



Hart District Council

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

December 2010

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1.0 Introduction

- 1.1 This is Hart District Council's second audit providing a snapshot of the existing uses within the six main town and village centres of the District in 2010. The results from the 2009 audit have been used as a baseline for monitoring purposes which subsequent audits will be monitored against to identify changes within the centres.
- 1.2 This paper presents the findings from the 2010 audit through a summary section for each centre including maps and a comparison with the 2009 data. The full survey for each centre is set out at the end of the report.
- 1.3 It should be noted that the aim of this paper is not to address the capacity and future needs 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.

2.0 Policy Context

Planning Policy Statement (PPS) 4: Planning for Sustainable Economic Growth

- 2.1 Since the first audit undertaken in 2009, PPS4: Planning for Sustainable Economic Growth has been published replacing PPS6: Planning for Town Centres. The Government's overarching objective for sustainable economic growth still includes the planning objective to promote the vitality and viability of town centres as important places for communities. To do this the Government wants:
 - new economic growth and development of main town centre uses to be focussed in existing centres
 - competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres
 - the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity.
- 2.2 PPS4 sets out that, through an Annual Monitoring Report, monitoring should be undertaken on:
 - the network and hierarchy of centres
 - the need for further development
 - the vitality and viability of centres
- 2.3 To measure the vitality and viability, and monitor the health of town centres over time local authorities should regularly collect market information and economic data. This audit focuses on the town centre health check indicators of main town centre uses (by number and type) and the proportion of vacant street level property.

South East Plan

- 2.4 The Government's key objective for town centres, as previously set out in PPS6 and now in PPS4, is reiterated in the South East Plan. Whilst 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.
- 2.5 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.*'
- 2.6 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.
- 2.7 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.*'
- 2.8 The spatial strategy for 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.
- 2.9 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 towns and villages, in particular 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 as Primary or Secondary Regional Centres. A number of the town and village centres can be described as small rural towns in Hart and therefore monitoring the vitality and viability through the level of services existing and over time will provide an important evidence base to ensure Policy BE4 in the South East Plan is met.

Hart District Local Plan (Replacement) 1996-2006

- 2.10 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.

Policy URB 3: 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 (BI) 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.

Policy URB 4: Town, District Centres: Business at ground floor level:

Within the defined shopping and town centres, district shopping centres and local centres changes of use from Retail (AI) to Business (BI) 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.

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

Sustainable Community Strategy

- 2.12 Within the Sustainable Community Strategy for Hart one of the key strategic priorities for the District is to have ‘A Diversified and Balanced Economy’ to which towns and village centres contribute towards:

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.

- 2.13 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.

