



**Audit of the existing uses  
within the town and village  
centres of Hart District**

**August 2009**

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## 1. Introduction

This audit provides a snapshot of the six main town and village centres within Hart in terms of the different uses and vacancies that exist within those centres. The six main centres are: Blackwater Fleet, Hartley Wintney, Hook, Odiham and Yateley. The results will be used as a baseline for monitoring purposes so that change within the centres can be monitored annually, with the results informing the Council's Local Development Framework Annual Monitoring Report.

This paper presents the findings of the audit through a summary section for each centre including maps, as well as setting out the full survey at the end of the report.

It should be noted that the aim of this paper is not to address the capacity and future need of the town centres within the district. A Retail Capacity Study for Hart was produced in July 2006 which provided this assessment up to 2026.

## 2. Policy Context

### Planning Policy Statement 6 (PPS6): Planning for Town Centres

PPS6 sets out the Government's key objective for town centres to promote their vitality and viability by:

- Planning for growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

PPS6 also requires local authorities to measure the vitality and viability and monitor the health of their town centres including how this is changing over time by regularly collecting information on a number of key indicators. This study will focus on the key indicators of the diversity of main town centre uses and the proportion of vacant street level property.

### South East Plan

The Government's key objective for town centres as set out in PPS6 is reiterated in the South East Plan. While the most significant growth is expected in the Primary Regional Centres (of which Hart's centres are not included), the policies aim to distribute growth to middle and lower order centres to create a balanced network of centres not overly dominated by the largest centres.

Policy TCI: Strategic Network of Town Centres sets out that 'A network of strategic town centres will be developed across the region... This is intended to be a dynamic network of centres which will be kept under review. Local planning authorities should carry out regular assessments of town centres in this network.'

Although Policy TCI lists the Primary and Secondary Regional Centres that will make up the strategic network of town centres, the supporting text states that the growth will not be restricted to the Primary and Secondary Regional Centres. The full network of town centres in the South East includes other towns which provide the main retail and other services in a local

area as well as villages and local centres, which typically comprise a smaller range of services serving a smaller catchment. Local authorities should set out the other towns, villages and local centres to complete the network of town centres in their area and they should review their needs using robust data and analysis to provide a strategy for their future development.

The South East Plan also sets out the role of small rural towns ('market' towns). Policy BE4 states that '*local planning authorities should encourage and initiate schemes and proposals that help strengthen the viability of small rural towns, recognising their social, economic and cultural importance to wider rural areas and the region as a whole.*'

The spatial strategy of the South East Plan does not envisage small rural towns as a main focus for development, but as local hubs they will complement the role of regional hubs. As key service centres they will need to foster economic vitality and appropriate development including affordable housing.

This audit of existing uses within the key town and village centres in Hart District will make up part of the evidence base for the future of town and villages, in particularly looking at the changes over time. This in turn will complement other studies looking at the town and village centres within the South East not listed at Primary or Secondary Regional Centres. A number of the towns and village centres can be described as small rural towns within Hart and therefore monitoring the vitality and viability through the level of services existing and over time will be an important evidence base to ensure Policy BE4 in the South East Plan is met.

### **Hart District Local Plan (Replacement) 1996-2006**

The Hart District Local Plan (Replacement) 1996-2006 (the '*Local Plan*') sets out policies for the urban economy and rural centres which are concerned with sustaining and encouraging economic activity, and meeting the District's needs for housing, shopping, social services and recreation. These policies apply to the urban areas and rural centres of Blackwater, Fleet, Hartley Wintney, Hook, Odiham and Yateley.

#### **URB3: Town district and Local Centres: Business above ground floor**

*Within the defined town centres, district shopping centres and local centres, changes of use to Business (B1) above ground floor level, which require planning permission, will be permitted provided that the building is physically capable of accommodating the proposed use and that the proposal does not adversely affect the vitality and viability of the centre.*

#### **URB4: Town, district centres: Business at ground floor level**

*Within the defined shopping and town centres, district shopping centres and local centres change of use from Retail (A1) to Business (B1) at ground floor level will not be permitted if it leads to a significant loss or fragmentation of existing retail frontages which is considered essential to the vitality and viability of the centre.*

Specific policies were developed for the town centres of Blackwater, Fleet and Yateley and the village centre of Hook. These policies are restated in the relevant sections of the report.

### **Sustainable community strategy**

Within the Sustainable Community Strategy for Hart one of the key strategic priorities for the district is to have 'A diversified and balanced economy'.

*'The district's town and village centres serve a predominantly local function, providing for food, basic shopping needs and top up shopping. Higher level needs are generally met in the larger centres nearby. Overall, Hart's centres appear to perform reasonably well. However significant town centre investment is planned for nearby centres including Farnborough, Bracknell and Camberley and it is important that a strategy is in place so that the district's centres can compete effectively. Maintaining strong local centres with a range of facilities is seen as a priority by many residents. Work undertaken to inform the Hart Core Strategy indicates that there is a significant need for additional retail floor space in the district. New retail development should be located in existing centres to reinforce their existing role.'*

This audit will play an important role in recognising the current function of the town and village centres by identifying the types of businesses/services available as well as identifying the changes taking place over time which may result due to increasing competition from other centres.

### 3. Methodology

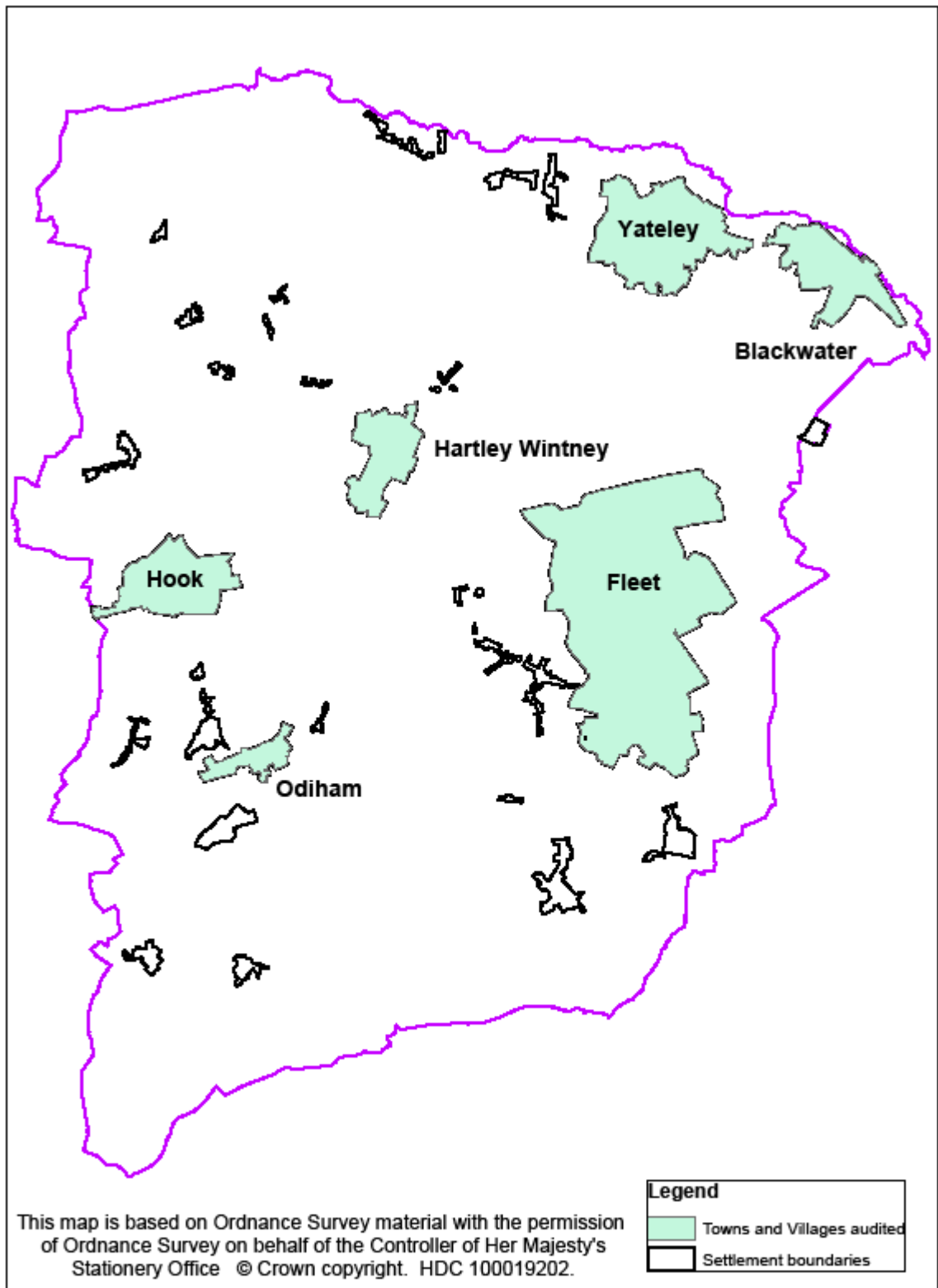
The audit was undertaken by the planning policy team and took place between February and March 2009. All the town and village centres that are covered by the urban economy and rural centres policies within the Local Plan were surveyed (also see Map I for location plan of settlements):

- Blackwater
- Fleet
- Hartley Wintney
- Hook
- Odiham
- Yateley

The boundary for each centre surveyed was based on the individual Local Plan Inset Map for the settlement which defines the commercial centre. In some cases the survey was extended into areas designated as peripheral town centres areas in the Local Plan where it was felt to be a logical addition to the survey area.

For each site the primary use was recorded along with the business name and address. This was recorded for both ground floor and first floor uses. The use class of each unit was then identified using the Town and Country Planning Order 1987 (Amendment 2005).

For the purpose of the survey work all units were counted separately on both the ground floor and first floor. During the analysis of the data it was noted that some businesses consist of more than one unit and some cover both the ground floor and first floor. Any first floor units that form part of the ground floor business or where more than one unit consists of the same business, the 'extra' units have been deducted to prevent double counting. Within the *Results* section both the total number of units and the number of businesses has been recorded for each centre.



**Map I: Location map of towns and villages audited**

## 4. Results

This section sets out a summary of the findings of the survey work for each town and village centre audited. The data has also been mapped for each area for both the ground and first floor use classes. The full survey work can be viewed in the appendices.

### 4.1 Blackwater Town Centre

#### Survey area

Blackwater is located in the north-east of Hart District and lies within the Blackwater Valley conurbation. The town centre lacks clear definition as it is made up of a scattered range of neighbourhood retail centres and public buildings or facilities. The centre is located close to Blackwater Railway Station on the Reading to Guildford line. Blackwater is within close proximity of the neighbouring town of Camberley as well as facing competition from The Meadows Retail Park just across the border in the borough of Bracknell Forest.

#### Local Plan policy context

In addition to policies URB 3 and URB 4 (see page 4) the following policies have been specifically set out for Blackwater town centre.

##### B1: Blackwater Town Centre: Retention of retail uses

*In order to safeguard the vitality and viability and neighbourhood shopping function of the town centre, development proposals involving the loss of retail uses from the existing shopping area (fronting the northern side of the A30, between the White Swan public house and the supermarket on the corner of Rosemary Lane inclusive) will not be permitted.*

##### B2: Blackwater Town Centre: Redevelopment of Green Lane Car Park

*Proposals for the redevelopment of the public car park at Green Lane for Business (B1) use will be permitted, provided that adequate and satisfactory public car parking has been secured elsewhere in Blackwater.*

##### B3: Blackwater Town Centre: Redevelopment of White Hart Parade

*Proposals for the redevelopment of White Hart Parade for Retail (A1) and Catering (A3) uses at ground floor level, with Business (B1), financial and professional services above will be permitted provided that:*

- (i) Catering (A3) uses to not exceed 50% of the retail frontage;*
- (ii) Design, massing and density are appropriate for this prominent location.*

##### B4: Blackwater Town Centre: Redevelopment of garage site

*Proposals for the redevelopment of the garage site on the south side of the A30 will be permitted provided that the design, massing and scale are appropriate in this visually prominent site, and that appropriate access arrangements are provided.*

Within the Local Plan, Inset Map I divides Blackwater town centre into two areas of a Commercial Centre and the Peripheral Town Centre Areas. In this case both areas were surveyed.

## Findings

Figure 1 sets out the different use classes identified during the audit of the town centre and the total number of businesses in each use class at ground and first floor. Table 1 pulls together the breakdown of the number of units and businesses within the centre. Map 2 shows the use classes at the ground floor; Map 3 shows the use classes at the first floor within Blackwater Town Centre.

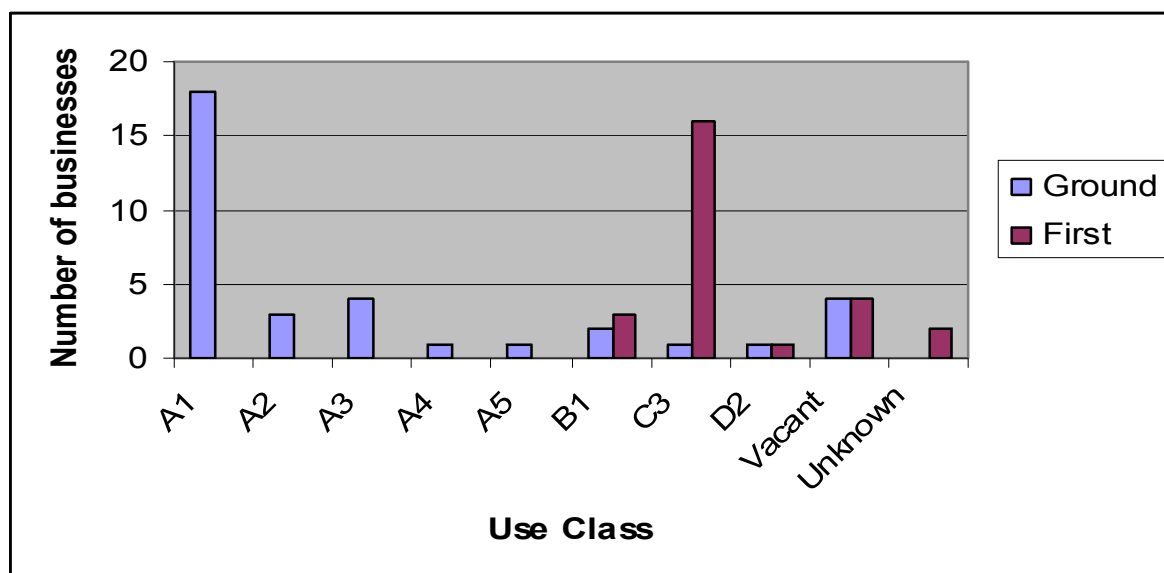


Figure 1: Breakdown of Use Classes in Blackwater Town Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 37                          | 31                         | 68                    | 36                         | 8                         |

Table 1: Total units and businesses in Blackwater Town Centre

### Ground floor

At the ground floor Retail is the most common use with 18 units out of 37 in A1 use. This is 49% of the units on the ground floor. 4 units are vacant on the ground floor representing 11% of the ground floor units. There is a cluster of vacant uses towards the centre, with 3 of the 4 vacant units being located together. The majority of A3 and all the A5 uses are located to the eastern end of the town centre in the White Hart Parade.

Policy B1 sets out that the loss of Retail units will not be permitted between the White Swan public house and the supermarket on the corner of Rosemary Lane. The majority of units within the area defined are of A1 use, but two units are of A2 use and A3 use.

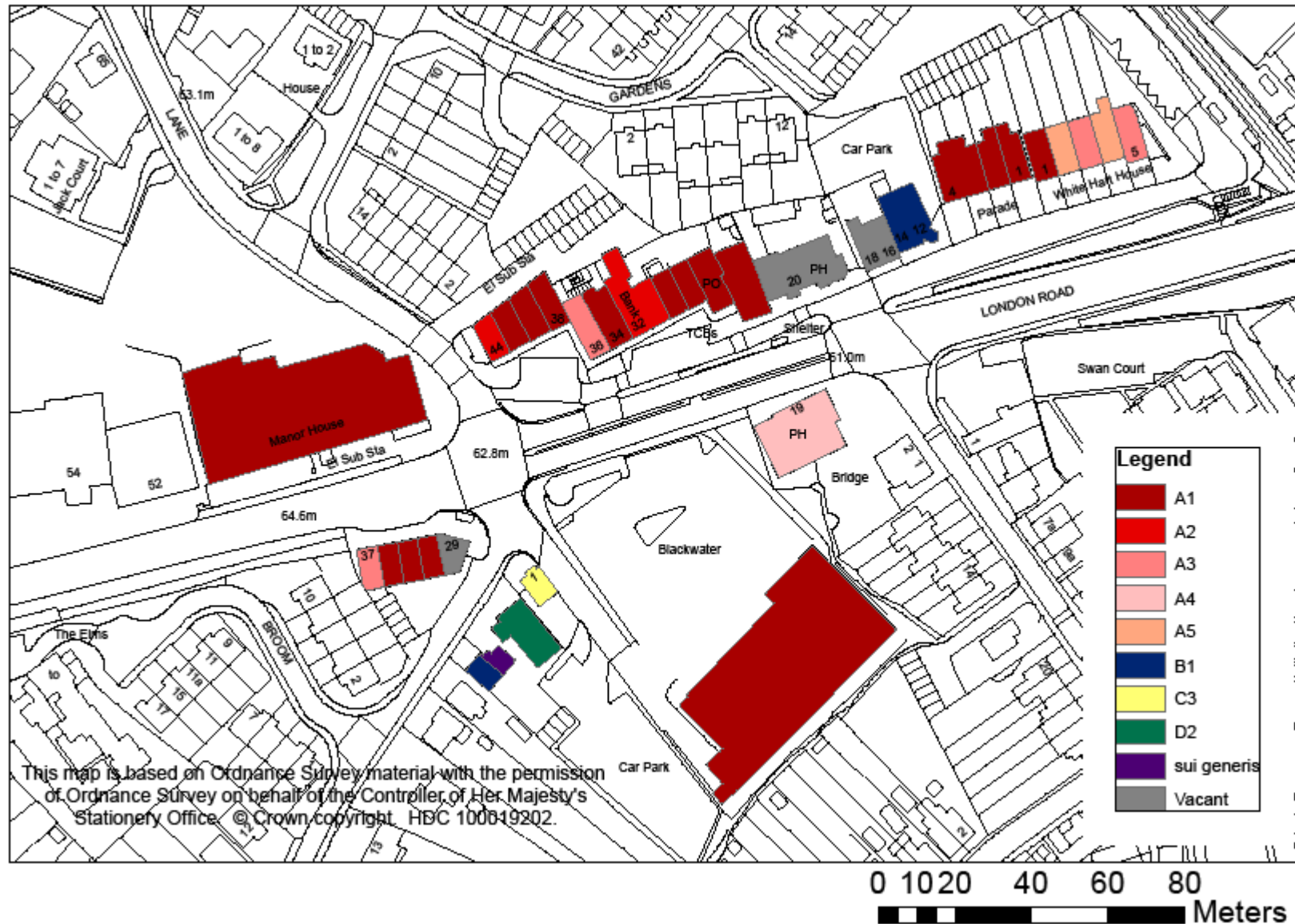
In Area B3 the redevelopment of the White Hart Parade for Retail (A1) and Catering (A3) uses at ground floor level will be permitted providing A3 does not exceed 50% of the retail frontage. There are 8 units located along this parade, of which 4 units are of A1 use (50%), 2 units are of A3 (25%) and 2 units of A5 (25%). Classes A4 and A5 were introduced in 2005 and were separated from A3. This post dates the Local Plan and therefore Policy B3 should also be taken to apply to

both A4 and A5. This means that the capacity of 50% for A3, A4 and A5 use classes has been reached in this area.

