site can be described as the following (select all that apply):

<input type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input checked="" type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

Finns Business Park is an established employment site located in close proximity to the A287 that provides good onward connections to Junction 5 of the M3. The site provides 24 small business units in three separate terraces, each with a service area to the front. The development is situated adjoining the Bowenhurst Golf Complex which provides some catering facilities.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 5 that is located 7.4km from the site.	Rail Access: Located 7.7km from Hook Station
Quality of local roads: Very good with the A287 providing access to the wider local and strategic road network.	Proximity to settlements: Located approximately 2.2km from the centre of Crondall

FACILITIES

	On site	Within 800m of the site
Convenience retail	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants / café	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gym / sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hotel	<input type="checkbox"/>	<input type="checkbox"/>
Crèche / Children's Nursery	<input type="checkbox"/>	<input type="checkbox"/>
Training facility	<input type="checkbox"/>	<input type="checkbox"/>
Comparison Retail	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>

Restaurant and golf club adjoining site.

NON-B CLASS USES

If there are non-B Class uses on the site indicate the type and approximate proportion of floorspace below:

Use	0-20%	20-40%	40-60%	60-80%	80-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please provide further information below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

- Residential Leisure Retail Town Centre Airport Railway Highway Office
 Industrial Warehousing Education Other (please specify)

Golf Club, Restaurant and other employment generating uses.

ACCESS & PARKING

Car

Good accessibility to the site from the local road network (A287)

HGV

HGV access appeared to be sufficient for the current uses.

Public Transport

Servicing

Servicing on the site appeared to be sufficient for the current uses.

Parking

Parking on the site appeared to be sufficient for the current uses.

Is the access and parking adequate for the uses within the site?

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone ___)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

- Greenfield Brownfield

- Site Allocation Planning Consent

- Fully Implemented Partially Implemented Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

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Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

<p>Finns Business Park is an established employment site located in close proximity to the A287 that 24 small business units supporting SMEs and the site is fully occupied.</p>
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