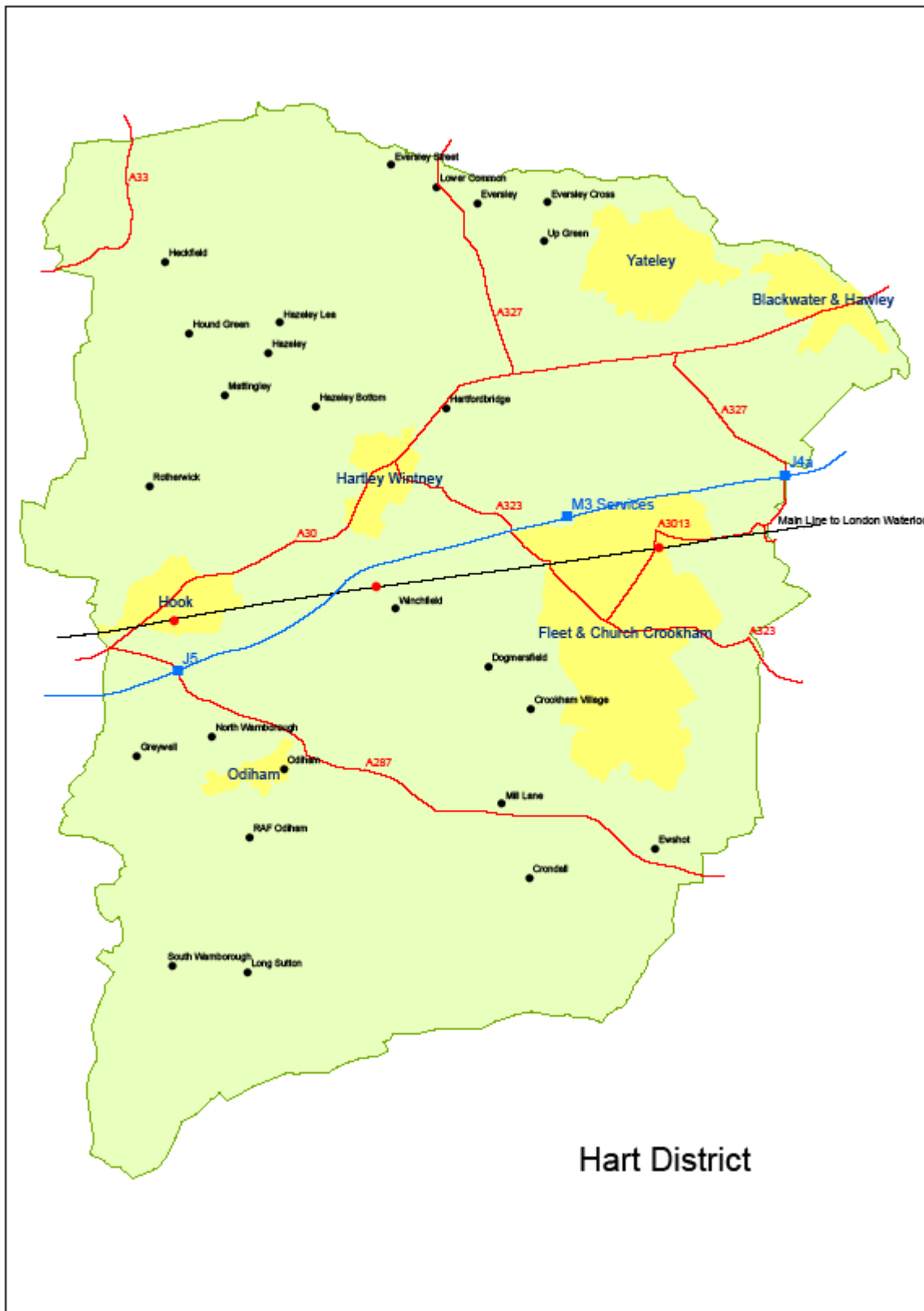
Audit of the existing uses within the town and village centres of Hart District 2009

- 2.14 The 2009 audit highlighted some key points about the town and village centres. All of the centres provide a variety of services and facilities for the settlement they lie within as well as many of the surrounding smaller rural settlements with limited facilities. Fleet was identified as having the largest range of uses and stands out as an important town centre for the region.

- 2.15 Hook was the only settlement that did not have any vacant units recorded during the audit, with Fleet having the most with 35 units, however it should be taken into account that Fleet has a larger overall number of units compared to the other centres.
- 2.16 As noted within the individual chapters for each centres, specific policies have been set to retain the shopping frontage within the commercial centres. It was noted from the 2009 monitoring work that a number of other uses were starting to appear within the commercial centres and therefore any further loss of AI uses should be considered carefully to ensure the vitality and viability of the centres is not lost and the retail shopping frontage retained. This was highlighted as a potential issue for Fleet and Blackwater town centres.
- 2.17 A large number of the retail units within the centres are independent retailers. The continuation of these businesses shows local support but with the current changes in the economy, and with many centres in neighbouring authority areas undergoing redevelopment, these businesses may face further competition from the larger retail chains.
- 2.18 The 2010 audit will review all of the use classes identified and compare them to the 2009 audit. This will highlight any changes that have occurred between the two audits, in particular the increase or decrease of vacant units, the loss of further retail units in areas where specific policies require the retention of the retail shopping frontage, and the retention of the local independent businesses.

3.0 Methodology

- 3.1 The audit was undertaken by the Planning Policy Team during February and March 2010. 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
- 3.2 The boundary for each centre survey was based on the individual Local Plan Inset Map for the settlement which defined the commercial centre. In some cases the survey was extended into areas designated as peripheral town centres area in the Local Plan where it was felt to be a logical addition to the survey area.
- 3.3 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 2010).
- 3.4 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 following sections both the total number of units and the number of businesses have been recorded for each centre.