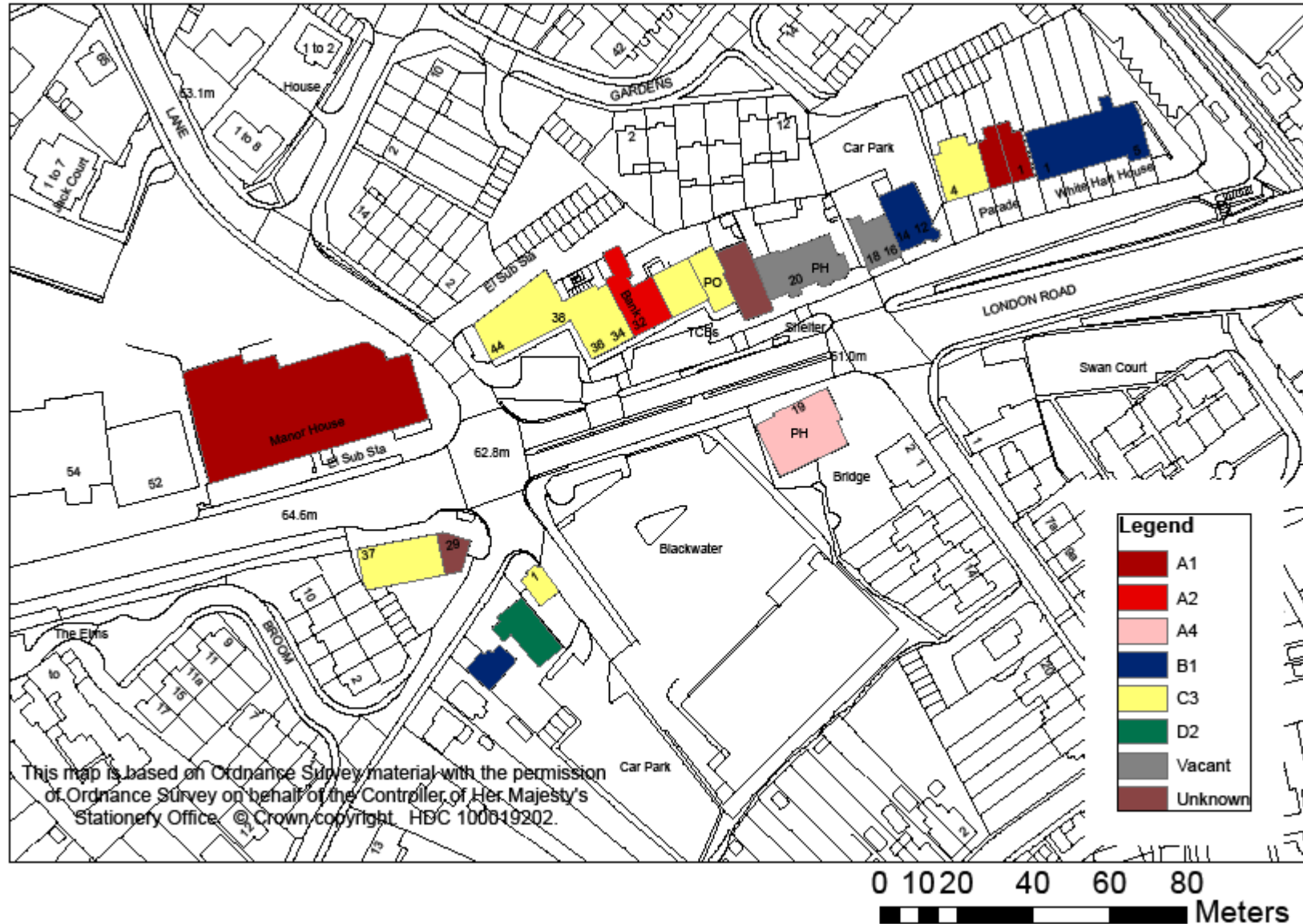
### ***First floor***

At the first floor residential (C3) is the most common use covering 16 units. There are also 4 vacant units at the first floor in a similar location to the ground floor units on the northern side of London Road. There is a cluster of B1 use (5 units) to the eastern end of the town centre in the White Hart Parade, in line with Local Plan policy B3 which permits B1 and A2 above ground level.

**Map 2: Blackwater Ground Floor Use Classes**



**Map 3: Blackwater First Floor Use Classes**



## 4.2 Fleet Town Centre

### Survey area

Fleet lies to the west of the District and is the largest administrative, retail and commercial centre within Hart District. It has the greatest quantity of services and facilities compared to the other settlements within the District. The town centre is located towards the north of Fleet and runs along Fleet Road. Fleet is an important town centre as it is the main provider of facilities and services within Hart.

### Local Plan policy context

In addition to policies URB3 and URB4 (see page 4) the following policies have been specifically set out for Fleet Town Centre.

#### F1: Fleet Town Centre – General Policies

*Development proposals in Fleet Town Centre which conform to other proposals in this plan, will be permitted where:*

- (i) they do not prejudice the maintenance of Fleet Town Centre as the principal shopping centre of Hart District;*
- (ii) They maintain or enhance the vitality and viability of the town centre by contributing to an appropriate mix of uses;*
- (iii) Buildings of local interest are retained;*
- (iv) Improvements to highways and car parking are secured or facilitated where necessary.*

#### F2: Fleet Town Centre – Primary retail centre

*Area F2 (defined on the Fleet Town Centre Inset Map) is considered suitable for Retail (A1) uses on the ground floor with Residential, Leisure or Business uses above. Proposals for changes of use from Retail (A1) on the ground floor will not be permitted where this results in more than 15% of the total frontage, within 50 metres on either side of the centre of the application site, being in non-retail uses unless the proposed use is complementary to other retail uses and will contribute to the vitality and viability of the town centre.*

#### F3: Fleet Town Centre – Secondary retail area

*Area F3 (as defined on the Fleet Town Centre Inset map) is considered suitable for Retail (A1), Financial and Professional (A2), Catering (A3) or Leisure uses at ground floor level, with Residential, Financial and Professional (A2), Catering (A3), Leisure or Business (B1) uses above provided that a disproportionate amount of non-shopping uses in the town centre does not result. The site of the telephone exchange is considered suitable for development for Business (B1) or Residential use on both ground and upper floors, provided that an appropriate route is made available on site to accommodate the line of the Fleet Inner Relief Road.*

The other policies set out for Fleet Town Centre (F4-F8) relate to the peripheral (business and residential) areas of Fleet Town Centre which have not been included within the survey area.

In the Local Plan, Fleet town centre is divided into a Commercial Centre (made up of a Primary and Secondary Retail area) and the Peripheral Town Centre. The area covered by the Commercial Centre was used as the boundary for the audit.

## Findings

Figure 2 sets out the different use classes identified during the audit of Fleet Town Centre and the total number of businesses in each use class at ground and first floor. Table 2 pulls together the breakdown of number of units and businesses. Map 4 shows the use classes at ground floor level; Map 5 shows the use classes at first floor level.

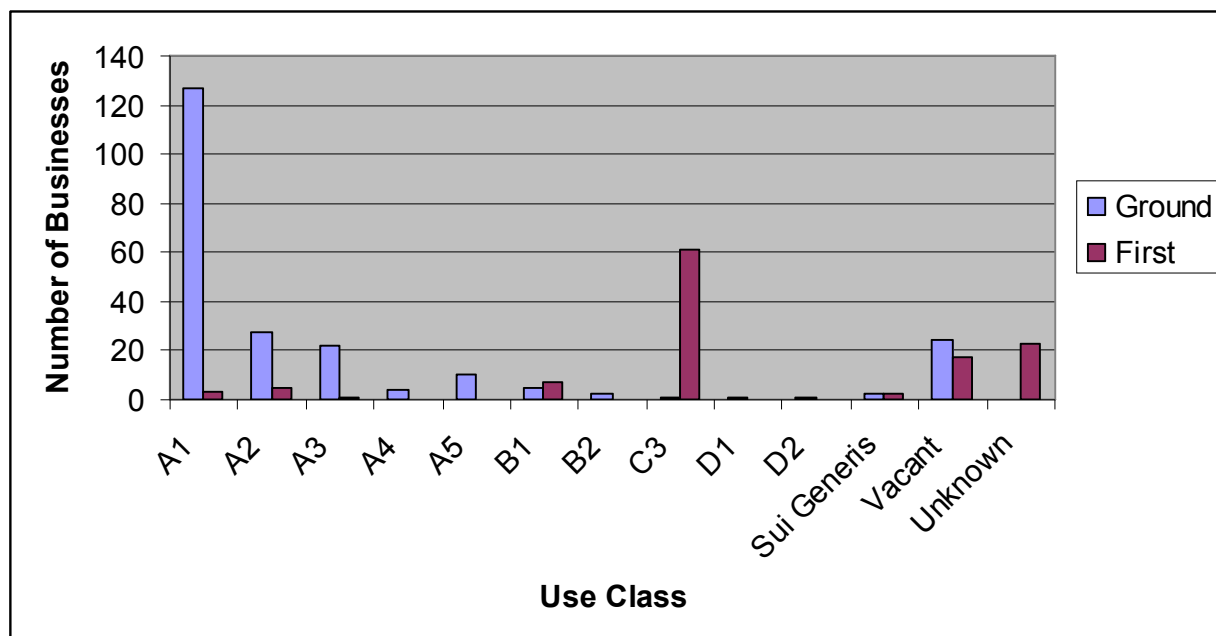


Figure 2: Breakdown of Use Classes in Fleet Town Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 227                         | 169                        | 396                   | 249                        | 41                        |

Table 2: Total units and businesses in Fleet Town Centre

### Ground Floor

At the ground floor Retail (A1) is the most common use with 127 businesses, which is 56% of the units at the ground floor. The percentage of other uses at the ground floor therefore is 44%, of which 24 units are vacant. The next two main business types fall under A2 and A3, with 27 units and 22 units respectively. A1 use of units is by far the largest use class within Fleet town centre.

Policy F2 states that change of use of units from A1 will not be permitted where it results in more than 15% of the total shopping frontage within 50m either side of the centre of the application site being in non retail uses. This is difficult to assess in terms of the number of A1 units recorded in the survey as each unit will have a different coverage on either side of the unit within 50m, and each unit would have to be assessed on a case by case basis. Although the number of A1 units within the town centre is high it only represents just over half of the total ground floor units.

F3 states that a change of use from A1 will not be permitted where it results in a disproportionate amount of non-shopping uses in the town centre. In the supporting text of policy F3 a disproportionate amount is set at more than 25% of non-shopping uses in the secondary retail area within each separate area marked as F3 on the Inset Map. From analysing the survey data within the secondary retail area to the south-westerly end of Fleet Town Centre 55% of units are in A1 Retail use, with the other secondary retail area containing 44%. However it should be noted that both these areas contain vacant units. In both cases, with the figures available the uses are already over the threshold of 25% of non-shopping uses in the secondary retail area and therefore conflict with policy F3.

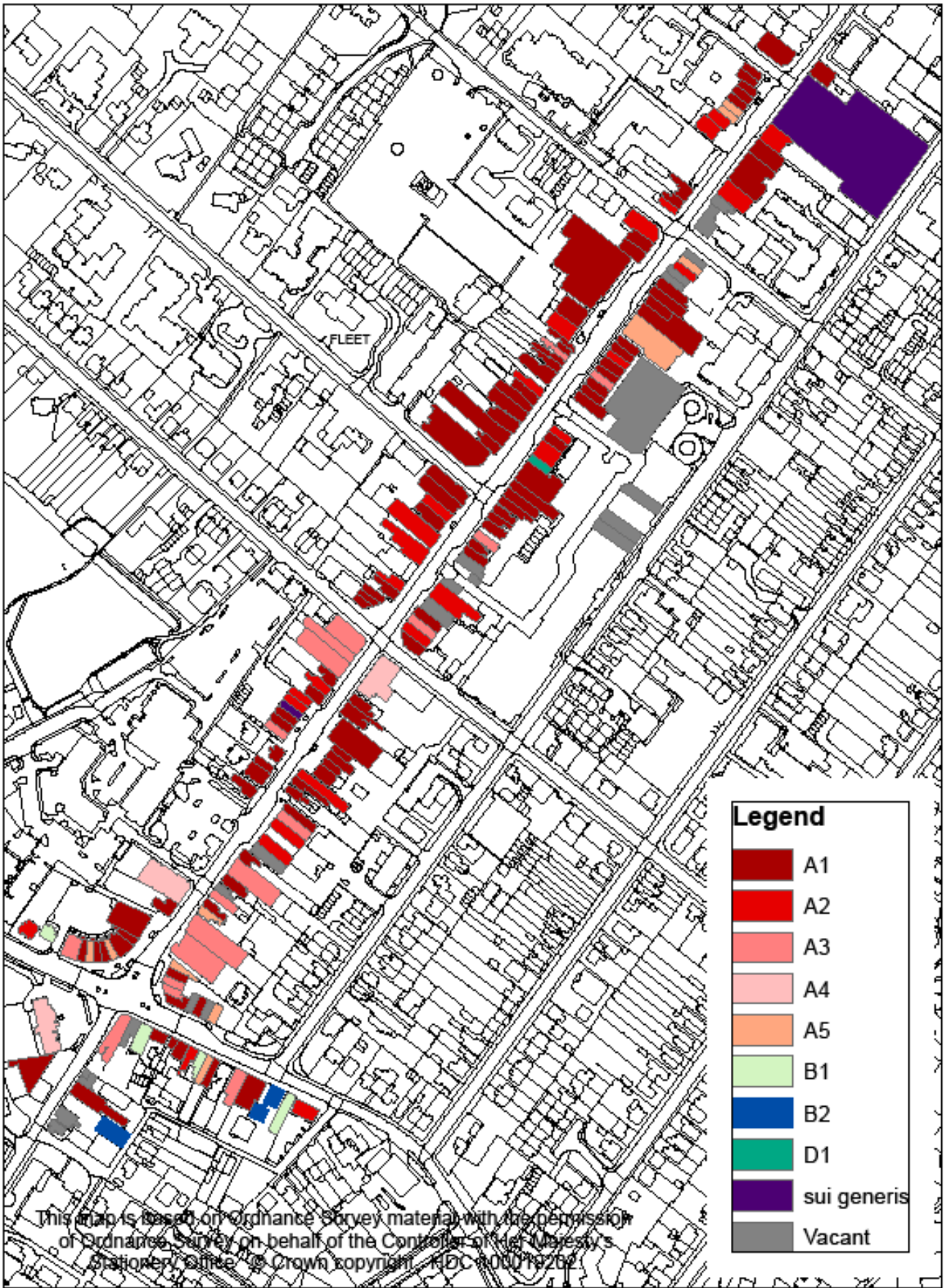
Towards the south west end of the town centre the majority of A3, A4 and A5 uses have been identified which results in a larger evening economy towards this end. However, the change of use to these use classes within this area is resulting in a loss of A1 retail units.

### **First Floor**

61 of the units on the first floor consist of Residential units, which is 51% of all units on the first floor. There are a number of vacant units at first floor (17) with some correlation with the vacant units on the ground floor. The remaining units consist of units connected to the downstairs retail units and A2 units, with a few office spaces.

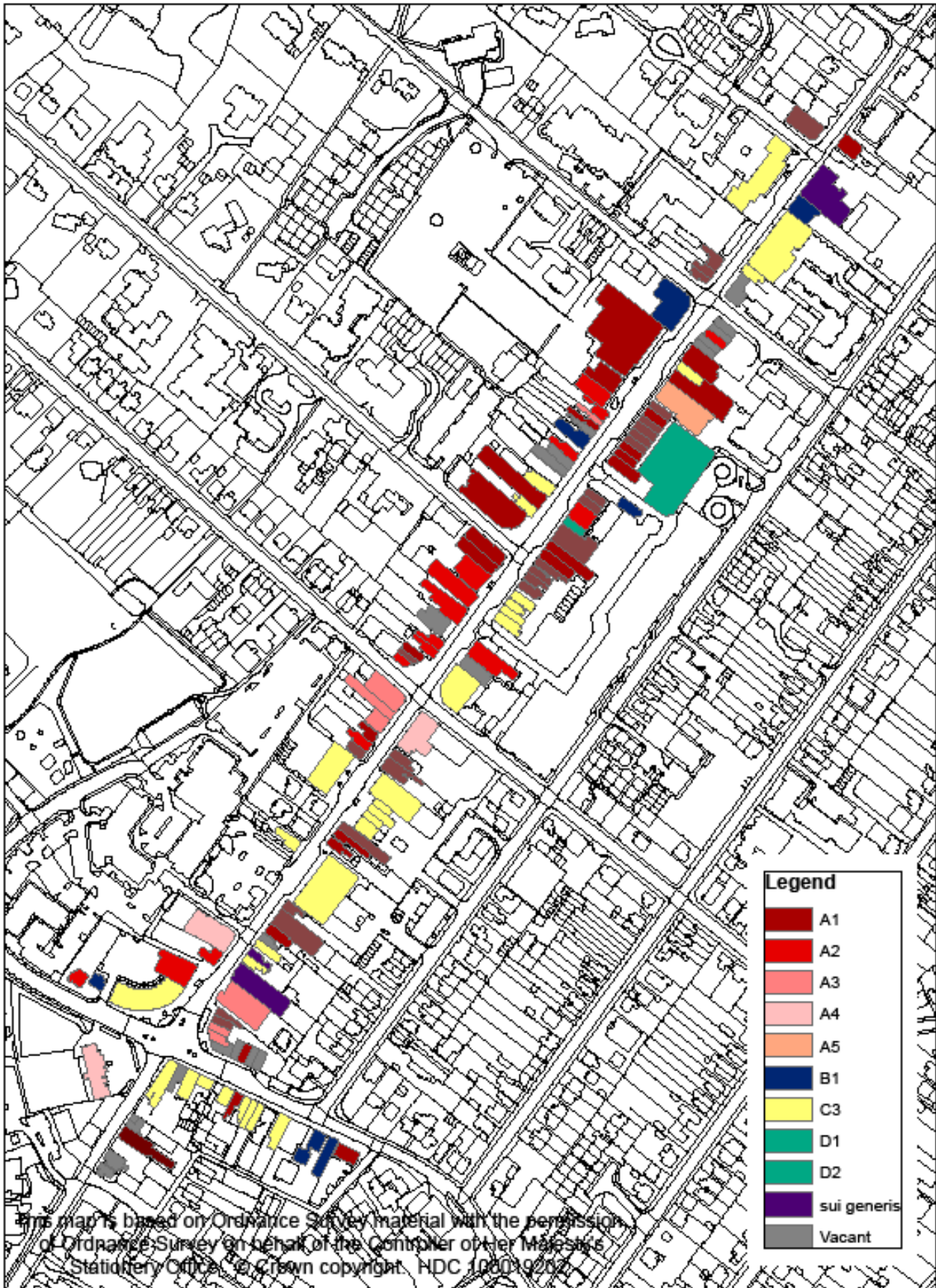
Policy F3: Secondary retail areas, permits Residential (C3), Financial and Professional (A2), Catering (A3), Leisure or Business (B1) uses on the upper floors. The majority of units in these 2 areas fall within the use classes listed; in particular there are a large number of residential units.

Map 4: Fleet Ground Floor Use Classes



0 30 60 90 120  
Meters

Map 5: Fleet First Floor Use Classes



0 20 40 80 120 160  
Meters

## 4.3 Hartley Wintney Village Centre

### Survey area

Hartley Wintney is a large village located towards the centre of the District. The centre provides an important role to the communities within the settlement and the neighbouring rural areas in particular in the north of the District due to its range of facilities and services and access via the A30.

### Local Plan policy context

Specific policies have not been produced for Hartley Wintney Village Centre and therefore the relevant policies for the centre include URB3 and URB4 as set out on page 4.

The Commercial Centre, as identified on Inset Map 14 for Hartley Wintney in the Local Plan, has been used as the boundary of the audit survey area. This covers the commercial area set along the High Street to the north east of the settlement.

### Findings

Figure 3 sets out the different use classes identified during the audit of the village centre and the total number of businesses in each use class at ground and first floor. Table 3 pulls together the breakdown of the number of units and businesses. Map 6 shows the use classes at the ground floor; Map 7 shows the use classes at the first floor, within Hartley Wintney Village Centre.