Map I: Map of Hart District and the six main towns and villages

4.0 Blackwater Town Centre

Survey Area

- 4.1 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

- 4.2 In addition to policies URB3 and URB4 (see page 7) the following policies have been specifically set out for Blackwater town centre:

B1 Blackwater Town Centre: Retention of retail use:

In order to safeguard the vitality 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 (A2) above, will be permitted provided that:

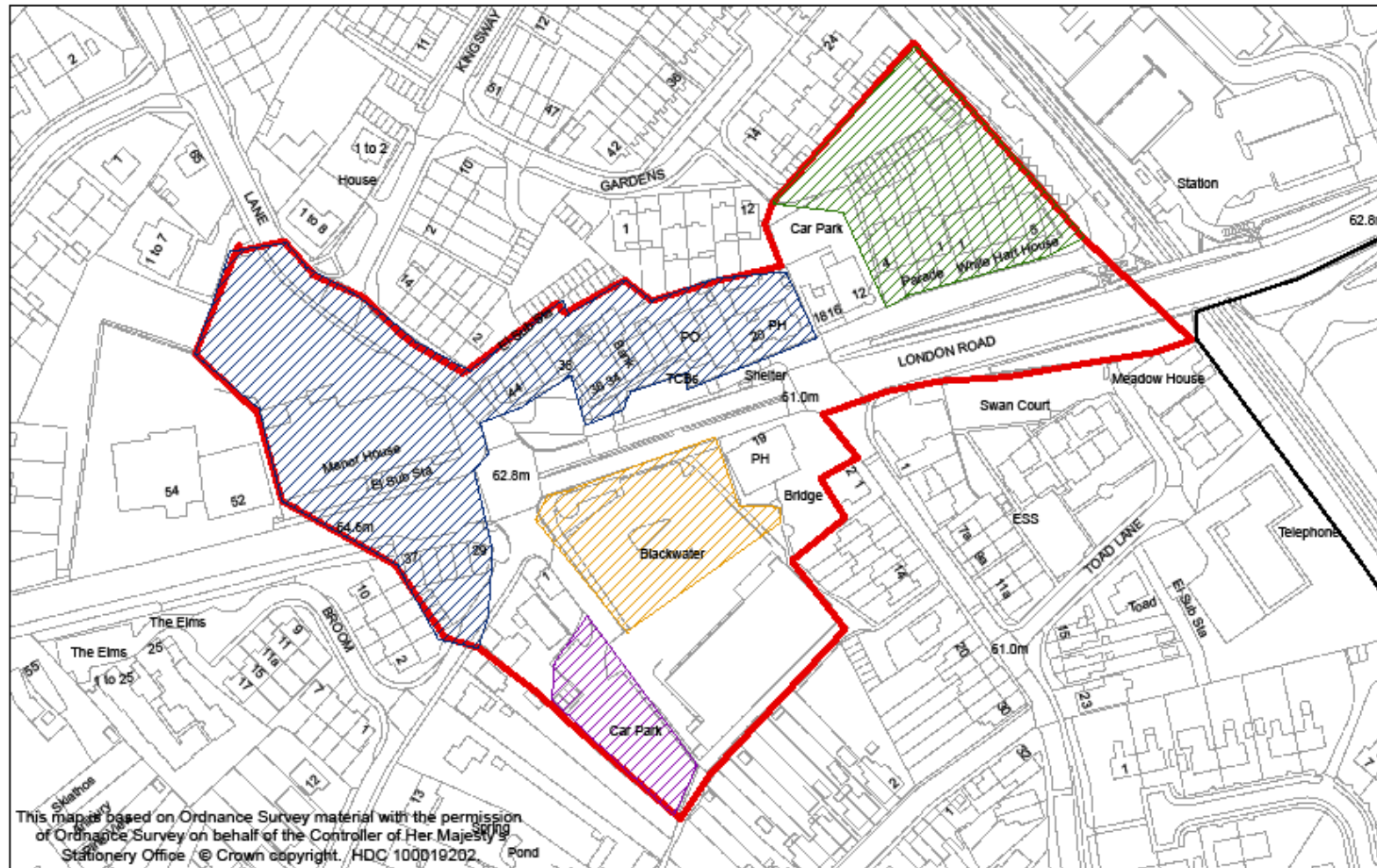
- (i) *Catering (A3) uses do not exceed 50% of the retail frontage;*
- (ii) *Design, massing and density are appropriate for this prominent location.*

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.

- 4.3 Within the Local Plan, Inset Map 1 divides Blackwater town centre into two areas of a Commercial Centre and the Peripheral Town Centre Area. The town centre map was used as the basis for the audit survey area. Map 2 shows the outline of the survey area and where the specific policies details above apply.

Map 2: Blackwater Town Centre Survey Area



Summary of 2009 Audit

- 4.4 The most common use class at the ground floor level was Retail (A1) representing almost half of the units. 4 units were recorded as vacant, with 3 of the vacant units located together towards the centre. The majority of Cafes (A3) and Hot Food Takeaways (A5) were located to the eastern end of the town centre in the White Hart Parade.
- 4.5 In relation to the specific policies set out for the Blackwater Town Centre the majority of units in Area B1 were in Retail (A1) use in line with Policy B1 but 2 units were in A2 and A3 use. In Area B3 there were 8 units of which 4 were in Retail (A1) and the remaining in A3 and A5.
- 4.6 At the first floor Residential (C3) was the most common use class. 4 vacant units were recorded which correlated with the vacant units on the ground floor.

2010 Findings

- 4.7 Figures 1 and 2 set out the different use classes identified during the 2010 audit of the town centre and the total number of businesses in each use class at ground and first floor level compared with the 2009 audit results. Table 1 pulls together the breakdown of the number of units and businesses within the centre. Map 3 shows the use classes at the ground floor; Map 4 shows the use classes at the first floor within Blackwater town centre.

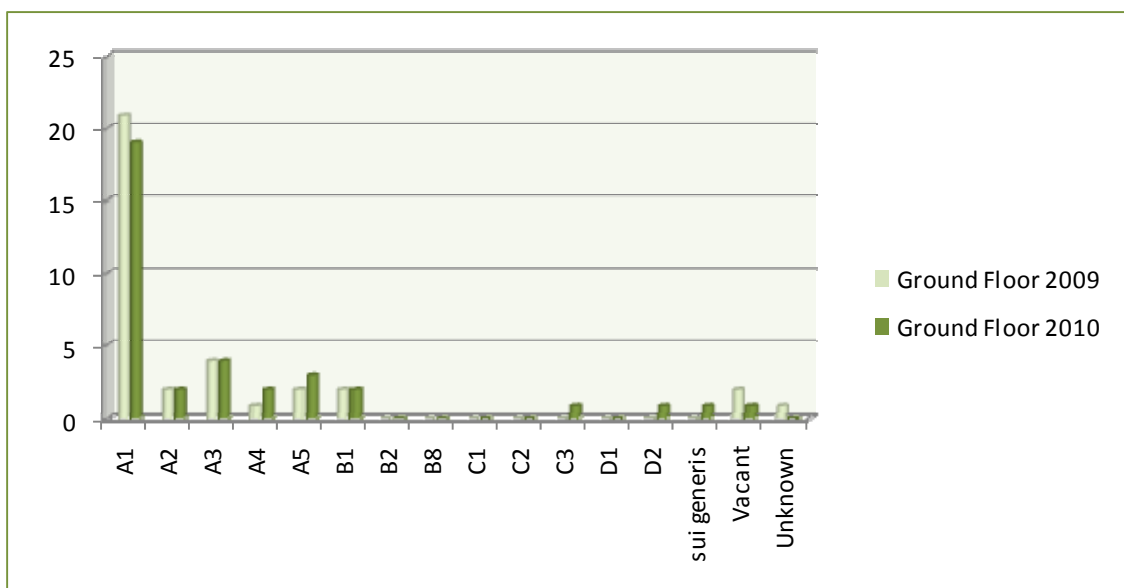


Figure 1: Breakdown of Use Classes at Ground Floor level in Blackwater town centre compared with the 2009 audit.