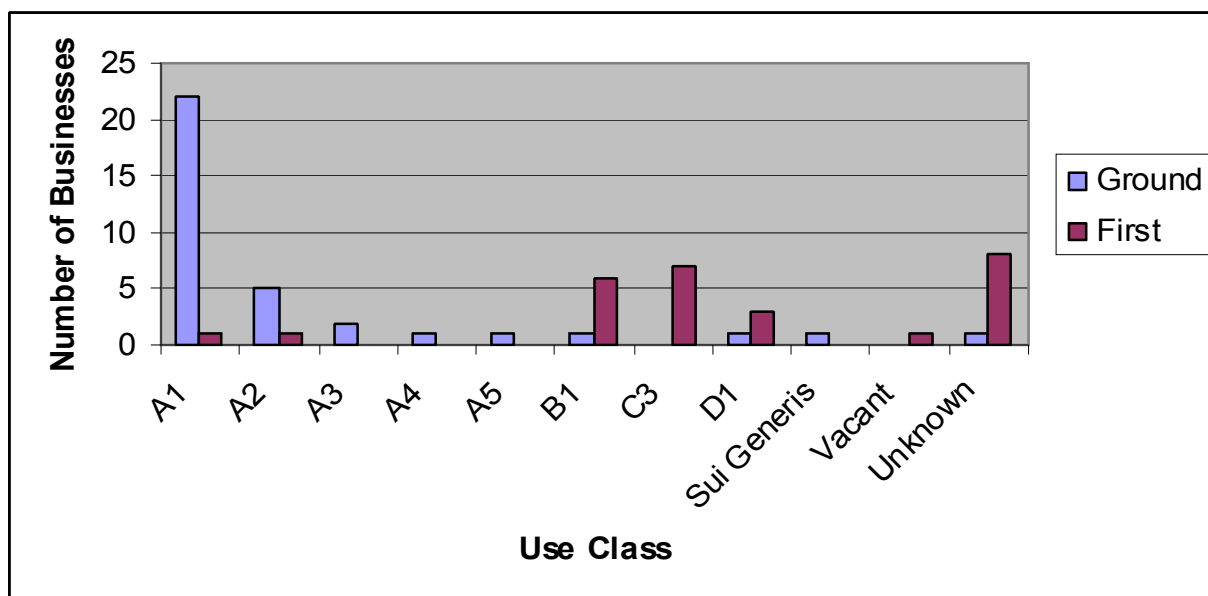


Figure 3: Breakdown of Use Classes in Hartley Wintney Village Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 35                          | 35                         | 70                    | 56                         | 2                         |

**Table 3: Total units and businesses in Hartley Wintney Village Centre**

### **Ground Floor**

On the ground floor the majority of units are in Retail use (22 units), 63% of the total uses on the ground floor. There is one vacant unit within the centre. The remaining mixture of other businesses located at the ground floor includes Financial and Professional services and Restaurants (A3). The majority of the units to the south of the A30 tend to be retail where there is more of a mix on the north side.

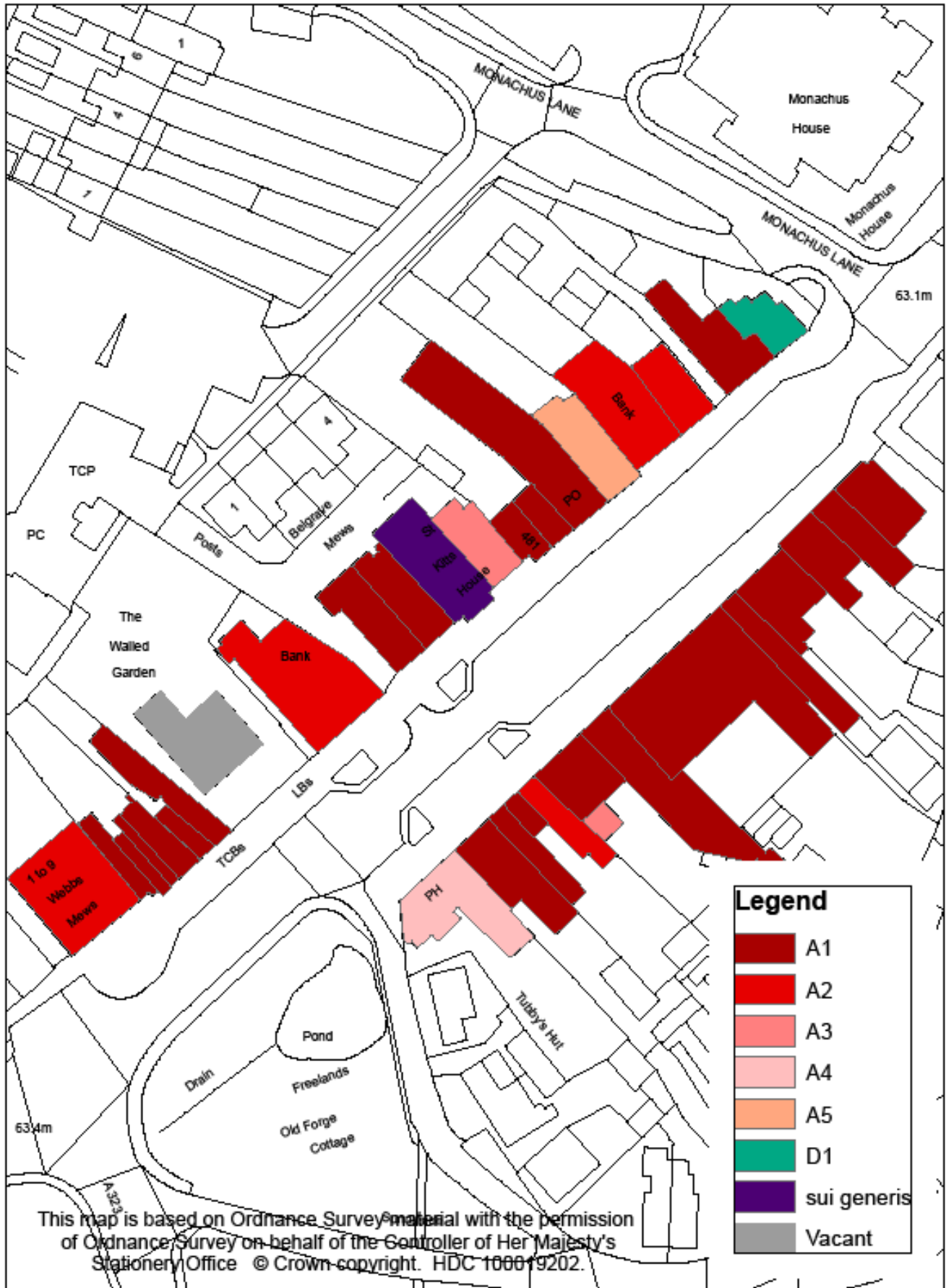
As there are no specific policies set out for the centre of Hartley Wintney the policies for the centre include URB3 and URB4. URB4 sets out that the change of use from Retail to Business (BI) at ground floor level will not be permitted if it leads to a significant loss or fragmentation of existing retail frontages. The centre currently has a large proportion of retail units, which to the south of the A30 runs in a large block. To the north the retail units are starting to become fragmented with the inclusion of a number of other uses.

### **First Floor**

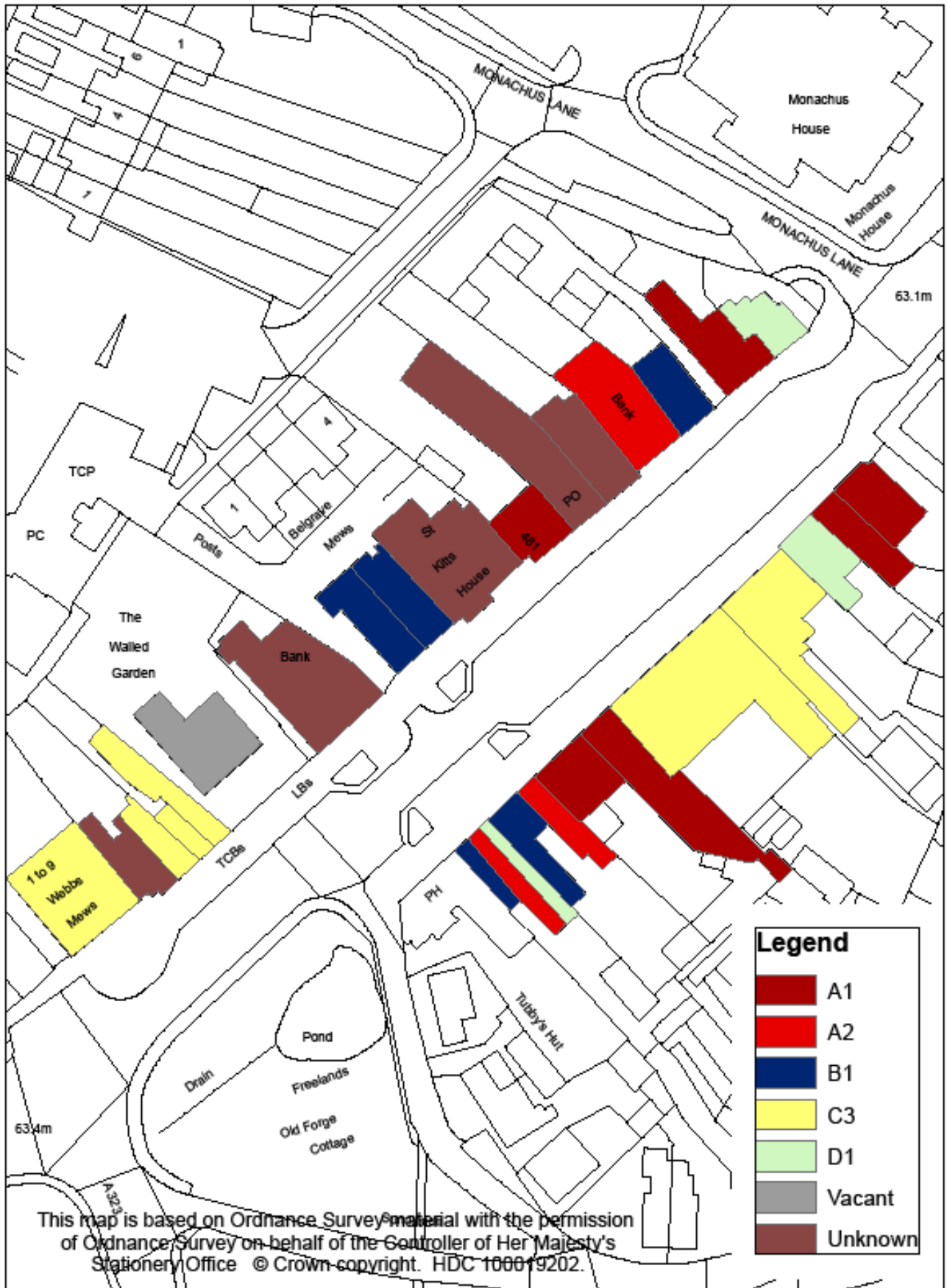
The majority of the units on the first floor are C3 and BI occupying 7 and 6 units respectively, however it should be noted that 8 of the units are unknown. The vacant unit on the first floor is above the vacant unit at the ground floor level. There is a cluster of residential units towards the western end of the A30, with another cluster identified towards the centre of the A30, on the southern side. Although a number of units are unknown there is a larger mix of business types on the first floor.

Policy URB3 states that the change of use to BI will be permitted if the building is physically capable of accommodating the proposed use. 6 of the units on the first floor are currently in BI use.

Map 6: Hartley Wintney Ground Floor Use



**Map 7: Hartley Wintney First Floor Use Class**



## 4.4 Hook Village Centre

### Survey area

Hook is located to the west of the District and is the fourth largest settlement benefiting from access to a mainline railway station providing good links to London/Basingstoke and good access to the M3. The village centre runs along Station Road and along part of the A30, to the centre of Hook, either side of the railway line.

### Local Plan policy context

In addition to policies URB3 and URB4 (see page 4) the following policies have been specifically set out for Hook Village Centre.

#### H1: Hook Village Centre: Area H1

*Within Area H1, changes of use to Financial and Professional services (A2) and Catering (A3) will be permitted. Changes of use to Business (B1) will be permitted on upper floors.*

#### H2: Hook Village Centre: The Acorn

*Mixed uses, together with use of The Acorn for Business (B1) and Financial and Professional Services (A2), will be permitted provided that the Local Authority is satisfied:*

- (i) Rear access and adequate parking is available for The Acorn;*
- (ii) The design and landscaping of the development is in keeping with the character of the Village and surrounding residential area.*

#### H3: Hook Parade: Redevelopment

*In order to contribute towards the vitality and viability of Hook Village Centre, proposals for the redevelopment of Hook parade for Retail uses (A1), Financial and Professional uses (A2) and Catering uses (A3) on the ground floor with Residential, Office, Dental and Medical use above, will be permitted provided that the design and landscaping are appropriate to the Village Centre.*

#### H4: Hook Village Centre Area: Area H4

*In order to contribute to the vitality and viability of Hook Village Centre, Area H4 as defined on the Hook Village Centre map is considered suitable for mixed Residential, Leisure (Class D) and Commercial (Classes B1 (A), B1 (b), A2 and A3) uses. Any redevelopment should be on a domestic scale.*

The Inset Map for Hook Village Centre within the Local Plan divides the centre into a Commercial Centre and the Peripheral Town Centre Areas. The main survey area focuses on the Commercial areas and the areas designated as H1, H2, H3, and H4, however some areas designated as peripheral town centres areas in the Local Plan were included where it was felt to be a logical addition to the survey area. The included peripheral town centres areas are those that run along Station Road between and opposite the Commercial areas.

### Findings

Figure 4 sets out the different use classes identified during the audit of the village centre and the total number of businesses in each use class at ground and first floor level. Table 4 pulls together the breakdown of the number of units and businesses. Map 8 shows the use classes at the ground floor; Map 9 shows the use classes at the first floor, within Hook Village Centre.

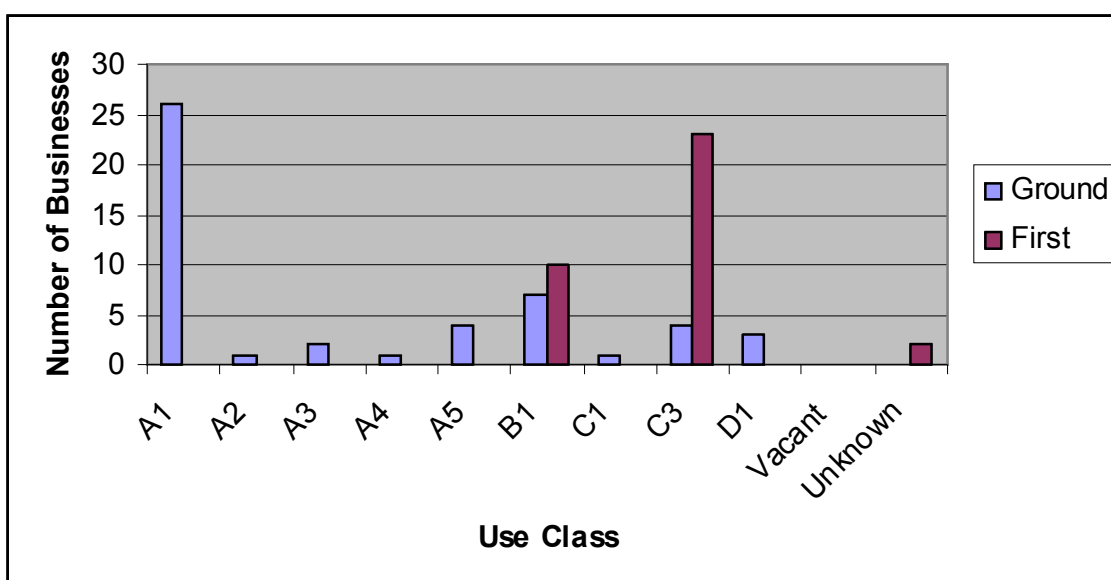


Figure 4: Breakdown of Use Classes in Hook Village Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 49                          | 41                         | 90                    | 57                         | 0                         |

Table 4: Total units and businesses in Hook Village Centre

### Ground Floor

On the ground floor the majority of units are in Retail use with 26 units – 53% of the total units on the ground floor. Hook is unique in the fact there are no vacant units within the centre. There is a mixture of other businesses including A2 and restaurants, drinking establishments and takeaways, as well as a number of units being Residential. The majority of retail units run along London Road to the north of the village centre, and to the west of Station Road. The residential units are all located to the east of Station Road.

Policy H2 permits B1 and A2 use in Acorn House located on London Road. Acorn House is currently in B1 use with the adjacent buildings in Retail use.

Policy H3 permits the redevelopment of Hook parade for Retail uses (A1), Financial and Professional (A2) and Catering uses (A3) on the ground floor. The majority of Hook Parade is currently in Retail use with the remaining currently being used as a dentistry.

Policy H4 sets out that Area H4 is suitable for mixed Residential, Leisure and Commercial. The majority of this area contains units that are of residential (4 units) and B1 (2 units), however there are 3 Retail units also located in this area.

### First Floor

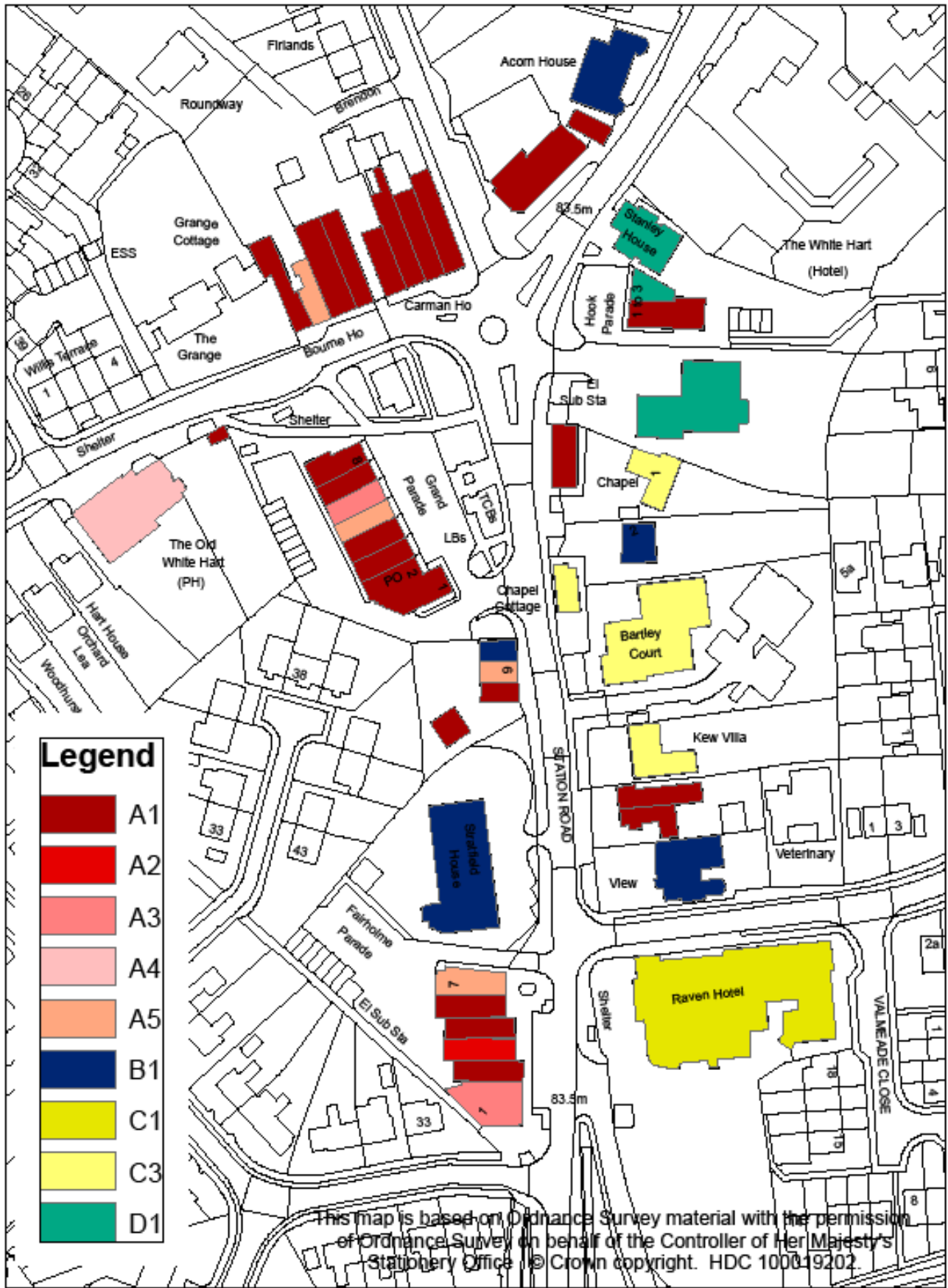
The majority of the units on the first floor are in Residential use with 22 units (54%) with the other units being made up of mainly B1 (10 units). Again there are no vacant units at the first floor level.