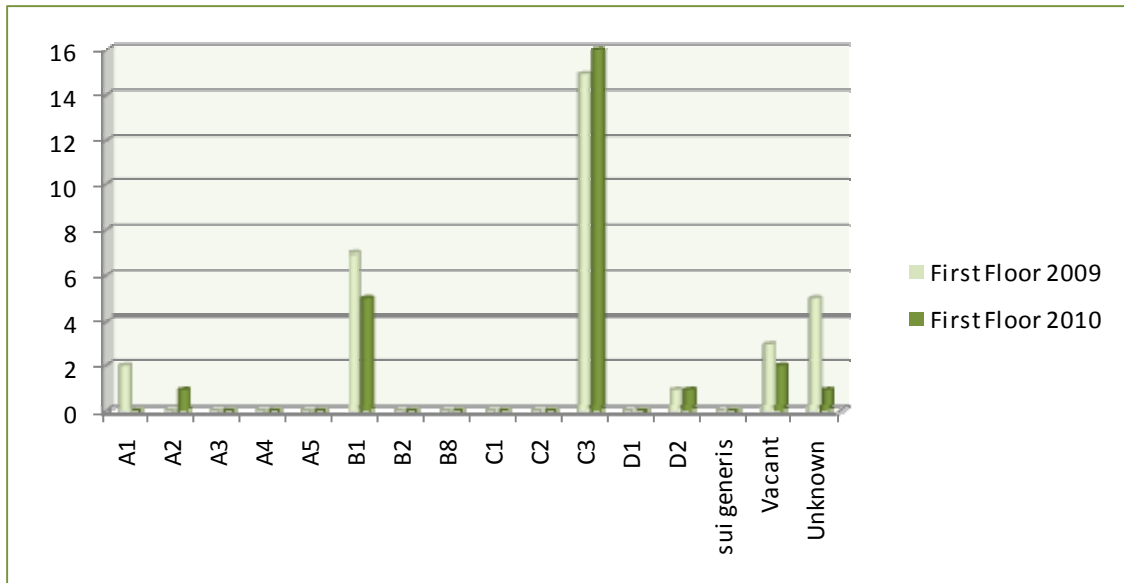


Figure 2: Breakdown of Use Classes at First Floor level in Blackwater town centre compared with the 2009 audit.