Policy H1 states that change of use to BI will be permitted on the upper floors in Area H1. 4 of the upper floor units in this area are in BI use but some have been converted to Residential. 2 units are unknown.

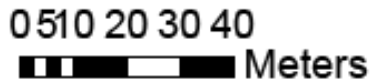
Policy H3 allows for redevelopment of Hook Parade, with residential, office, dental and medical use at the first floor level. All of Hook Parade is in residential use apart from the separate building which has the upper floor as part of the dentistry business – which is still inline with Policy H3.

Area H4 as noted in the ground floor section has a mixture of use containing Residential and Business use in line with Policy H4.

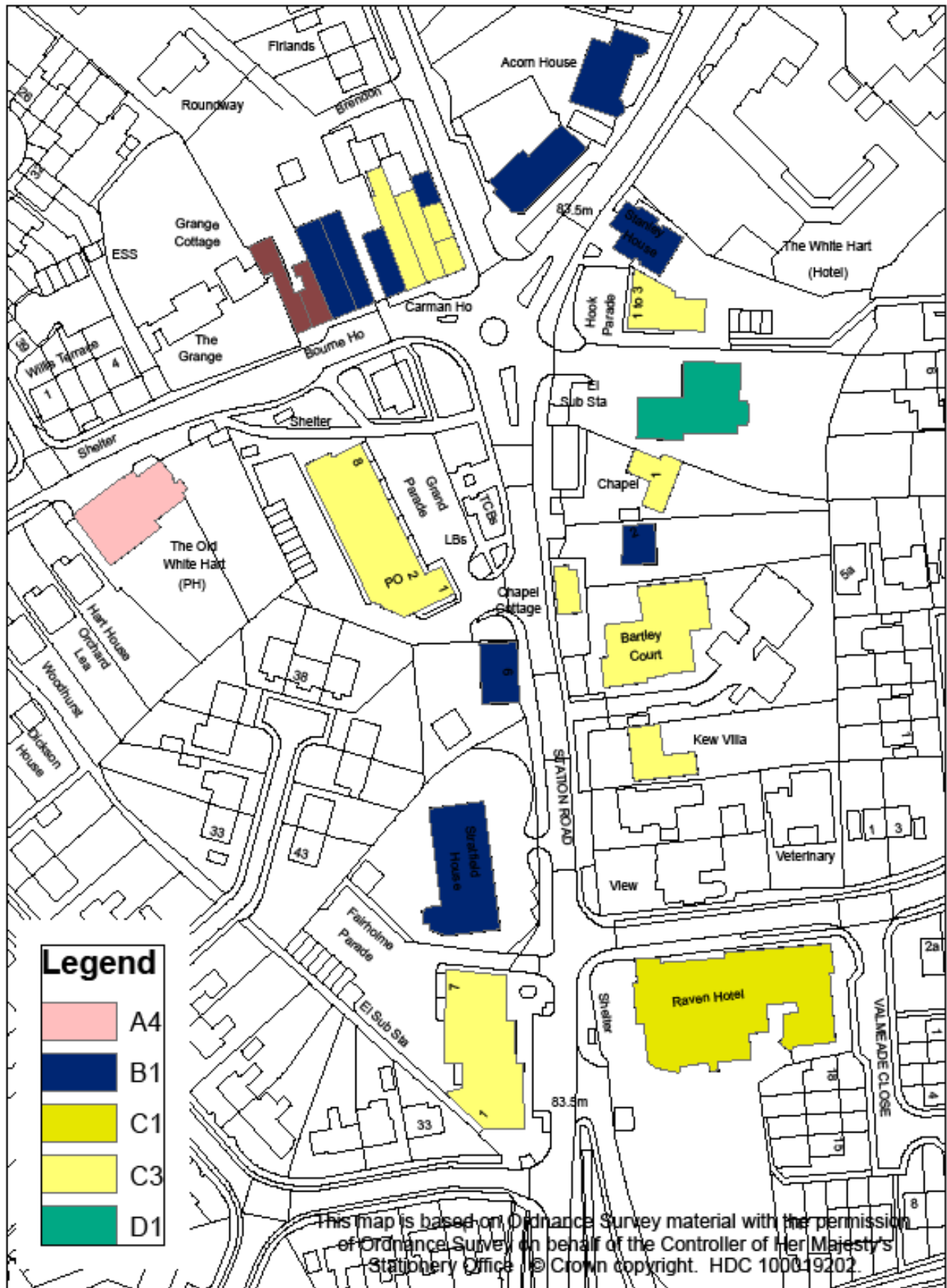
## Map 8: Hook Ground Floor Use Classes



| Legend |    |
|--------|----|
|        | A1 |
|        | A2 |
|        | A3 |
|        | A4 |
|        | A5 |
|        | B1 |
|        | C1 |
|        | C3 |
|        | D1 |



**Map 9: Hook First Floor Use Classes**



0 5 10 20 30 40  
 Meters

## 4.5 Odiham Village Centre

### Survey area

Odiham lies to the south west of the District and is closely linked to the neighbouring settlements of North Warnborough and Odiham Airfield. Odiham is an important centre for the communities of these three settlements as well as the other rural areas within the south east region of the District.

### Local Plan policy context

Specific policies have not been produced for Odiham Village Centre and therefore the relevant policies for the centre include URB3 and URB4 as set out on page 4.

The Commercial Centre identified on the Inset Map for Odiham in the Local Plan provided the boundary for the survey area. This includes the main commercial area along the High Street.

### Findings

Figure 4 sets out the different use classes identified during the audit of the village centre and the total number of businesses in each use class at ground and first floor. Table 3 pulls together the breakdown of the number of units and businesses. Map 10 shows the use classes at the ground floor; Map 11 shows the use classes at the first floor, within Odiham Village Centre.

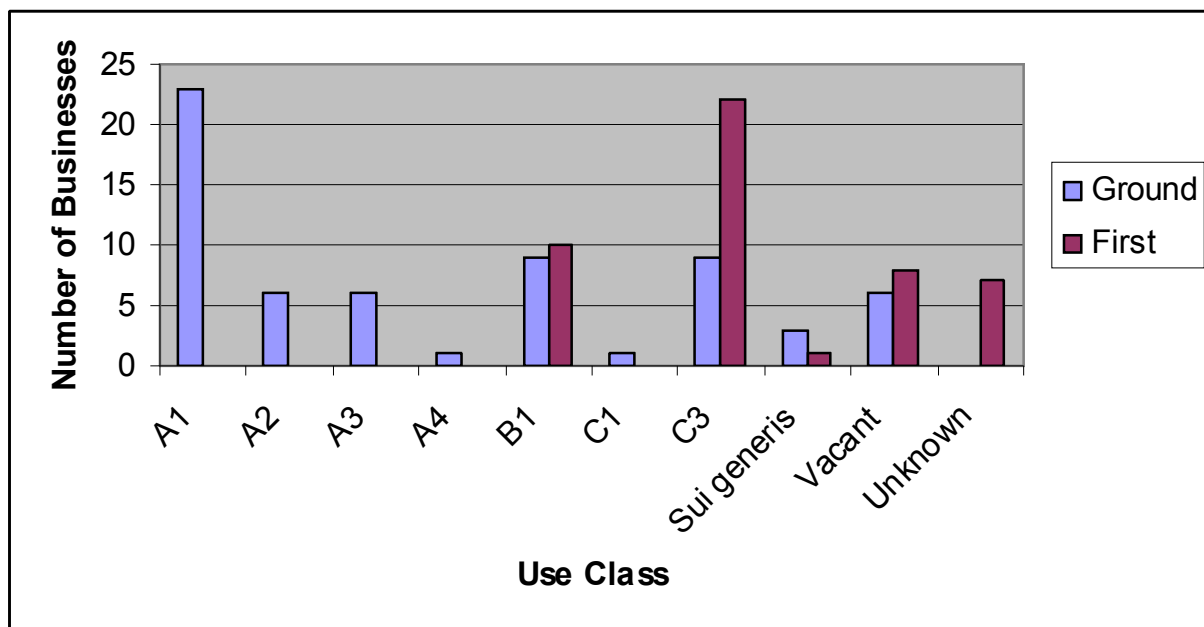


Figure 5: Breakdown of Use Classes in Odiham Village Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 64                          | 57                         | 121                   | 67                         | 14                        |

**Table 5: Total units and businesses within Odiham Village centre**

### **Ground Floor**

On the ground floor the majority of units are in Retail use with 23 businesses, making up 36% of the ground floor units. 6 units are currently vacant on this floor. The vacant units to the south of the High Street are grouped together. The other units are made up of a mix of mainly Financial and Professional (A2), Restaurants/Cafes (A3), Business (B1) and Residential (C3), which intersperse the retail units along both sides of the commercial centre.

As there are no specific policies set out for the centre of Odiham the policies for the centre include URB3 and URB4. URB4 sets out that the change of use from Retail to Business (B1) at ground floor level will not be permitted if it leads to a significant loss or fragmentation of existing retail frontages. The B1 units are all located to the south of the High Street and concentrated towards either end of the High Street. Retail units are interspersed between the business units.

### **First Floor**

The majority of the units on the first floor are in Residential (C3) uses which cover 22 units – 39% of the total units at first floor. The residential units are within clusters along both sides of the High Street. The next largest use type at the first floor is B1, with the majority of these being located to the south of the High Street. There are 8 vacant units at the first floor and it should be noted that it is unknown what businesses are within 7 of the units. The vacant units are located above the 6 vacant units at the ground floor level, with one more vacant unit located to the south of the High Street.

Policy URB3 states that the change of use to B1 will be permitted if the building is physically capable of accommodating the proposed use. As noted above the second largest use type at the first floor is B1, these are mainly located above the units in B1 use on the ground floor.



Map 11: Odiham First Floor Use Classes



0 10 20 30 40  
Meters

## 4.6 Yateley Town Centre

### Survey area

Yateley lies to the north east of the District and along with Blackwater falls within the Blackwater Valley Conurbation. Yateley lacks a defined town centre and consists of a scattered range of neighbourhood retail centres and public buildings and facilities. The centre of Yateley runs along the B3272 – Reading Road.

### Local Plan policy context

In addition to policies URB3 and URB4 (see page 4) the following policies have been specifically set out for Yateley Town Centre.

#### Y1: Yateley Town Centre – General Policies

*Within Yateley Town Centre development proposals, which are in accordance with other proposals in the plan and which do not detract from the vitality and viability of Yateley as a local shopping centre, will be permitted.*

#### Y2: Yateley Town Centre – Harpton Parade

*Within Harpton Parade, changes of use at first floor level to Financial and Professional services or Businesses uses will be permitted.*

#### Y3: Yateley Town Centre – Gayton House

*Proposals for the change of use of Gayton House to Financial and Professional services or business uses will be permitted.*

#### Y4: Yateley Town Centres – Uses

*In Area Y4, change of use at ground floor level to Business use (B1) will be permitted.*

#### Y5: Yateley Town Centre: Redevelopment

*Within the area specified 'Y5' on the Yateley Town Centre Inset map, proposals for redevelopment for Retail units at ground floor level, with Business, Financial or Professional services above, will be permitted where:*

- (i) Buildings do not normally exceed 2 storeys in height;*
- (ii) The scale and appearance of the development reflects its surrounding environment;*
- (iii) Car parking is provided in accordance with adopted standards;*
- (iv) Landscaping schemes are incorporated;*
- (v) New premises for the Women's Institute are secured either on the site or at another appropriate location in the town centre.*

#### Y6: Yateley Town Centre – Martins Parade

*Changes from Retail (A1) use at ground floor level in Martin's parade will only be permitted where this does not adversely affect the vitality and viability of the town centre.*

#### Y8: Yateley Town Centre: South of Reading Road

*Proposals for the redevelopment of the area to the south of Reading Road between the 'Dog and Partridge' public house and Tindal Close, for Retail use at ground floor level with Retail or Business uses*

above, will normally be permitted provided that they do not adversely affect the character of the conservation area.

Within the Local Plan, Yateley Town Centre has been broken down into the Commercial Centre and the Peripheral Town Centre Areas. The Commercial areas to the east of the town centre, which includes area Y5 and Y6, and the Commercial area to the west of the town centre Y2 have been used as part of the audit. Where it was considered a logical inclusion for the town centre areas classed at the Peripheral Town Centre Areas have been included, which includes areas Y4 and Y8.

## Findings

Figure 6 sets out the different use classes identified during the audit of Yateley Town Centre and the total number of businesses in each use class at ground and first floor. Table 6 pulls together the breakdown of the number of units and businesses. Map 12 shows the use classes at ground floor level; Map 13 shows the use classes at first floor level.

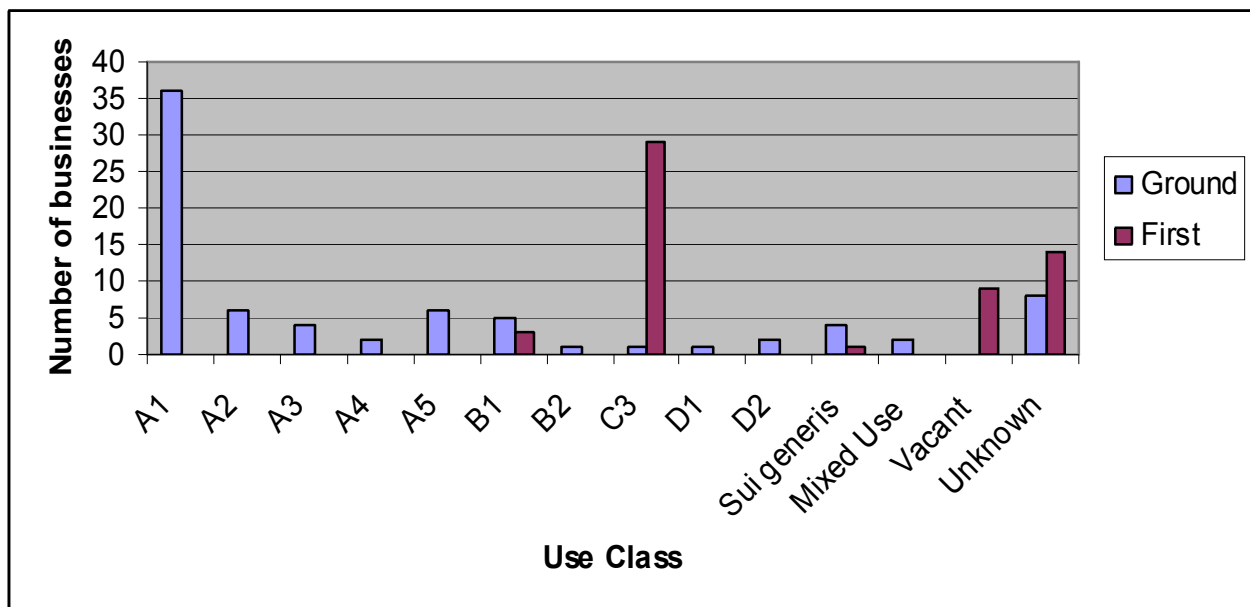


Figure 6: Breakdown of Use Classes in Yateley Town Centre

| Total units at ground floor | Total units at first floor | Total number of units | Total number of businesses | Total number of vacancies |
|-----------------------------|----------------------------|-----------------------|----------------------------|---------------------------|
| 78                          | 69                         | 147                   | 134                        | 24                        |

Table 6: Total units and businesses in Yateley Town centre

## Ground Floor

At the ground floor Retail (A1) is the most common use with 36 businesses, which is 46% of the units at the ground floor. There are 2 vacant units recorded at the ground floor, located in the western commercial area. There is variety of other uses within the centre including business and financial/professional services and restaurants/drinking establishments/takeways. The town centre

is split between two clear areas, the larger area of the two to the east, has the largest number of retail units, whilst the other area contains more business uses.

Policy Y4 permits the change of use of ground floor level units to Business (B1) in area Y4. A number of units in Area Y4 are currently in B1 use, but other uses also include Retail, Financial/Professional, and a chiropractic clinic.

Area Y5 supports the redevelopment of uses for Retail use but there is very little retail located here with only 2 units, the others fall under A2, A5, C3 and sui generis.

In area Y6 the change of use from A1 will only be permitted where the vitality and viability of the area will not be affected. There are 6 units located in area Y6 of which 4 are still in retail use. Any application to change the existing A1 units should only be permitted where it is considered that the vitality and viability will not be affected and the current use of 2 units not in retail use should be taken into account when determining this affect on vitality and viability.

Area Y8 permits the redevelopment of Retail at the ground level. 4 units are in A1 use, whilst the others are A5 and A2. There is also a pub located on the corner. Any further loss of Retail here may begin to affect the vitality and viability due to fragmentation of the shopping frontage.

### **First Floor**

At the first floor level the majority of the units are in residential C3 use with 29 units, which makes up 42% of the units on the first floor. The majority of the residential units fall within the commercial areas to the east, whilst more business units are located to the western end of the centre. There are 9 vacant units at first floor located in both identified areas of the commercial centre in Yateley.

Policy Y2 permits the change of use to A2 or business within the Area Y2 at first floor level. None of the units in Harpton parade are in A2 or business use although the use of one of the units is currently unknown. There is one vacant block containing 8 units, with the other units being in C3 Residential use. Across the road from the Parade but also located within area Y2 the units are in B1 and B2 use.

Area Y5 permits Business and Financial and Professional uses at the upper floors which the majority of the units fall under although there is some C3 Residential use.

Map 12: Yateley Ground Floor Use Classes



0 40 80 120 160  
Meters

Map 13: Yateley First Floor Use Classes



## 5. Conclusion

This audit provides a snapshot (as at March 2009) of the six main town and village centres within Hart in terms of the different uses, and vacancies that exist within those centres. It will provide a basis for comparison when further surveys are undertaken (on an annual basis) and will be useful in assessing the extent to which development policies for the centres are working.

It is clear that the District has a number of centres that provide a variety of services and facilities. Fleet clearly provides the largest range of uses and stands out as an important town centre for the region. The other centres, although smaller in nature than Fleet, provide a range of facilities and services that serve the other communities within the District.

Hook is the only settlement that during the survey work had no vacant units. Fleet had the largest amount of vacant units totalling 35. It will be interesting to note during annual updates to this audit work how the number of businesses and vacant units change over time, to help monitor the vitality and viability of the centres.

In some of the centres specific policies have been set to retain the shopping frontage within the commercial centres. In many cases the percentage of other units is starting to increase and therefore resulting in a loss of retail units, to below the specified percentage. In these areas any further loss of AI use should be considered carefully to ensure the vitality and viability of the centres is not lost and the shopping frontage is retained. This is particularly important for Fleet and Blackwater.

A large number of the retail units within the centres are independent retailers. This may be due to the rural nature of many of the centres as well as the competition they face from across the border into other authority areas. The continuation of these businesses shows local support but it will be interesting to note through further reviews of each centre on an annual basis if and how these businesses change as further pressure comes from retail chains.

## **Appendices**

**Appendix 1:** Blackwater Town Centre full survey report

**Appendix 2:** Fleet Town Centre full survey report

**Appendix 3:** Hartley Wintney Village Centre full survey report

**Appendix 4:** Hook Village Centre full survey report

**Appendix 5:** Odiham Village Centre full survey report

**Appendix 6:** Yateley Town Centre full survey report

**Appendix 7:** Use Classes Order 2005

## Appendix I: Blackwater Town Centre full survey report (Ground Floor Units)

| Address   | No.   | Business Name (Ground Floor)     | Primary Activity       | Use Class   |
|---|-------|----------------------------------|------------------------|-------------|
| <b>Area B3 - From railway station towards Manor House</b>                           |       |                                  |                        |             |
| <b>London Road</b>  |       |                                  |                        |             |
| White Hart House  | 5     | Beijing                          | Restaurant             | A3          |
|   | 4     | Beijing                          | Take Away              | A5          |
|   | 3     | Grandma Buggins                  | Restaurant             | A3          |
|   | 2     | Rocco's                          | Take Away              | A5          |
|   | 1     | Blockbuster                      | Video/DVD Rental       | A1          |
| White Hart Parade   | 1     | Body N Soul                      | Beauty Salon           | A1          |
|   | 2     | Retina                           | Opticians              | A1          |
|   | 3     | CHS Ltd                          | Central Heating Spares | A1          |
|   | 4     | CHS Ltd                          | Central Heating Spares | A1          |
| The Blackwater Centre   | 12-14 | Blackwater & Hawley Town Council | Town Council           | B1          |
|   | 16    | Vacant                           | Vacant Unknown         | A1          |
|   | 18    | Vacant                           | Vacant Unknown         | A1          |
| <b>Area B1 - Blackwater</b>   |       |                                  |                        |             |
| London Road   | 20    | Vacant                           | Vacant Public House    | A4          |
|   | 22    | Security Centre                  | Security Shop          | A1          |
|   | 24    | Martins                          | Newsagents             | A1          |
|   | 24    | Post Office                      | Post Office            | A1          |
|   | 26    | Thames Hospice                   | Charity Shop           | A1          |
|   | 28    | Executive Dry Cleaners           | Dry Cleaners           | A1          |
|   | 30-32 | Lloyds TSB                       | Bank                   | A2          |
|   | 34    | Print a Max                      | Printing               | A1          |
|   | 36    | Royal Spice                      | Restaurant             | A3          |
|   | 38    | Vicpine                          | Rare Video's/DVD's     | A1          |
|   | 40    | Blackwater Pharmacy              | Pharmacy/ Health       | A1          |
|   | 42    | Forsight                         | Opticians              | A1          |
|   | 44    | Coral                            | Betting Shop           | A2          |
| Manor House   |       | Aldi                             | Supermarket            | A1          |
| <b>Area B1 - Opposite Manor House - Parade of Shops towards the railway station</b> |       |                                  |                        |             |
| London Road   | 37    | Wholemeal Café                   | Café                   | A3          |
|   | 35    | Brushstrokes                     | Hairdressers           | A1          |
|   | 33    | Nicci - G's                      | Florists               | A1          |
|   | 31    | Stop'n'shop                      | General Store          | A1          |
|   | 29    | Vacant                           | Vacant Unknown         | A2          |
| <b>Peripheral Town Centre Area B2 and B4</b>  |       |                                  |                        |             |
| Green Lane  | 5     | Teamline Marketing               | Marketing Offices      | B1          |
|   | 5     | Hart Cars                        | Taxi                   | sui generis |
|   | 3     | Curves                           | Fitness                | D2          |
|   | 1     |                                  | Residential            | C3          |
| <b>London Road (From Green Lane towards Camberley)</b>                              |       |                                  |                        |             |
| London Road   |       | Lidl                             | Supermarket            | A1          |
|   | 19    | Mr Bumble                        | Public House           | A4          |

## Appendix I: Blackwater Town Centre full survey report (First Floor Units)

| Address   | No.   | Business Name (1st Floor)           | Primary Activity      | Use Class |
|---|-------|-------------------------------------|-----------------------|-----------|
| <b>Area B3 - From railway station towards Manor House</b>                           |       |                                     |                       |           |
| <b>London Road</b>  |       |                                     |                       |           |
| White Hart House  | 5     | Arcadis                             | Offices               | B1        |
|   | 4     | Arcadis                             | Offices               | B1        |
|   | 3     | Arcadis                             | Offices               | B1        |
|   | 2     | Arcadis                             | Offices               | B1        |
|   | 1     | Arcadis                             | Offices               | B1        |
| White Hart Parade   | 1     | Body N Soul                         | Beauty Salon          | A1        |
|   | 2     | Retina                              | Opticians             | A1        |
|   | 3     |                                     | Residential           | C3        |
|   | 4     |                                     | Residential           | C3        |
| The Blackwater Centre   | 12-14 | Electracade                         | Online gaming Offices | B1        |
|   | 16    | Vacant                              | Vacant Unknown        | Unknown   |
|   | 18    | Vacant                              | Vacant Unknown        | Unknown   |
| <b>Area B1 - Blackwater</b>   |       |                                     |                       |           |
| <b>London Road</b>  |       |                                     |                       |           |
|   | 20    | Vacant                              | Vacant Public House   | A4        |
|   | 22    |                                     | Unknown               | Unknown   |
|   | 24    |                                     | Unknown               | Unknown   |
|   | 24    |                                     | Residential           | C3        |
|   | 26    |                                     | Residential           | C3        |
|   | 28    |                                     | Residential           | C3        |
|   | 30-32 |                                     | Lloyds TSB            | A2        |
|   | 34    |                                     | Residential           | C3        |
|   | 36    |                                     | Residential           | C3        |
|   | 38    |                                     | Residential           | C3        |
|   | 40    |                                     | Residential           | C3        |
|   | 42    |                                     | Residential           | C3        |
|   | 44    |                                     | Residential           | C3        |
| Manor House   |       | Aldi                                | Supermarket           | A1        |
| <b>Area B1 - Opposite Manor House - Parade of Shops towards the railway station</b> |       |                                     |                       |           |
| London Road   | 37    |                                     | Residential           | C3        |
|   | 35    |                                     | Residential           | C3        |
|   | 33    |                                     | Residential           | C3        |
|   | 31    |                                     | Residential           | C3        |
|   | 29    | Vacant                              | Vacant Unknown        | Unknown   |
| <b>Peripheral Town Centre Area B2 and B4</b>  |       |                                     |                       |           |
| Green Lane  | 5     | Sykes Dalby & Trulove               | Accountants           | B1        |
|   | 5     | Sykes Dalby & Trulove               | Accountants           | B1        |
|   | 3     | Hills Indoor Cycling/Pilates Studio | Fitness               | D2        |
|   | 1     |                                     | Residential           | C3        |
| <b>London Road (From Green Lane towards Camberley)</b>                              |       |                                     |                       |           |
| London Road   |       |                                     |                       |           |
|   | 19    | Mr Bumble                           | Public House          | A4        |

## Appendix 2: Fleet Town Centre full survey report (Ground Floor Units)

| Address        | No.       | Business Name (Ground Floor) | Primary Activity    | Use Class |
|----------------|-----------|------------------------------|---------------------|-----------|
| Crookham Road  | 2         | The Oatsheaf                 | Public House        | A4        |
|                | 4         | Hamseys                      | Discount Bed Centre | A1        |
|                | 1a        | Watersky                     | Chinese Restaurant  | A3        |
|                | 1         | Vacant                       | Vacant Unknown      | A1        |
|                | 3         | Vacant                       | Vacant Unknown      | A1        |
|                | 5         | C.C.Tiles                    | Tile Showroom       | A1        |
|                | 5         | Car Links                    | Garage              | B2        |
|                | 7         | Vacant                       | Vacant Unknown      | Unknown   |
|                | 11        | Vacant                       | Vacant Unknown      | Unknown   |
| Reading Rd Sth | 2         | Vacant                       | Vacant Unknown      | A2        |
|                | 4 - 6     | MEI Ltd                      | Electrical design   | B1        |
|                | 8         | Amazon                       | Showroom            | A1        |
|                | 12        | Hayes & Son                  | Shoe Shop           | A1        |
|                | 14        | Bathtimes                    | Bath showroom       | A1        |
|                | 16        | Robert Cook & Co             | Solicitors          | A2        |
|                | 18        | Parson Ash Ltd               | Plasterers Office   | B1        |
|                | 20        | Fleet Chinese Kitchen        | Takeaway            | A5        |
|                | 20a       | TattooZ                      | Tattooist           | A1        |
| Allwood House  |           |                              | Residential         | C3        |
|                | 24        | Blue Tiger                   | Restaurant          | A3        |
|                | 26-28     | The Snowboard Shop           | Snowboard Shop      | A1        |
|                | 30        | Charterlith Printers         | Printing            | B2        |
|                | 30        | Charterlith Printers         | Printing            | B2        |
|                | 30        | Charterlith Printers         | Printing            | B2        |
|                | 32        | Hart Extrusion               | Converting Services | B1        |
|                | 34        | Pinto Potts                  | Solicitors          | A2        |
| Fleet Road     | 78        | Wine Rack                    | Off Licence         | A1        |
| Birch Avenue   | 80        | Launderette                  | Launderette         | A1        |
|                | 82        | The Hair Studio              | Hairdressers        | A1        |
|                | 84        | Just A Pound                 | General Store       | A1        |
|                | 86        | Clarks                       | Butchers            | A1        |
|                | 88        | S.E. Riordan                 | Jeweller's          | A1        |
|                | 90        | Indian Spice                 | Take-away           | A5        |
|                | 92        | Flying Fish                  | Take-away           | A5        |
|                | 94        | Romans                       | Estate Agent        | A2        |
|                | 96        | MacKenzie Smith              | Estate Agent        | A2        |
|                | 102 - 104 | Interior Decisions           | Home Improvement    | A1        |
|                | 106       | Reps'n'Pets                  | Pet Shop            | A1        |
|                | 108       | Waterfords                   | Estate Agent        | A2        |

## Appendix 2: Fleet Town Centre full survey report (Ground Floor Units)

| Address           | No.       | Business Name (Ground Floor) | Primary Activity    | Use Class |
|-------------------|-----------|------------------------------|---------------------|-----------|
| Church Road       | 110       | McCarthy Holden              | Estate Agent        | A2        |
|                   | 112       | Blockbuster                  | Video Rental        | A1        |
|                   | 114-116   | Ready 2 Print                | Office Supplies     | A1        |
|                   | 118 - 122 | J Sainsburys                 | Supermarket         | A1        |
|                   | 126 - 128 | M&S Simply Food              | Food Store          | A1        |
|                   | 130 - 132 | Halifax (HBOS)               | Bank                | A2        |
|                   | 142a      | Grants Shoe Repairs          | Cobbler's shop      | A1        |
|                   | 142       | B Hive                       | Jewellers           | A1        |
|                   | 144       | Café Francais                | Caterers /Café      | A3        |
|                   | 146a      | Icon                         | Hairdressers        | A1        |
|                   | 148       | Vacant                       | Vacant unknown      | A1        |
|                   | 150       | Zappas                       | Hairdressers        | A1        |
|                   | 152       | Abbey                        | Bank                | A2        |
|                   | 154       | Hart Travel                  | Travel Agent        | A1        |
|                   | 156       | Kristena Shoes               | Shoe Shop           | A1        |
|                   | 158       | Milletts                     | Outdoors Store      | A1        |
|                   | 160       | Pampurred Pets               | Pet Shop            | A1        |
|                   | 162       | Peacocks                     | Clothes Shop        | A1        |
|                   | 164       | Experience                   | Ladies Clothes shop | A1        |
|                   | 166       | SNIP                         | General Store       | A1        |
| Bransomewood Road | 168       | Clinton Cards                | Card Shop           | A1        |
|                   | 168b      | Leightons                    | Optician            | A1        |
|                   | 170       | Nationwide                   | Building Society    | A2        |
|                   | 172       | British Heart Foundation     | Charity Shop        | A1        |
|                   | 174       | Lloyds TSB                   | Bank                | A2        |
|                   | 176       | Nat West                     | Bank                | A2        |
|                   | 180       | Starbucks                    | Coffee Bar          | A3        |
|                   | 182       | Index                        | Recruitment Agency  | A2        |
|                   | 184       | Marie Curie Cancer Care      | Charity Shop        | A1        |
|                   | 186       | Fineweave Carpets            | Home Improvement    | A1        |
|                   | 188       | Alan Rogers                  | Barbers             | A1        |
|                   | 190       | This'n'That                  | General Store       | A1        |
| Victoria Road     | 192 - 196 | Golden Triangle              | Restaurant          | A3        |
|                   | 198       | El Castillo                  | Restaurant          | A3        |
|                   | 200       | Pizza Express                | Restaurant          | A3        |
|                   | 202       | John Harwood                 | Optician            | A1        |
|                   | 204       | Vickery & Co                 | Estate Agent        | A2        |
|                   | 206       | Fleet Charity Shop           | Charity Shop        | A1        |
|                   | 208       | Vacant                       | Vacant unknown      | A2        |

## Appendix 2: Fleet Town Centre full survey report (Ground Floor Units)

| Address        | No.        | Business Name (Ground Floor) | Primary Activity      | Use Class   |
|----------------|------------|------------------------------|-----------------------|-------------|
| Victoria Road  | 210        | I-I Recruitment              | Recruitment Agency    | A2          |
|                | 212        | Captured Moment              | Photographers shop    | sui generis |
|                | 214        | Authors & Artists            | Craft Shop            | A1          |
|                | 216        | Fleet Charity Shop           | Charity Shop          | A1          |
|                | 218        | Subway                       | Sandwich Shop         | A3          |
|                | 222 - 224  | Hemisphere                   | Furniture / Gift shop | A1          |
|                | 226        | Farm Fayre                   | General Store         | A1          |
|                | 228 - 230  | Giggles                      | Fancy Dress Shop      | A1          |
|                | 234        | W C Baker                    | Hardware shop         | A1          |
| Gurkha Square  | 238        | The Prince Arthur            | Public House          | A4          |
|                | 240        | Help The Aged                | Charity Shop          | A1          |
|                | 242        |                              |                       |             |
|                | 244        |                              |                       |             |
|                | 246        | Amazon                       | Conservatories/wind   | A1          |
|                | 248        | The Spotless Drycleaners     | Dry Cleaners          | A1          |
|                | 250 - 252  | David French                 | Furniture Shop        | A1          |
|                | 254        | Domino's Pizza               | Takeaway              | A5          |
|                | 256        | Vacant                       | Vacant unknown        | A1          |
|                | 258        | The Kitchen Co               | Kitchen showroom      | A1          |
|                | 260        | Sha Tandori                  | Take-away             | A5          |
|                | 262        | Vacant                       | Vacant unknown        | A1          |
| Fleet Road     | 264 - 266  | Gulshan Tandori              | Restaurant            | A3          |
| Reading Rd Nth | Oaklands   | Packs & Cards                | Philatelic Traders    | B1          |
|                | Brooklands | Venus                        | Office Recruitment    | A2          |
|                | 149 - 151  | Tackle Up                    | Fishing Tackle shop   | A1          |
|                | 153 - 159  | Travis Perkins               | Builders Merchant     | sui generis |
|                | 161        | Paciv                        | Technical Support     | A2          |
|                | 163        | Eco Fires & Stoves Ltd       | Home Improvements     | A1          |
|                | 165 - 167  | Bathstore                    | Home Improvements     | A1          |
|                | 173        | Hamptons                     | Estate Agents         | A2          |
|                | 175        | Vacant                       | Vacant Shop           | A1          |
|                | 177 - 179  | Vacant                       | Vacant Unknown        | A2          |
| Church Road    | 181        | Vacant                       | Vacant shop           | A1          |
|                | 181a       | KFC                          | Take-away             | A5          |
|                | 183        | MacKenzie Smith              | Estate Agents         | A2          |
|                | 183a       | Vacant                       | Vacant Unknown        | Unknown     |
|                | 183b       | Vacant                       | Vacant Unknown        | Unknown     |
|                | 185        | Debra                        | Charity               | A1          |
|                | 185        | Jennings                     | Electrical Sales      | A1          |

## Appendix 2: Fleet Town Centre full survey report (Ground Floor Units)

| Address                       | No.       | Business Name (Ground Floor)  | Primary Activity       | Use Class |
|-------------------------------|-----------|-------------------------------|------------------------|-----------|
| Church Road                   | 187       | The Blue Cross                | Charity                | A1        |
|                               | 189       | Iceland                       | Foodstore              | A1        |
|                               | 191       | McDonalds                     | Restaurant / Take-away | A5        |
|                               | 193       | Frames & Prints               | Art Gallery            | A1        |
|                               | 195       | Fleet Toys                    | Toy Shop               | A1        |
|                               | 197       | Eden Bookmakers               | Betting                | A2        |
|                               | 199       | Barnardos                     | Charity                | A1        |
|                               | 201       | Marc Antoni                   | Hairdressers           | A1        |
|                               | 203       | Primo                         | Café / Restaurant      | A3        |
|                               | 205       | Sullivan & Sykes              | Mens Outfitters        | A1        |
|                               | 207       | Phones 4 U                    | Mobile Phones shop     | A1        |
|                               | 209       | First Choice                  | Travel Agent           | A1        |
| Hart Shopping Centre Entrance | 215       | Vacant                        | Vacant Unknown         | A2        |
|                               | 217       | Fleet Photographic            | Photography            | A1        |
|                               | 219 - 221 | HSBC                          | Bank                   | A2        |
|                               | 223       | Hart Dental Centre            | Dentist                | D1        |
|                               | 225 - 227 | Boots the Chemists            | Health                 | A1        |
|                               | 229       | Post Office                   | Postal Services        | A1        |
|                               | 229       | Martins                       | Newsagents             | A1        |
|                               | 231       | Specsavers                    | Opticians              | A1        |
| Royal Parade                  | 233       | Holland & Barrett             | Health Food            | A1        |
| Royal Parade                  | 235       | Kitchen Kit                   | Home Improvements      | A1        |
| Royal Parade                  | 237       | Cockram                       | Jewellers              | A1        |
| Royal Parade                  | 239       | Greggs                        | Bakers / Take-away     | A1        |
| Royal Parade                  | 241       | Mochaccino's                  | Confectionary/Coffee   | A1        |
| Royal Parade                  | 243       | Whataphoto                    | Print/photo shop       | A1        |
| Royal Parade                  | 245       | Fleet Bookshop                | Bookshop               | A1        |
| Royal Parade                  | 247       | Vacant                        | Vacant shop            | A2        |
| Hart Shopping Centre Entrance | 255       | Barclays Bank                 | Bank                   | A2        |
|                               | 257       | Vacant                        | Vacant shop            | A1        |
|                               | 259       | Toni & Guy                    | Hairdressers           | A1        |
|                               | 261       | Fratelli Deli Café            | Café                   | A3        |
|                               | 263       | Coral Bookmaker               | Betting                | A2        |
|                               | 265       | Solent Cleaners               | Dry cleaners           | A1        |
| Upper Street                  | 271 - 275 | The Emporium                  | Public House           | A4        |
|                               | 277       | Livingstones                  | Christian Bookshop     | A1        |
|                               | 279       | Phyllis Tuckwell Hospice Shop | Charity                | A1        |
|                               | 281       | Carpet & Flooring Co          | Home Improvement       | A1        |
|                               | 283       | Nail Bar                      | Beauty Salon           | A1        |
|                               | 285       | Brian Bass                    | Computers/Electrical   | A1        |

## Appendix 2: Fleet Town Centre full survey report (Ground Floor Units)

| Address        | No.       | Business Name (Ground Floor)   | Primary Activity    | Use Class |
|----------------|-----------|--------------------------------|---------------------|-----------|
| Upper Street   | 287       | Co-Operative Funeral Directors | Funeral Directors   | A1        |
|                | 289 - 291 | Cycle Kingdom                  | Cycle shop          | A1        |
|                | 293       | Haart                          | Estate Agents       | A2        |
|                | 295       | D R Wright                     | Bakers              | A1        |
|                | 297       | Oasis                          | Flower shop         | A1        |
| Richmond Court | 303       | Quality House Reproductions    | Furniture showroom  | A1        |
| Richmond Court | 305       | Dhanshiri                      | Restaurant          | A3        |
| Richmond Court | 307       | Tote sport                     | Betting Shop        | A2        |
| Richmond Court | 311       | Nicholsons                     | Estate Agents       | A2        |
| Richmond Court | 313       | Vacant                         | Vacant unknown      | D1        |
|                | 315       | best-one xpress                | General Store       | A1        |
|                | 317 -321  | Propaganda Pub                 | Public House        | A3        |
|                | 323       | Just Ceramics                  | Craft Studio        | A1        |
|                | 325       | Vacant                         | Vacant Unknown      | A1        |
|                | 327       | The Gurkha Square Restaurant   | Nepalese Restaurant | A3        |
|                | 329       | Julians                        | Foodstore           | A1        |
|                | 331       | Charcoal Grill                 | Take-away           | A5        |
|                | 333       | WE                             | Restaurant          | A3        |
|                | 335 - 337 | ASK                            | Restaurant          | A3        |
|                | 339       | Herbies Pizza                  | Take-away           | A5        |
|                | 341       | Brown & White                  | Opticians           | A1        |
|                | 343       | Wala Wala                      | Restaurant          | A3        |
|                | 345       | Menu Thai                      | Restaurant          | A3        |
|                | 347       | Daden Interiors                | Home Improvement    | A1        |
|                | 349       | Vacant                         | Vacant Unknown      | A1        |
|                | 351       | Maxwell Bathrooms              | Home Improvement    | A1        |
|                | 353       | Vacant                         | Vacant Unknown      | A1        |
|                | 355       | Chutneys                       | Indian Take-away    | A5        |

## Appendix 2: Fleet Town Centre full survey report (First Floor Units)

| Address       | No.            | Business Name (First Floor) | Primary Activity    | Use Class      |         |
|---------------|----------------|-----------------------------|---------------------|----------------|---------|
| Crookham Road | 2              | The Oatsheaf                | Public House        | A4             |         |
|               | 1a             |                             | Flat                | C3             |         |
|               | 1              | Vacant                      | Vacant Unknown      | Unknown        |         |
|               | 3              | Vacant                      | Vacant Unknown      | Unknown        |         |
|               | 5              | C.C.Tiles                   | storage             | A1             |         |
|               | 5              |                             |                     |                |         |
|               | 7              | Vacant                      | Vacant Unknown      | Unknown        |         |
|               | 11             | Vacant                      | Vacant Unknown      | Unknown        |         |
|               | Reading Rd Sth | 2                           | Vacant              | Vacant Unknown | Unknown |
|               |                | 4 - 6                       |                     | Flats          | C3      |
|               |                | 8                           |                     | Flats          | C3      |
| 14            |                |                             | Maisonette          | C3             |         |
| 16            |                | Robert Cook & Co            | Solicitors          | A2             |         |
| 18            |                |                             | Flat                | C3             |         |
| 20            |                |                             | Flat                | C3             |         |
| 20a           |                |                             | Flat                | C3             |         |
| Allwood House |                |                             |                     | Residential    | C3      |
|               |                | 24                          |                     | Maisonette     | C3      |
|               | 26-28          |                             |                     |                |         |
|               | 30             | Travis McCall               | Accountants         | B1             |         |
|               | 30             | Merlin Estates              | Property Management | B1             |         |
|               | 30             | Hilton & Co                 | Accountants         | B1             |         |
|               | 32             | Hart Extrusion              | Converting Services | B1             |         |
|               | 34             | Pinto Potts                 | Solicitors          | A2             |         |
|               | Fleet Road     | 78                          | Unknown             | Unknown        | Unknown |
|               | Birch Avenue   | 80                          |                     | Maisonette     | C3      |
| 82            |                |                             | Maisonette          | C3             |         |
| 84            |                |                             | Maisonette          | C3             |         |
| 86            |                |                             | Maisonette          | C3             |         |
| 88            |                |                             | Maisonette          | C3             |         |
| 90            |                |                             | Maisonette          | C3             |         |
| 92            |                |                             | Maisonette          | C3             |         |
| 94            |                |                             | Maisonette          | C3             |         |
| 96            |                |                             | Maisonette          | C3             |         |
|               |                | 102 - 104                   | Interior Decisions  | Unknown        | Unknown |
|               | 106            | Reps'n'Pets                 | Unknown             | Unknown        |         |
|               | 108            | Waterfords                  | Unknown             | Unknown        |         |

## Appendix 2: Fleet Town Centre full survey report (First Floor Units)

| Address           | No.       | Business Name (First Floor)  | Primary Activity   | Use Class |
|-------------------|-----------|------------------------------|--------------------|-----------|
| Church Road       | 110       | Rocket                       | Telesales Agency   | B1        |
|                   | 112       | Rocket                       | Telesales Agency   | B1        |
|                   | 114-116   | Rocket                       | Telesales Agency   | B1        |
|                   | 118 - 122 | J Sainsburys                 | Food Store         | A1        |
|                   | 126 - 128 | M&S Simply Food              | Food Store         | A1        |
|                   | 130 - 132 | Halifax                      | Bank               | A2        |
|                   | 142a      | Waterfords                   | Estate Agent       | A2        |
|                   | 142       | Waterfords                   | Estate Agent       | A2        |
|                   | 144       | Café Francais                | Caterers           | A3        |
|                   | 146a      | Icon                         | Hairdressers       | A1        |
|                   | 148       | Vacant                       | Vacant unknown     | A1        |
|                   | 150       | Market Media Ltd             | Marketing          | B1        |
|                   | 152       | Abbey                        | Bank               | A2        |
|                   | 154       | Vacant                       | Vacant Office      | B1        |
|                   | 156       | Vacant                       | Vacant Office      | B1        |
|                   | 160       |                              | Flat               | C3        |
|                   | 162       | Peacocks                     | storage            | A1        |
|                   | 164       |                              | Flat               | C3        |
|                   | 166       | SNIP                         | General Store      | A1        |
| Bransomewood Road | 168       | Clinton Cards                | Storage            | A1        |
|                   | 168b      | Leightons                    | Optician           | A1        |
|                   | 170       | Nationwide                   | Building Society   | A2        |
|                   | 172       | Nationwide                   | Building Society   | A2        |
|                   | 174       | Lloyds TSB                   | Bank               | A2        |
|                   | 176       | Nat West                     | Bank               | A2        |
|                   | 180       | Vacant                       | Vacant Offices     | A2        |
|                   | 182       | Index Recruitment Agency     | Recruitment Agency | A2        |
|                   | 184       | Index Recruitment Agency     | Recruitment Agency | A2        |
|                   | 186       | Fineweave Carpets            | Storage            | A1        |
|                   | 188       | Unknown                      | Unknown            | Unknown   |
|                   | 190       | Nationwide B/Soc Area Office | Offices            | A2        |
| Victoria Road     | 192 - 196 |                              | Flat               | C3        |
|                   | 198       | El Castillo                  | Restaurant         | A3        |
|                   | 200       | Pizza Express                | Restaurant         | A3        |
|                   | 202       | John Harwood                 | Optician           | A1        |
|                   | 204       | Vickery & Co                 | Estate Agent       | A2        |
|                   | 206       | Unknown                      | Unknown            | Unknown   |
|                   | 208       | Norway Parade                | Residential        | C3        |

## Appendix 2: Fleet Town Centre full survey report (First Floor Units)

| Address        | No.        | Business Name (First Floor) | Primary Activity    | Use Class   |
|----------------|------------|-----------------------------|---------------------|-------------|
| Victoria Road  | 210        | Norway Parade               | Residential         | C3          |
|                | 212        | Norway Parade               | Residential         | C3          |
|                | 214        | Norway Parade               | Residential         | C3          |
|                | 216        | Norway Parade               | Residential         | C3          |
|                | 218        | Norway Parade               | Residential         | C3          |
|                | 234        | WC Baker                    | Flat                | C3          |
| Gurkha Square  | 238        | The Prince Arthur           | Public House        | A4          |
|                | 240        | Peyto Law                   | Solicitor           | A2          |
|                | 242        | Vacant                      | Vacant Offices      | A2          |
|                | 244        | Vacant                      | Vacant Offices      | A2          |
|                | 248        |                             | Maisonette          | C3          |
|                | 250 - 252  |                             | Maisonette          | C3          |
|                | 254        |                             | Maisonette          | C3          |
|                | 256        |                             | Maisonette          | C3          |
|                | 258        |                             | Maisonette          | C3          |
|                | 260        |                             | Maisonette          | C3          |
|                | 262        |                             | Maisonette          | C3          |
| Fleet Road     | 264 - 266  |                             | Maisonette          | C3          |
| Reading Rd Nth | Oaklands   | Dotcom Agency               | Domain Names        | B1          |
|                | Brooklands | Venus                       | Office Recruitment  | A2          |
|                | 149 - 151  | Tackle Up                   | Fishing Tackle      | A1          |
|                | 153 - 159  | Travis Perkins              | Builders Merchant   | Sui Generis |
|                | 161        | Wills Chandler Beach        | Solicitors          | A2          |
|                | 163        |                             | Apartments          | C3          |
|                | 165 - 167  |                             | Apartments          | C3          |
|                | 173        |                             | Apartments          | C3          |
|                | 175        |                             | Flat                | C3          |
|                | 177 - 179  | Vacant                      | Vacant Unknown      | B1          |
| Church Road    | 181        | Vacant                      | Vacant Unknown      | A1          |
|                | 181a       | Unknown                     | Unknown             | Unknown     |
|                | 183        | MacKenzie Smith             | Estate Agents       | A2          |
|                | 183a       | vacant                      | Vacant Unknown      | Unknown     |
|                | 183b       | vacant                      | Vacant Unknown      | Unknown     |
|                | 185        | Esprit                      | Travel Agent        | A1          |
|                | 185        | Esprit                      | Travel Agent        | A1          |
|                | 187        |                             | Flat                | C3          |
|                | 189        | Iceland                     | Foodstore           | A1          |
|                | 191        | McDonalds                   | TakeAway/Restaurant | A5          |
|                | 193        | Unknown                     | Unknown             | Unknown     |
|                | 195        | Fleet Toys                  | Toy Shop            | A1          |
|                | 197        | Unknown                     | Unknown             | Unknown     |
|                | 199        | Unknown                     | Unknown             | Unknown     |

## Appendix 2: Fleet Town Centre full survey report (First Floor Units)

| Address                       | No.       | Business Name (First Floor) | Primary Activity | Use Class |
|-------------------------------|-----------|-----------------------------|------------------|-----------|
| Church Road                   | 201       | Unknown                     | Unknown          | Unknown   |
|                               | 203       | Unknown                     | Unknown          | Unknown   |
|                               | 205       | Sullivan & Sykes            | Mens Outfitters  | A1        |
|                               | 207       | Phones 4 U                  | Mobile Phones    | A1        |
|                               | 209       | First Choice                | Travel Agent     | A1        |
| Hart Shopping Centre Entrance | 215       | Unknown                     | Unknown          | Unknown   |
|                               | 217       | Unknown                     | Unknown          | Unknown   |
|                               | 219 - 221 | HSBC                        | Banking          | A2        |
|                               | 223       | Hart Dental Centre          | Dentist          | D1        |
|                               | 225 - 227 | Unknown                     | Unknown          | Unknown   |
|                               | 229       | Unknown                     | Unknown          | Unknown   |
|                               | 229       | Unknown                     | Unknown          | Unknown   |
|                               | 231       | Unknown                     | Unknown          | Unknown   |
| Royal Parade                  | 233       | Unknown                     | Unknown          | Unknown   |
| Royal Parade                  | 235       | Unknown                     | Unknown          | Unknown   |
| Royal Parade                  | 237       | Unknown                     | Unknown          | Unknown   |
| Royal Parade                  | 239       | Unknown                     | Unknown          | Unknown   |
| Royal Parade                  | 241       |                             | Flat             | C3        |
| Royal Parade                  | 243       |                             | Flat             | C3        |
| Royal Parade                  | 245       |                             | Flat             | C3        |
| Royal Parade                  | 247       |                             | Flat             | C3        |
| Hart Shopping Centre Entrance | 255       | Barclays Bank               | Bank             | A2        |
|                               | 257       | Vacant                      | Vacant Unknown   | Unknown   |
|                               | 259       |                             | Flats            | C3        |
|                               | 261       |                             | Flats            | C3        |
|                               | 263       |                             | Flats            | C3        |
|                               | 265       |                             | Flats            | C3        |
| Upper Street                  | 271 - 275 | Emporium                    | Public House     | A4        |
|                               | 277       | Livingstones                | Unknown          | Unknown   |
|                               | 279       | Unknown                     | Unknown          | Unknown   |
|                               | 281       |                             | Flats            | C3        |
|                               | 283       |                             | Flats            | C3        |
|                               | 285       |                             | Flats            | C3        |
|                               | 287       |                             | Flats            | C3        |
|                               | 289 - 291 |                             | Flats            | C3        |
|                               | 293       | Unknown                     | Unknown          | A2        |
|                               | 295       | Unknown                     | Business         | A1        |
|                               | 297       | Unknown                     | Business         | A1        |

## Appendix 2: Fleet Town Centre full survey report (First Floor Units)

| Address        | No.       | Business Name (First Floor) | Primary Activity   | Use Class   |
|----------------|-----------|-----------------------------|--------------------|-------------|
| Richmond Court | 303       |                             | Flat               | C3          |
| Richmond Court | 305       |                             | Flat               | C3          |
| Richmond Court | 307       |                             | Flat               | C3          |
| Richmond Court | 311       |                             | Flat               | C3          |
| Richmond Court | 313       |                             | Flat               | C3          |
|                | 315       | Unknown                     | Unknown            | Unknown     |
|                | 317 - 321 | Unknown                     | Unknown            | Unknown     |
|                | 323       | Just Ceramics               | Ceramic Studio     | A1          |
|                | 325       | Vacant                      | Vacant Unknown     | A1          |
|                | 327       |                             | Flat               | C3          |
|                | 329       | Hart Taxis (329a)           | Taxi Office        | Sui Generis |
|                | 331       |                             | Flat               | C3          |
|                | 333       | Essence Beauty              | Beauty Salon       | Sui Generis |
|                | 335 - 337 | ASK                         | Italian Restaurant | A3          |
|                | 339       | Unknown                     | Unknown            | Unknown     |
|                | 341       | Unknown                     | Unknown            | A1          |
|                | 343       | Wala Wala                   | Restaurant         | A3          |
|                | 345       | Menu Thai                   | Restaurant         | A3          |
|                | 347       | Vacant                      | Vacant Unknown     | B1          |
|                | 349       | Vacant                      | Vacant Unknown     | A1          |
|                | 351       | Maxwell Bathrooms           | Showrooms          | A1          |
|                | 353       | Vacant                      | Vacant office      | Unknown     |
|                | 355       | Vacant                      | Vacant Unknown     | Unknown     |

## Appendix 2: Fleet Town Centre full survey report (Hart Shopping Centre)

| Address      | Unit No. | Business Name          | Primary Activity           | Use Class |
|--------------|----------|------------------------|----------------------------|-----------|
| Basement     |          | Jaxx                   | Nightclub                  | A3        |
| Lower Ground |          | Sportsbar              | Drinking Establishment     | A4        |
| Ground Floor | SU1      | Vacant                 | Vacant Unknown             | Unknown   |
|              | SU2      | Barclays Bank          | Banking                    | A2        |
|              | SU3      | K J M Salons           | Hairdressers               | A1        |
|              | SU4/5    | Waitrose               | Supermarket                | A1        |
|              | SU6      | Argos                  | Household Goods            | A1        |
|              | SU7      | The Carphone Warehouse | Mobile Phone Shop          | A1        |
|              | SU8      | Cards & Things         | Greetings Cards            | A1        |
|              | SU9      | BB's Coffee & Muffins  | Café                       | A3        |
|              | SU10     | Alexon Sale Brands     | Ladies Fashions            | A1        |
|              | SU11     | Next                   | Fashion                    | A1        |
|              | SU12     | Dorothy Perkins        | Ladies Fashions            | A1        |
|              | SU13     | Burtons                | Menswear                   | A1        |
|              | SU14     | Vacant                 | Vacant Unknown             | Unknown   |
|              | SU15     | Vacant                 | Vacant Unknown             | Unknown   |
|              | SU16     | Game                   | Computer Software          | A1        |
|              | SU17     | New Look               | Ladies Fashions            | A1        |
|              | SU18A    | Vacant                 | Unknown                    | Unknown   |
|              | SU18B    | Rymans                 | Office equipment           | A1        |
|              | MSU1     | WH Smith               | Stationery                 | A1        |
|              | SU18C    | The Orange Shop        | Mobile Phone Shop          | A1        |
|              | MSU4     | Vacant                 | Unknown                    | Unknown   |
|              | SU21B    | Claire's Accessories   | Ladies fashion accessories | A1        |

## Appendix 2: Fleet Town Centre full survey report (Hart Shopping Centre)

| Address   | Unit No. | Business Name       | Primary Activity        | Use Class |
|-----------|----------|---------------------|-------------------------|-----------|
|           | SU21A    | Timpson             | Cobbler/locksmith       | A1        |
|           | SU22     | F Hinds             | Jewellers               | A1        |
|           | SU23     | Dolland & Aitchison | Opticians               | A1        |
|           | SU24A    | The Secret Garden   | Gift Shop               | A1        |
|           | SU24B    | La Senza            | Lingerie                | A1        |
|           | SU25     | Café Gairdino       | Café                    | A3        |
|           | SU26/27  | Robert Dyas         | Hardware shop           | A1        |
|           | SU28     | Clarks              | Shoe shop               | A1        |
|           | MSU3     | Boots The Chemists  | Health/Pharmacy         | A1        |
|           | SU29     | The Fragrance Shop  | Perfumes                | A1        |
|           | SU30A    | Julian Graves       | Health Foods            | A1        |
|           | SU30B    | T Mobile            | Mobile Phone Shop       | A1        |
|           | SU31     | Regis               | Hairdressers            | A1        |
|           | SU32/33  | Bon Marché          | Ladies Clothes          | A1        |
|           | SU34     | O2                  | Mobile Phone Shop       | A1        |
|           | SU35/36  | Cargo               | Home Shop               | A1        |
|           | SU37A    | Costa Coffe         | Coffee Shop             | A3        |
|           | SU37B    | Fleet Watch & Clock | Clock & Watch shop      | A1        |
|           | MSU2     | Superdrug           | Health/Pharmacy         | A1        |
|           | SU38B    | Riordan             | Jewellers               | A1        |
|           | SU38A    | Vacant              | Vacant Unknown          | Unknown   |
|           | SU39     | Mann & Co           | Estate Agents           | A2        |
| Level One | SU40/41  | In Touch            | Home Improvement Agency | B1        |
|           | LSU1     | Fitness First       | Gym                     | D2        |
|           | Car Park |                     |                         |           |
| Level Two | Car Park |                     |                         |           |

### Appendix 3 Hartley Wintney full survey report – (Ground Floor Units)

| Address  | No.        | Business Name (Ground Floor)         | Primary Activity             | Use Class   |
|--|------------|--------------------------------------|------------------------------|-------------|
| London Road (North Side) Basingstoke towards Yateley |            |                                      |                              |             |
| London Road  | 1          | Carsons                              | Estate Agents                | A2          |
| 5 Webbs Mews   | 2          | Warings                              | Bakery                       | A1          |
| 4  | 2          | Floral Décor Interiors               | Interior Decorators          | A1          |
| 3  | 2          | Prime                                | Windows/Conservatories       | A1          |
| 2  | 3          | Hart Carpet Services                 | Flooring                     | A1          |
| 1 Webbs Mews   | 4          | Pure & Simple                        | Unknown                      | Unknown     |
|  | 4          | Hartley Wintney Barbers Shop         | Barbers                      | A1          |
| The Walled Garden                                    | 5          | Vacant                               | Vacant Offices               | B1          |
|  | 6          | Nat West                             | Bank                         | A2          |
| Belgravia House                                      | 7          | The Wine Rack                        | Off-Licence                  | A1          |
|  | 7          | The Wine Rack                        | Off-Licence                  | A1          |
| Belgravia House                                      | 8          | Lloyds                               | Pharmacy/Health              | A1          |
| St Kitts House                                       | 9          | St Kitts                             | Veterinary Centre            | sui generis |
| St Kitts House                                       | 9a         | Raffles                              | Coffee Shop                  | A3          |
| No.481/ 480 London Road                              | 10         | Moutan                               | Florists                     | A1          |
| Hartley Mews   | 11         | Hartley Bakers                       | Bakery                       | A1          |
|  | 12         | Post Office & One-Stop               | Post Office & General Store  | A1          |
| No.484 London Road                                   | 13         | The Village Fish & Chips             | Restaurant / Take Away       | A5          |
|  | 14         | Lloyds TSB                           | Bank                         | A2          |
|  | 15         | Eden                                 | Bookmakers                   | A2          |
|  | 16         | David Lazarus                        | Antique Shop                 | A1          |
|  | 17         | Quaintways Cottage Dental Surgery    | Dentist                      | D1          |
| London Road (South Side) Yateley towards Basingstoke |            |                                      |                              |             |
|  | 30         | Nicholas Abbott                      | Antiques                     | A1          |
|  | 29         | Auriol Wines                         | Off-Licence                  | A1          |
|  | 28         | Hartley Wintney Traditional Butchers | Butchers                     | A1          |
|  | 27         | AW Porter & Son                      | Jewellers/Watchmaker         | A1          |
|  | 26         | The Village Gossip                   | Hairdressers                 | A1          |
|  | 25         | And So To Bed                        | Furniture Shop               | A1          |
|  | 24         | The Bronze Gallery                   | Picture Framing/ Art Gallery | A1          |
|  | 23         | Farthingale Centre                   | Antiques/Interior Furnishing | A1          |
|  | Rear of 23 | Courtyard Café                       | Café                         | A3          |
|  | 22         | Whiteheads                           | Estate Agents                | A2          |
|  | 21a        | Legends                              | Costume Hire                 | A1          |
|  | 21b        | Clean Images                         | Dry Cleaners                 | A1          |
|  | 20         | Strawberry Fish Gallery              | Furniture / Gift shop        | A1          |
|  | 20         | Strawberry Fish Gallery              | Furniture / Gift Shop        | A1          |
|  | 20         | Strawberry Fish Gallery              | Furniture / Gift Shop        | A1          |
|  | 19         | Waggon & Horses                      | Public House                 | A4          |

### Appendix 3: Hartley Wintney full survey report (First Floor Units)

| Address  | No.        | Business Name (1st Floor)         | Primary Activity               | Use Class |
|--|------------|-----------------------------------|--------------------------------|-----------|
| London Road (North Side) Basingstoke towards Yateley |            |                                   |                                |           |
| London Road  | 1          |                                   | Residential                    | C3        |
| 5 Webbs Mews   | 2          | Unknown                           | Unknown                        | Unknown   |
| 4  | 2          | Unknown                           | Unknown                        | Unknown   |
| 3  | 2          | Unknown                           | Unknown                        | Unknown   |
| 2  | 3          |                                   | Residential                    | C3        |
| 1 Webbs Mews   | 4          |                                   | Residential                    | C3        |
|  | 4          |                                   | Residential                    | C3        |
| The Walled Garden                                    | 5          | Vacant                            | Vacant Offices                 | B1        |
|  | 6          | Unknown                           | Unknown                        | Unknown   |
| Belgravia House                                      | 7          | Baker Consultancy                 | Consultancy                    | B1        |
|  | 7          | MTL Budd & Co                     | Accountants                    | B1        |
| Belgravia House                                      | 8          | Twissell Neilson                  | Accountants                    | B1        |
| St Kitts House                                       | 9          | Unknown                           | Unknown                        | Unknown   |
| St Kitts House                                       | 9a         | Unknown                           | Unknown                        | Unknown   |
| No.481/ 480 London Road                              | 10         | Tejays                            | Hair/Beauty                    | A1        |
| Hartley Mews   | 11         | Tejays                            | Hair/Beauty                    | A1        |
|  | 12         | Unknown                           | Unknown                        | Unknown   |
| No.484 London Road                                   | 13         | Unknown                           | Unknown                        | Unknown   |
|  | 14         | Lloyds TSB                        | Bank                           | A2        |
|  | 15         | Richard Keat Associates           | Chartered Quantity Surveyors   | B1        |
|  | 16         | David Lazarus                     | Antique Shop                   | A1        |
|  | 17         | Quaintways Cottage Dental Surgery | Dentist                        | D1        |
| London Road (South Side) Yateley towards Basingstoke |            |                                   |                                |           |
|  | 30         | Nicholas Abbott                   | Antiques                       | A1        |
|  | 29         | Auriol Wines                      | Offices                        | B1        |
|  | 28         | Tickled Pink                      | Holistics                      | D1        |
|  | 27         |                                   | Residential                    | C3        |
|  | 26         |                                   | Residential                    | C3        |
|  | 25         |                                   | Residential                    | C3        |
|  | 24         | The Bronze Gallery                | Art Gallery                    | A1        |
|  | 23         | Farthingale Centre                | Antiques/Interior Furnishing   | A1        |
|  | Rear of 23 |                                   |                                |           |
|  | 22         | Whiteheads                        | Offices                        | A2        |
|  | 21a        | Twissell & Neilsons               | Accountants                    | B1        |
|  | 21b        | Twissell & Neilsons               | Accountants                    | B1        |
|  | 20         | Century Clinic                    | Osteopath                      | D1        |
|  | 20         | Creative Financial Solutions      | Independent Financial Advisors | A2        |
|  | 20         | Creation (UK) Ltd                 | Vehicle Design & Engineering   | B1        |
|  | 19         | Waggon & Horses                   | Public House                   | A4        |

#### Appendix 4: Hook full survey report (Ground Floor Units)

| Address   | No. | Business Name (Ground Floor)  | Primary Activity         | Use Class |
|---|-----|-------------------------------|--------------------------|-----------|
| <b>London Road Left side (from round about) towards Basingstoke</b> |     |                               |                          |           |
| London Road   |     | The Old White Hart            | Public House             | A4        |
|   |     | Casa Flora Limited            | Florists                 | A1        |
| <b>Elms Road</b>  |     |                               |                          |           |
| Aldridge House  | 1   | MacKenzie Smith               | Estate Agents            | A1        |
|   | 2   | Just Quality Flooring         | Flooring Showroom        | A1        |
|   | 3   | Blue Design Kitchens          | Kitchen showroom         | A1        |
| <b>London Road Right side (from roundabout) towards Basingstoke</b> |     |                               |                          |           |
| London Road   |     | Trees                         | Newsagents               | A1        |
|   |     | Wine Rack                     | Off-licence              | A1        |
| Carman House  |     | The Village Gallery           | Gift Shop & Picture Fram | A1        |
| Bourne House  |     | Bodytalk                      | Beauty Salon             | A1        |
| Bourne House  |     | Brown & White                 | Opticians                | A1        |
|   |     | Taste of Little India         | Take Away                | A5        |
|   |     | Graves                        | Butchers                 | A1        |
| <b>Round about in Hook towards Station (Right side)</b>             |     |                               |                          |           |
| Station Road  |     |                               |                          |           |
| Grand Parade  | 8   | Nose T'Tail                   | Pet Supplies             | A1        |
|   | 7   | Toucan Travel                 | Travel Agent             | A1        |
|   | 6   | The Café Terrace              | Café                     | A3        |
|   | 5   | PO WAH                        | Take Away                | A5        |
|   | 4   | Mind                          | Charity Shop             | A1        |
|   | 3   | Movie Xpress                  | Video Rental             | A1        |
|   | 1-2 | Premier Express & Post Office | General Store            | A1        |
| Phillips House  | 9   | Bates nvh                     | Solicitors               | B1        |
| Phillips House  | 9   | The Cottage Loaf              | Take Away                | A5        |
| Phillips House  | 9   | Hook Carpets                  | Carpet Showroom          | A1        |
|   | 9   | Millers Emporium              | Bric A Brac              | A1        |
| Stratfield House  |     | Taylor Wimpey                 | Offices                  | B1        |
| Fairholme Parade  | 7   | Dragon Inn                    | Takeaway                 | A5        |
|   | 6   | Hooked on Hair                | Hairdressers             | A1        |
|   | 5   | Master Barbers of Hook        | Barbers                  | A1        |
|   | 4   | Coral                         | Betting Shop             | A2        |
|   | 3   | Carsons                       | Estate Agents            | A1        |
|   | 1-2 | Hook Tandoori                 | Restaurants              | A3        |

#### Appendix 4: Hook full survey report (Ground Floor Units)

| Address  | No.  | Business Name (Ground Floor)          | Primary Activity       | Use Class |
|--|------|---------------------------------------|------------------------|-----------|
| <b>Station towards Hook roundabout</b>         |      |                                       |                        |           |
| Station Road                                   |      | The Raven Hotel                       | Hotel                  | C1        |
| Oakview House                                  |      | The Bell Cornwell Partnership         | Chartered Town Planner | B1        |
|  |      | Kingfisher Dry Cleaners               | Dry Cleaners           | A1        |
|  |      | Hook Barbers                          | Barbers                | A1        |
| Kew Villa                                      |      |                                       | Residential            | C3        |
| Bartley Court                                  |      |                                       | Residential            | C3        |
| Chapel Cottage                                 |      |                                       | Residential            | C3        |
|  | 2    | Wills Chandler Beach                  | Solicitors             | B1        |
| Chapel House                                   | 1    |                                       | Residential            | C3        |
|  |      | St Michaels Hospice Shop              | Charity                | A1        |
|  |      | eeef / mas South East                 | Conference Centre      | D1        |
| <b>Hook Roundabout towards Hartley Wintney</b> |      |                                       |                        |           |
| London Road                                    |      |                                       |                        |           |
| Stanley House                                  |      | Hook Dental                           | Dentists               | D1        |
| Hook Parade                                    | 1    | Hook Dentists                         | Dentists               | D1        |
| Hook Parade                                    | 2-3  | Boots the Chemists                    | Health                 | A1        |
|  |      |                                       |                        |           |
| <b>Hartley Wintney towards Hook Roundabout</b> |      |                                       |                        |           |
| London Road                                    |      |                                       |                        |           |
| Acorn House                                    |      | Media & Response Specialists          | Advertising Agency     | B1        |
|  |      | Stuart Harvey                         | Insurance Brokers      | B1        |
|  |      | Nth East Hampshire Conservative Ass'n | Headquarters           | B1        |
|  | 7    | Spencer & Peyton                      | Funeral Directors      | A1        |
|  | 9-11 | Londis                                | Supermarket            | A1        |

#### Appendix 4: Hook full survey report (First Floor Units)

| Address  | No. | Business Name (First Floor) | Primary Activity        | Use Class |
|--|-----|-----------------------------|-------------------------|-----------|
| <b>Roundabout in Hook towards Station (Right side)</b> |     |                             |                         |           |
| Station Road   |     |                             |                         |           |
| Grand Parade   | 8   |                             |                         |           |
|  | 7   |                             | Residential             | C3        |
|  | 6   |                             | Residential             | C3        |
|  | 5   |                             | Residential             | C3        |
|  | 4   |                             | Residential             | C3        |
|  | 3   |                             | Residential             | C3        |
|  | 1-2 |                             | Residential             | C3        |
| Phillips House   | 9   |                             | Residential             | C3        |
| Phillips House   | 9   | Bates nvh                   | Solicitors              | B1        |
| Phillips House   | 9   | Ocean Clean                 | Carpet Cleaning Offices | B1        |
|  | 9   | Ocean Clean                 | Carpet Cleaning Offices | B1        |
| Stratfield House                                       |     |                             |                         |           |
| Fairholme Parade                                       | 7   | Taylor Wimpey               | Offices                 | B1        |
|  | 6   |                             | Residential             | C3        |
|  | 5   |                             | Residential             | C3        |
|  | 4   |                             | Residential             | C3        |
|  | 3   |                             | Residential             | C3        |
|  | 1-2 |                             | Residential             | C3        |
|  |     |                             | Residential             | C3        |
| <b>Station towards Hook Roundabout</b>                 |     |                             |                         |           |
| Station Road   |     | The Raven Hotel             | Hotel                   | C1        |
| Oakview House  |     |                             |                         |           |
|  |     |                             |                         |           |
|  |     |                             |                         |           |
| Kew Villa  |     |                             | Residential             | C3        |
| Bartley Court  |     |                             | Residential             | C3        |
| Chapel Cottage   |     |                             | Residential             | C3        |
|  | 2   | Wills Chandler Beach        | Solicitors              | B1        |
| Chapel House   | 1   |                             | Residential             | C3        |
|  |     |                             |                         |           |
|  |     | eef / mas South East        | Conference Centre       | D1        |

#### Appendix 4: Hook full survey report (First Floor Units)

| Address   | No.  | Business Name (First Floor)          | Primary Activity               | Use Class |
|---|------|--------------------------------------|--------------------------------|-----------|
| <b>London Road Left side (from roundabout) towards Basingstoke</b>  |      |                                      |                                |           |
| London Road   |      | The Old White Hart                   | Public House                   | A4        |
|   |      |                                      |                                |           |
| <b>Elms Road</b>  |      |                                      |                                |           |
| Aldridge House  | 1    |                                      | Residential                    | C3        |
|   | 2    |                                      | Residential                    | C3        |
|   | 3    | Animal Angels                        | Pet/house Sitting Agency       | B1        |
| <b>London Road Right side (from roundabout) towards Basingstoke</b> |      |                                      |                                |           |
| London Road   |      |                                      | Residential                    | C3        |
|   |      |                                      | Residential                    | C3        |
| Carman House  |      | Ashby & Austin Property Services Ltd | Estate Agent                   | B1        |
| Bourne House  |      | Christopher Martin International     | Recruitment Agency             | B1        |
| Bourne House  |      | Brown & White                        | Opticians                      | A1        |
|   |      |                                      | Unknown                        | Unknown   |
|   |      |                                      | Unknown                        | Unknown   |
| <b>Hook Roundabout towards Hartley Wintney</b>                      |      |                                      |                                |           |
| London Road   |      |                                      |                                |           |
| Stanley House   |      | Hook Homes.com                       | Estate Agents Offices          | B1        |
| Hook Parade   | 1    |                                      | Residential                    | C3        |
| Hook Parade   | 2-3  |                                      | Residential                    | C3        |
| <b>Hartley Wintney towards Hook Rbt</b>                             |      |                                      |                                |           |
| London Road   |      |                                      |                                |           |
| Acorn House   |      | Syntech Solutions Ltd                | Computer Aided Design          | B1        |
|   |      | Pearsons Estate Agents               | Est Agent Office               | B1        |
|   |      | DMG Europe Ltd                       | Machine Technology Specialists | B1        |
|   | 9-11 | Pixel Scene                          | Digital Communication          | B1        |

## Appendix 5: Odiham Village Centre full survey report (Ground Floor Units)

| Address                         | No.     | Business Name (Ground Floor)    | Primary Activity         | Use Class   |
|---------------------------------|---------|---------------------------------|--------------------------|-------------|
| High Street                     | 56      | Wood of Odiham                  | Car Sales & Servicing    | sui generis |
| Building adjacent to the garage | 58-62   | Vacant                          | Vacant Unknown           | Vacant      |
|                                 | 64      |                                 | Residential House        | C3          |
|                                 | 68      |                                 | Residential House        | C3          |
| Central House                   | 70      |                                 | Residential House        | C3          |
|                                 | 72      | Vacant                          | Vacant Unknown           | A2          |
|                                 | 74      | Vacant                          | Vacant Unknown           | A2          |
|                                 | 76      | Odiham Dress Agency Ltd         | Secondhand Clothing      | A1          |
|                                 | 78      | Walker & Walker                 | Furnishings & design     | A1          |
|                                 | 80      | Barclays Bank Plc               | Banking                  | A2          |
|                                 | 82      | Strutt Parker                   | Estate agents            | A2          |
| Fountains Mall                  | 90-96   | Go Green Energy Shop            | Eco Power Suppliers      | A1          |
| Fountains Mall                  |         | P & K (Odiham Enterprises Ltd)  | Electrical/hardware shop | A1          |
| Fountains Mall                  |         | Transformations                 | Hair & Beauty            | A1          |
| Fountains Mall                  |         | Beauty Salon                    | Beauty                   | sui generis |
| Fountains Mall                  |         | Fountains Coffee Shop           | Café                     | A3          |
| Fountains Mall                  |         | ego Creative Limited            | Advertising & graphics   | B1          |
| Fountains Mall                  |         | Katharine Jane                  | Gift Shop                | A1          |
| Fountains Mall                  |         | St. James's Place               | Financial advisers       | B1          |
|                                 | 100     | The George Hotel                | Hotel                    | C1          |
| The George Hotel                | 102     | Cromwell's Seafood Restaurant   | Restaurant               | A3          |
|                                 | 102     | Next Door at the George         | Public House             | A4          |
|                                 | 108     | Martins                         | Newsagents               | A1          |
| The Tuns                        | 112     | Peregrine Travel (Toucan Group) | Travel agency            | A1          |
| Kingston House                  | 126-132 |                                 | Residential              | C1          |
|                                 | 138     | Lloyds Pharmacy                 | Chemists                 | A1          |
| Queensmead                      | 140     |                                 | Residential              | C1          |
| High Street                     | 45      | Woolf Bond Planning LLP         | Planning Consultants     | B1          |
|                                 | 45a     | Soloman's Seal (KKM) Ltd        | Kitchens showroom        | A1          |
|                                 | 45b     | Lets Face It                    | Hairdressing & Beauty    | A1          |
|                                 | 49      | Originals                       | Jewellery                | A1          |
|                                 | 51-55   |                                 | Residential              | C3          |
|                                 | 57      | Neolab Limited                  | Pharmaceuticals          | B1          |
| Old Bank House                  | 59      | Mud                             | Beauty salon             | sui generis |
|                                 | 59      | Anthony de Yong & Co Ltd        | Accountants              | B1          |
|                                 | 59      | Harper Morgan                   | Business Consultants     | B1          |
|                                 | 59      | Waterlane Properties            | Property Management      | B1          |
|                                 | 59      | Hulse PR                        | PR Consultants           | B1          |
|                                 | 61      | Lloyds TSB                      | Banking                  | A2          |

## Appendix 5: Odiham Village Centre full survey report (Ground Floor Units)

| Address        | No.     | Business Name (Ground Floor) | Primary Activity               | Use Class |
|----------------|---------|------------------------------|--------------------------------|-----------|
| Bank House     | 63      |                              | Residential                    | C3        |
|                | 65      | Kings Restaurant             | Restaurant                     | A3        |
|                | 67      | McCarthy Holden              | Estate Agents                  | A2        |
|                | 69      |                              | Residential                    | C3        |
|                | 71      | Cottage Hospital Shop        | Charity                        | A1        |
|                | 73      | Odiham Spice Restaurant      | Restaurant                     | A3        |
|                | 75      | Wine Rack                    | Off Licence                    | A1        |
|                | 77      | Vacant                       | Vacant Unknown                 | Unknown   |
|                | 79      | Vacant                       | Vacant Unknown                 | Unknown   |
|                | 81      | Vacant                       | Vacant Unknown                 | Unknown   |
|                | 83      | St John Restaurant           | Restaurant                     | A3        |
|                | 85      | Swirleeze                    | Old Fashioned Sweet Shop       | A1        |
|                | 95      | Simply Mee                   | Fashion Clothes                | A1        |
|                | 97      | Watershore Ltd               | Property Developers            | A2        |
|                | 99      | M & J Monk                   | Butchers                       | A1        |
|                | 101     | Ria's                        | Ladies Fashion                 | A1        |
|                | 103     | Mary of Odiham               | Hairdressing                   | A1        |
|                | 109     | Moutan                       | Flower shop                    | A1        |
|                | 111     |                              | Residential                    | C3        |
| Old White Hart | 113     | Richard Ward                 | Opticians                      | A1        |
| Old White Hart | 113     | Richard Ward                 | Opticians                      | A1        |
|                | 115     | Odiham Post Office           | Post Office & Card Shop        | A1        |
|                | 117-119 | CWS Co-op                    | General Store                  | A1        |
|                | 121     | Grapevine Bistro             | Restaurant                     | A3        |
|                | 123     | Bates NVH                    | Solicitors                     | B1        |
|                | 125     | Peter Goddard & Co           | Accountants/Financial Advisors | A2        |

## Appendix 5: Odiham Village Centre full survey report (First Floor Units)

| Address                         | No.    | Business Name (First Floor)     | Primary Activity       | Use Class |
|---------------------------------|--------|---------------------------------|------------------------|-----------|
| High Street                     | 56     |                                 |                        |           |
| Building adjacent to the garage | 58-62  | Vacant                          | Vacant Unknown         | A2        |
|                                 | 64     |                                 | Residential            | C3        |
|                                 | 68     |                                 | Residential            | C3        |
| Central House                   | 70     |                                 | Residential            | C3        |
|                                 | 72     | Vacant                          | Vacant Unknown         | A2        |
|                                 | 74     | Vacant                          | Vacant Unknown         | A2        |
|                                 | 76     | Unknown                         | Unknown                | Unknown   |
|                                 | 78     | Unknown                         | Unknown                | Unknown   |
|                                 | 80     | Barclays Bank Plc               | Banking                | A2        |
|                                 | 82     |                                 | Residential            | C3        |
| Fountains Mall                  | 90-96  | St. James's Place               | Financial Advisors     | B1        |
| Fountains Mall                  |        | EGO Creative Ltd                | Advertising & Graphics | B1        |
| Fountains Mall                  |        | Stiletto Foods                  | Offices                | B1        |
|                                 |        |                                 | Offices - oil & Gas    |           |
| Fountains Mall                  |        | Egdon                           | Exploration            | B1        |
| Fountains Mall                  |        | Unknown                         | Vacant Unknown         | B1        |
| Fountains Mall                  |        |                                 |                        |           |
| Fountains Mall                  |        |                                 |                        |           |
|                                 | 100    | The George Hotel                | Hotel                  | C1        |
| The George Hotel                | 102    | The George Hotel                | Hotel                  | C1        |
|                                 | 102    | The George Hotel                | Hotel                  | C1        |
|                                 | 108    |                                 | Residential            | C1        |
| The Tuns                        | 112    | Peregrine Travel (Toucan Group) | Travel agency          | A1        |
| Kingston House                  | 26-132 |                                 | Residential            | C1        |
|                                 | 138    | Unknown                         | Unknown                | Unknown   |
| Queensmead                      | 140    |                                 | Residential            | C1        |
| High Street                     | 45     | Came & Company                  | Insurance Brokers      | B1        |
|                                 | 45a    | Came & Company                  | Insurance Brokers      | B1        |
|                                 | 45b    | Came & Company                  | Insurance Brokers      | B1        |
|                                 | 49     |                                 | Residential            | C3        |
|                                 | 51-55  |                                 | Residential            | C3        |
|                                 | 57     | Neolab Limited                  | Pharmaceuticals        | B1        |
|                                 |        |                                 | Supporting Local       |           |
| Old Bank House                  | 59     | Hampshire IOW LPC               | Community Pharmacy     | B1        |
|                                 | 59     | Employee Volunteering           | Community Interest     |           |
|                                 | 59     | Ed Financial Ltd                | Company                | B1        |
|                                 | 59     | Ed Financial Ltd                | Actuaries              | B1        |
|                                 | 59     | Unknown                         | Vacant Unknown         | B1        |
|                                 | 59     |                                 |                        |           |
|                                 | 61     | Lloyds TSB                      | Banking                | A2        |

## Appendix 5: Odiham Village Centre full survey report (First Floor Units)

| Address        | No.     | Business Name (First Floor) | Primary Activity      | Use Class   |
|----------------|---------|-----------------------------|-----------------------|-------------|
| Bank House     | 63      |                             | Residential           | C3          |
|                | 65      |                             | Residential           | C3          |
|                | 67      | McCarthy Holden             | Estate Agents         | A2          |
|                | 69      |                             | Residential           | C3          |
|                | 71      |                             | Residential           | C3          |
|                | 73      |                             | Residential           | C3          |
|                | 75      | Unknown                     | Unknown               | Unknown     |
|                | 77      | Vacant                      | Vacant Unknown        | Unknown     |
|                | 79      | Vacant                      | Vacant Unknown        | Unknown     |
|                | 81      | Vacant                      | Vacant Unknown        | Unknown     |
|                | 83      |                             | Residential           | C3          |
|                | 85      |                             | Residential           | C3          |
|                | 95      |                             | Residential           | C3          |
|                | 97      |                             | Residential           | C3          |
|                | 99      |                             | Residential           | C3          |
|                | 101     |                             | Residential           | C3          |
|                | 103     | Touch Of Beauty             | Beauty salon          | sui generis |
|                | 109     |                             | Residential           | C3          |
|                | 111     |                             | Residential           | C3          |
| Old White Hart | 113     | MoBank                      | Mobile Banking Office | B1          |
| Old White Hart | 113     | RHC Associates              | Marketing             | B1          |
|                | 115     | Unknown                     | Unknown               | Unknown     |
|                | 117-119 |                             | Unknown               | Unknown     |
|                | 121     |                             | Unknown               | Unknown     |
|                | 123     | Siegel                      | Wine Agency           | B1          |

## Appendix 6: Yateley Town Centre full survey report (Ground Floor Units)

| Address   | No.   | Business Name (Ground Floor) | Primary Activity             | Use Class                    |
|---|-------|------------------------------|------------------------------|------------------------------|
| <b>Area Y6</b>  |       |                              |                              |                              |
| <b>Reading Road towards Reading (right hand side)</b> |       |                              |                              |                              |
| Reading Road  | 4     | Lodge Motor Company          | Car Sales                    | sui generis                  |
| Pond Croft  | 24    | Bykebitz Store               | Motorcycle accessories       | A1                           |
| Pond Croft  | 23    | Yateley Cheng's              | Restaurant                   | A3                           |
| Reading Road  | 10    | Posh Wash                    | Launderette                  | A1                           |
|   | 12    | Yateley Shoe Centre          | Shoe shop                    | A1                           |
|   | 14    | Dee's The Newsagents         | Newsagent                    | A1                           |
| The Parade (16)                                       | 16    | Vacant                       | Vacant shop                  | Vacant                       |
| The Parade (15)                                       | 18    | AMS Fruiterers               | Greengrocers                 | A1                           |
| The Parade (14)                                       | 20    | Border Carpets               | Flooring                     | A1                           |
| The Parade (12-13)                                    | 22    | Yateley Angling Centre       | Angling equipment            | A1                           |
| The Parade (10-11)                                    | 24-26 | Newsletter                   | Cards/Stationary/Gifts       | A1                           |
| The Parade (9)  | 28    | Mann Countrywide             | Estate Agent                 | A1                           |
| The Parade (8)  | 30    | Djays                        | Barbers                      | A1                           |
| The Parade (7)  | 32    | Daisy Fresh                  | Dry Cleaners                 | A1                           |
| The Parade (6)  | 34    | It's Pizza Time              | Take Away                    | A5                           |
| The Parade (5)  | 36    | The Pet Kingdom              | Pet Supplies                 | A1                           |
| The Parade (4)  | 38    | Mr Q                         | Take Away                    | A5                           |
| The Parade (3)  | 40    | Salamander                   | Gift Shop                    | A1                           |
| The Parade (2)  | 42    | Coral                        | Bookmakers                   | A2                           |
| The Parade (1)  | 44    | Jack's Fish & Chips          | Take Away                    | A5                           |
| <b>Area Y5</b>  |       |                              |                              |                              |
| Reading Road  | 46    | 3 C Technology               | IT Support                   | B1                           |
|   |       | Tesco Express                | General Store/Petrol Station | Mixed use:<br>A1/sui generis |
|   |       | Car Select of Yateley        | Used Car Sales               | Sui Generis                  |
|   | 62-64 | Romans                       | Estate Agent                 | A2                           |
|   | 66    |                              | Residential                  | C3                           |
|   | 66b   | Kismet                       | Restaurant                   | A3                           |
|   | 66a   | Yateley Kebab House          | Take Away                    | A5                           |
|   | 68    | Henlys                       | Estate Agent                 | A2                           |
| Pembroke Parade                                       | 70    | Reeves                       | Butchers                     | A1                           |
| Pembroke Parade                                       | 72c   | The Good Food Deli           | Delicatessen shop            | A1                           |
| Pembroke Parade                                       | 72    | Aspire                       | Beauty Salon                 | A1                           |
| Pembroke Chambers                                     | 72b   | Academy of Martial Arts      | Fitness                      | D2                           |
| Pembroke Chambers                                     | 72b   | Curves                       | Fitness & Weight Loss        | D2                           |
| Pembroke Parade                                       | 74    | Accents                      | Hairdressers                 | A1                           |
| Pembroke Parade                                       | 76    | A Inglis                     | Optometrists                 | A1                           |

## Appendix 6: Yateley Town Centre full survey report (Ground Floor Units)

| Address   | No.   | Business Name (Ground Floor)        | Primary Activity                | Use Class   |
|---|-------|-------------------------------------|---------------------------------|-------------|
| <b>Area Y6</b>  |       |                                     |                                 |             |
| <b>Reading Road towards Reading (right hand side)</b> |       |                                     |                                 |             |
| Plough Road   | 43    | Simply Indian                       | Take Away                       | A5          |
|   | 41    | Yateley Jewellers                   | Jewellers                       | A1          |
|   | 39    | The Mower Centre                    | Garden Machinery                | A1          |
|   | 37    | Yateleyhomestore.com                | New & Used Furniture            | A1          |
|   | 35    | Waterfords                          | Estate Agent                    | A2          |
|   | 31    | Vacant                              | Vacant shop                     | Vacant      |
|   | 27    | Barry's Barbers                     | Barbers                         | A1          |
|   | 25    | Premier Plastics                    | Window / Glass Centre           | A1          |
|   | 21-23 | Somerfield                          | Supermarket                     | A1          |
| Fry's Lane  | 2     | Simply Hair                         | Hairdressers                    | A1          |
| Reading Road  | 13    | Texaco                              | Petrol Filling Station          | sui generis |
| <b>Area Y4</b>  |       |                                     |                                 |             |
| <b>Reading Road</b>                                   |       |                                     |                                 |             |
| Forge Court   | 3     | Forge Court Veterinary Centre       | Vets                            | sui generis |
|   | 2     | Unknown                             | Offices                         | unknown     |
|   | 4     | Unknown                             | Offices                         | unknown     |
|   | 5     | Forge Court Veterinary Centre       | Vets                            | sui generis |
|   | 6     | Unknown                             | Offices                         | unknown     |
|   | 7     | Unknown                             | Offices                         | unknown     |
|   | 8     | Crane Interpoint UK                 | Microelectronics - direct sales | B1          |
|   | 9     | Unknown                             | Offices                         | unknown     |
|   | 10    | Unknown                             | Offices                         | unknown     |
|   | 92    | Lloyds TSB                          | Bank                            | A2          |
|   | 94    | Yateley Chiropractic Clinic         | Chiropractic Clinic             | D1          |
|   | 94    | LG Law LLP                          | Solicitors                      | B1          |
|   | 96    | Mary Gober International            | Company Training Consultants    | B1          |
|   | 100   | Samantha Dickson Brain Tumour Trust | Charity Offices                 | B1          |
|   | 102   | Village Florists                    | Florists                        | A1          |
|   |       | The White Lion                      | Public House                    | A4          |

## Appendix 6: Yateley Town Centre full survey report (Ground Floor Units)

| Address             | No.    | Business Name (Ground Floor) | Primary Activity       | Use Class                |
|---------------------|--------|------------------------------|------------------------|--------------------------|
| <b>Area Y2</b>      |        |                              |                        |                          |
| Village Way         | Garage | Castle Motors/Moto Right     | Car Sales/ Repairs     | mixed use:sui generis/B2 |
|                     |        | The Cherished Car Company    | Car Repairs            | B2                       |
| Harpdon Parade      | 1      | Boots The Chemists           | Health                 | A1                       |
|                     | 2      | Post Office                  | Post Office            | A1                       |
|                     | 3      | Short & Sweet                | Café                   | A3                       |
|                     | 4      | Perfection                   | Hairdressers           | A1                       |
|                     | 5, 8-9 | Bulldog Computing            | Computer repairs/sales | A1                       |
|                     | 6      | Textiles Ltd                 | Work & Schoolwear      | A1                       |
|                     | 7      | Cinnamon Bay                 | Restaurant             | A3                       |
| <b>Area Y3</b>      |        |                              |                        |                          |
| Gayton House        |        | Unknown                      | Unknown                | Unknown                  |
| <b>Reading Road</b> |        |                              |                        |                          |
|                     | 117    | Barclays Bank                | Bank                   | A2                       |
|                     | 115    | KFC                          | Take Away              | A5                       |
|                     | 115    | One-Stop                     | General Store          | A1                       |
| The Old Exchange    |        | Yateley Motor Spares         | Car Accessories        | A1                       |
|                     | 113    | Geo Parker & Sons            | Funeral Directors      | A1                       |
|                     | 111    | Lloyds Pharmacy              | Health                 | A1                       |
|                     |        | Dog & Partridge              | Public House           | A4                       |

## Appendix 6: Yateley Town Centre full survey report (First Floor Units)

| Address   | No.   | Business Name (First Floor)  | Primary Activity  | Use Class   |
|---|-------|------------------------------|-------------------|-------------|
| <b>Area Y6</b>  |       |                              |                   |             |
| <b>Reading Road towards Reading (right hand side)</b> |       |                              |                   |             |
| Reading Road  | 4     | Lodge Motor company          | Office            | B1          |
| Pond Croft  | 24    | Driveway Builders            | Office            | B1          |
| Pond Croft  | 23    |                              | Residential       | C3          |
| Reading Road  | 10    |                              | Residential       | C3          |
|   | 12    |                              | Residential       | C3          |
|   | 14    |                              | Residential       | C3          |
| The Parade (16)                                       | 16    |                              | Residential       | C3          |
| The Parade (15)                                       | 18    |                              | Residential       | C3          |
| The Parade (14)                                       | 20    |                              | Residential       | C3          |
| The Parade (12-13)                                    | 22    |                              | Residential       | C3          |
| The Parade (10-11)                                    | 24-26 |                              | Residential       | C3          |
| The Parade (9)  | 28    |                              | Residential       | C3          |
| The Parade (8)  | 30    |                              | Residential       | C3          |
| The Parade (7)  | 32    |                              | Residential       | C3          |
| The Parade (6)  | 34    |                              | Residential       | C3          |
| The Parade (5)  | 36    |                              | Residential       | C3          |
| The Parade (4)  | 38    |                              | Residential       | C3          |
| The Parade (3)  | 40    |                              | Residential       | C3          |
| The Parade (2)  | 42    |                              | Residential       | C3          |
| The Parade (1)  | 44    |                              | Residential       | C3          |
| <b>Area Y5</b>  |       |                              |                   |             |
| Reading Road  | 46    |                              | Unknown           | Unknown     |
|   |       |                              |                   |             |
|   | 62-64 | Romans                       | Estate Agent      | A2          |
|   | 66    |                              | Residential       | C3          |
|   | 66b   | Yateley Taxis & Mini Coaches | Taxi hire offices | sui generis |
|   | 66a   | Yateley Taxis & Mini Coaches | Taxi hire offices | sui generis |
|   | 68    | Davies Blunden & Evans       | Solicitors        | B1          |
| Pembroke Parade                                       | 70    |                              | Residential       | C3          |
| Pembroke Parade                                       | 72c   |                              | Residential       | C3          |
| Pembroke Parade                                       | 72    |                              | Residential       | C3          |
| Pembroke Chambers                                     | 72b   |                              | Residential       | C3          |
| Pembroke Chambers                                     | 72b   |                              | Residential       | C3          |
| Pembroke Parade                                       | 74    |                              | Residential       | C3          |
| Pembroke Parade                                       | 76    |                              | Residential       | C3          |

## Appendix 6: Yateley Town Centre full survey report (First Floor Units)

| Address        | No.   | Business Name (First Floor)                   | Primary Activity       | Use Class |
|----------------|-------|---|------------------------|-----------|
| Plough Road    | 43    | Vacant  | Vacant Offices         | Unknown   |
|                | 41    | Vacant  | Vacant Offices         | Unknown   |
|                | 39    | Vacant  | Vacant Offices         | Unknown   |
|                | 37    | Vacant  | Vacant Offices         | Unknown   |
|                | 35    | Vacant  | Vacant Offices         | Unknown   |
|                | 31    | Vacant  | Vacant Offices         | Unknown   |
|                | 27    | Unknown                                       | Unknown                | Unknown   |
|                | 25    |   |                        |           |
|                | 21-23 | Unknown                                       | Unknown                | Unknown   |
| Fry's Lane     | 2     |   | Residential            | C3        |
| Reading Road   | 13    |   |                        |           |
| <b>Area Y4</b> |       |   |                        |           |
| Reading Road   |       |   |                        |           |
| Forge Court    | 3     | Unknown                                       | Offices                | Unknown   |
|                | 2     | Unknown                                       | Offices                | Unknown   |
|                | 4     | Unknown                                       | Offices                | Unknown   |
|                | 5     | Unknown                                       | Offices                | Unknown   |
|                | 6     | Unknown                                       | Offices                | Unknown   |
|                | 7     | Unknown                                       | Offices                | Unknown   |
|                | 8     | Crane Interpoint UK                           | Offices                | B1        |
|                | 9     | Unknown                                       | Unknown                | Unknown   |
|                | 10    | Unknown                                       | Unknown                | Unknown   |
|                | 92    | Lloyds TSB                                    | Bank                   | A2        |
|                | 94    | Yateley Chiropractic Clinic                   | Chiropractic Clinic    | D1        |
|                | 94    | LG Law LLP                                    | Solicitors             | B1        |
|                | 96    | Mary Gober International                      | Company Training Consu | B1        |
|                | 100   | Samantha Dickson Brain Tumour Charity Offices |                        | B1        |
|                | 102   | Village Florists                              | Unknown                | Unknown   |
|                |       | The White Lion                                | Unknown                | Unknown   |

## Appendix 6: Yateley Town Centre full survey report (First Floor Units)

| Address                 | No.    | Business Name (First Floor) | Primary Activity       | Use Class |
|-------------------------|--------|-----------------------------|------------------------|-----------|
| <b>Area Y2</b>          |        |                             |                        |           |
| Village Way             | Garage |                             |                        |           |
|                         |        | Syg-net                     | Telecommunication Cons | B1        |
| Harpdon Parade          | 1      | Unknown                     | Vacant Office          | Unknown   |
|                         | 2      |                             | Residential            | C3        |
|                         | 3      | Unknown                     | Unknown                | Unknown   |
|                         | 4      | Unknown                     | Unknown                | Unknown   |
|                         | 5, 8-9 | Unknown                     | Vacant Offices         | Unknown   |
|                         | 6      | Unknown                     | Vacant Offices         | Unknown   |
|                         | 7      |                             | Residential            | C3        |
| <b>Area Y3</b>          |        |                             |                        |           |
| Gayton House            |        | Unknown                     | Offices Unknown        | Unknown   |
| <b>Reading Road</b>     |        |                             |                        |           |
|                         | 117    |                             |                        |           |
|                         | 115    | KFC                         | Unknown                | Unknown   |
|                         | 115    | One-Stop                    | Unknown                | Unknown   |
| <b>The Old Exchange</b> |        |                             |                        |           |
|                         | 113    |                             |                        |           |
|                         | 111    |                             |                        |           |
|                         |        | Dog & Partridge             | Unknown                | Unknown   |

## Appendix 7: Use Classes Order 2005

| Use Classes                            | Use/Description of Development   |
|--|--|
| A1 Shops                               | Retail sales of goods to the public – Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.  |
| A2 Financial and Professional Services | Financial Services – Banks, Building Societies and Bureau de Change, Professional Services (other than Health or Medical Services) – Estate Agents and Employment Agencies. Other Services – Betting Shops. Principally where services are provided to visiting members of the public.   |
| A3 Restaurants & Cafes                 | Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1).  |
| A4 Drinking Establishments             | Use as a Public House, Wine-Bar or other Drinking Establishment.   |
| A5 Hot Food Takeaway                   | Use for the sale of hot food for consumption off the premises.   |
| B1 Business                            | (a) Offices other than in a use within Class A2 (Financial & Professional Services)<br>(b) Research and Development – Laboratories, Studios<br>(c) Light Industry  |
| B2 General Industrial                  | General Industry (Other than Classified as in B1)<br>The former 'Special Industrial' Use Classes, B3-B7, are all now encompassed in the B2 Use Class   |
| B8 Storage or Distribution             | Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres & Repositories.   |
| C1 Hotels                              | Hotels, Boarding Houses & Guest Houses.<br>Development falls within this class if 'no significant element of care is provided.'  |
| C2 Residential Institutions            | Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.   |
| C3 Dwelling Houses                     | Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.                                  |
| D1 Non-Residential Institutions        | Medical & Health Services – Clinics & Health Centres, Crèche, Day Nursery, Day Centres & Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, places of Worship, religious Instruction & Church Halls. |
| D2 Assembly & Leisure                  | Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls & Casinos. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.  |
| Sui generis                            | For example: Retail Warehouse Clubs, Amusement Arcades, Laundrettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yard, Garden Centres.   |