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
37	36	73	42	3

Table 1: Total units and businesses in Blackwater town centre

Ground Floor

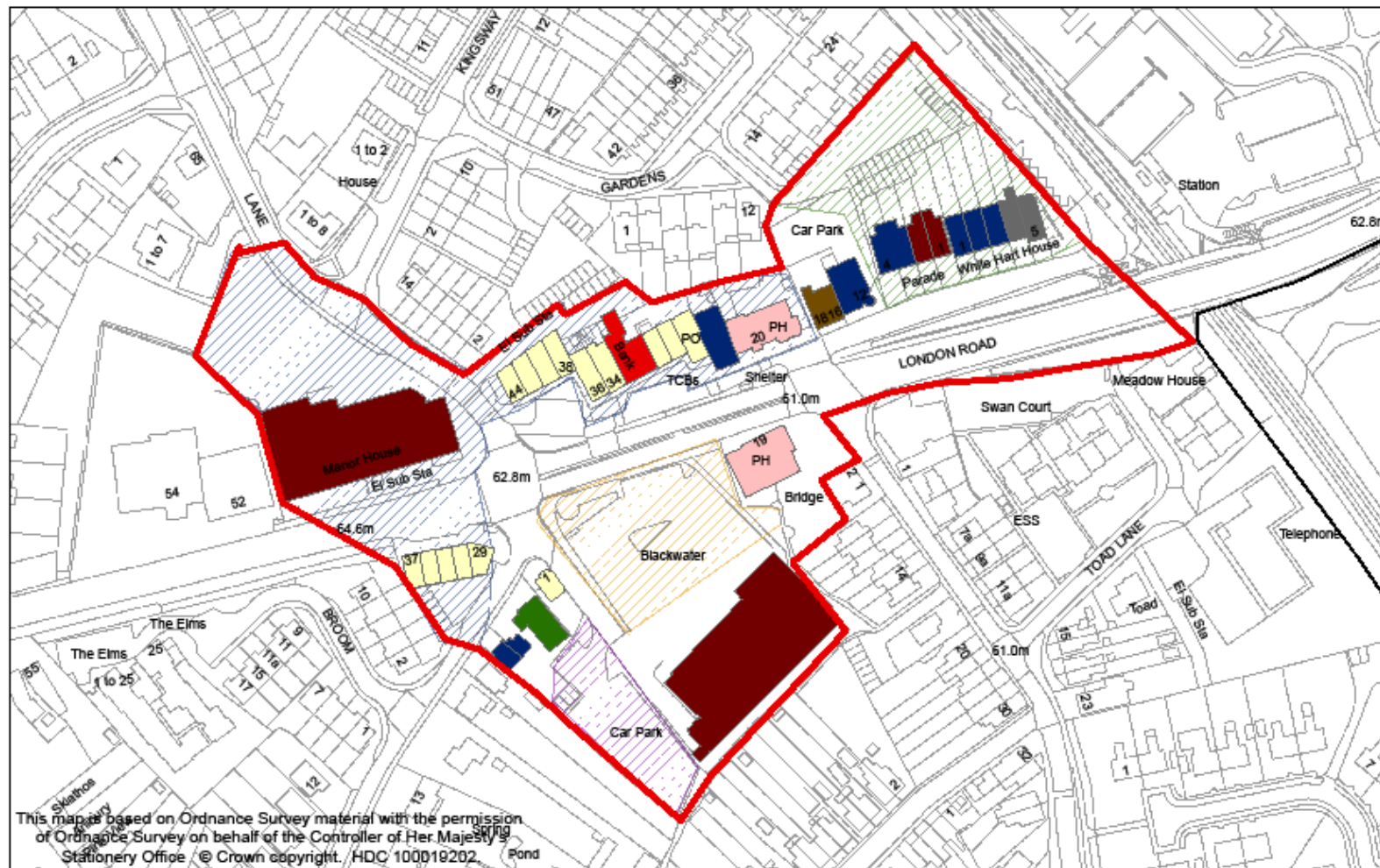
- 4.8 The most common use class identified at the ground floor is Retail (A1) with 19 units out of the 37. This is a slight decrease from the previous year’s monitoring. Only 1 unit is vacant compared to 4 recorded previously and remains vacant from last year. As can be seen from Figure 1 the remaining units are divided fairly evenly between the other use classes.
- 4.9 Policy B1 sets out that the loss of Retail (A1) units will not be permitted between the White Swan Public House and the supermarket on Rosemary Lane. The majority of units are in Retail (A1) use, but 2 units are in Financial/Professional Services (A2) and one is a Café (A3) as reported in the previous year’s audit.
- 4.10 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 Catering (A3) does not exceed 50% of the retail frontage. There have been no redevelopment proposals since the last monitoring report. There are currently 9 units located along this parade within which 8 businesses are located. 4 businesses are in Retail (A1) use, 1 is a Café/Restaurant (A3) and 2 are Hot Food Takeaways (A5).

First Floor

- 4.11 At the first floor Residential (C3) is the most common use covering 16 units, which remains the same as the previous year. There are 2 vacant units, which is a decrease

from 4 vacant units. The two vacant units were offices along the White Hart Parade, whereas the 4 vacant units recorded previously have come back into use. Policy B3 allows for redevelopment of White Hart Parade with Business (B1) and Financial and Professional Services (A2) above. With the 2 vacancies, there are now 2 businesses in Business (B1) use, with one of these businesses occupying 2 units.

Map 4: Blackwater Town Centre First Floor Use Classes



0 15 30 60 Meters

Legend

- Blackwater Town Centre outline
- A1
- A4
- C3
- Unknown
- Area B1
- Area B3
- A2
- B1
- D2
- Vacant
- Area B2
- Area B4

5.0 Fleet Town Centre

Survey Area

- 5.1 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

- 5.2 In addition to policies URB3 and URB4 (see page 7) 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 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 shopping 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.

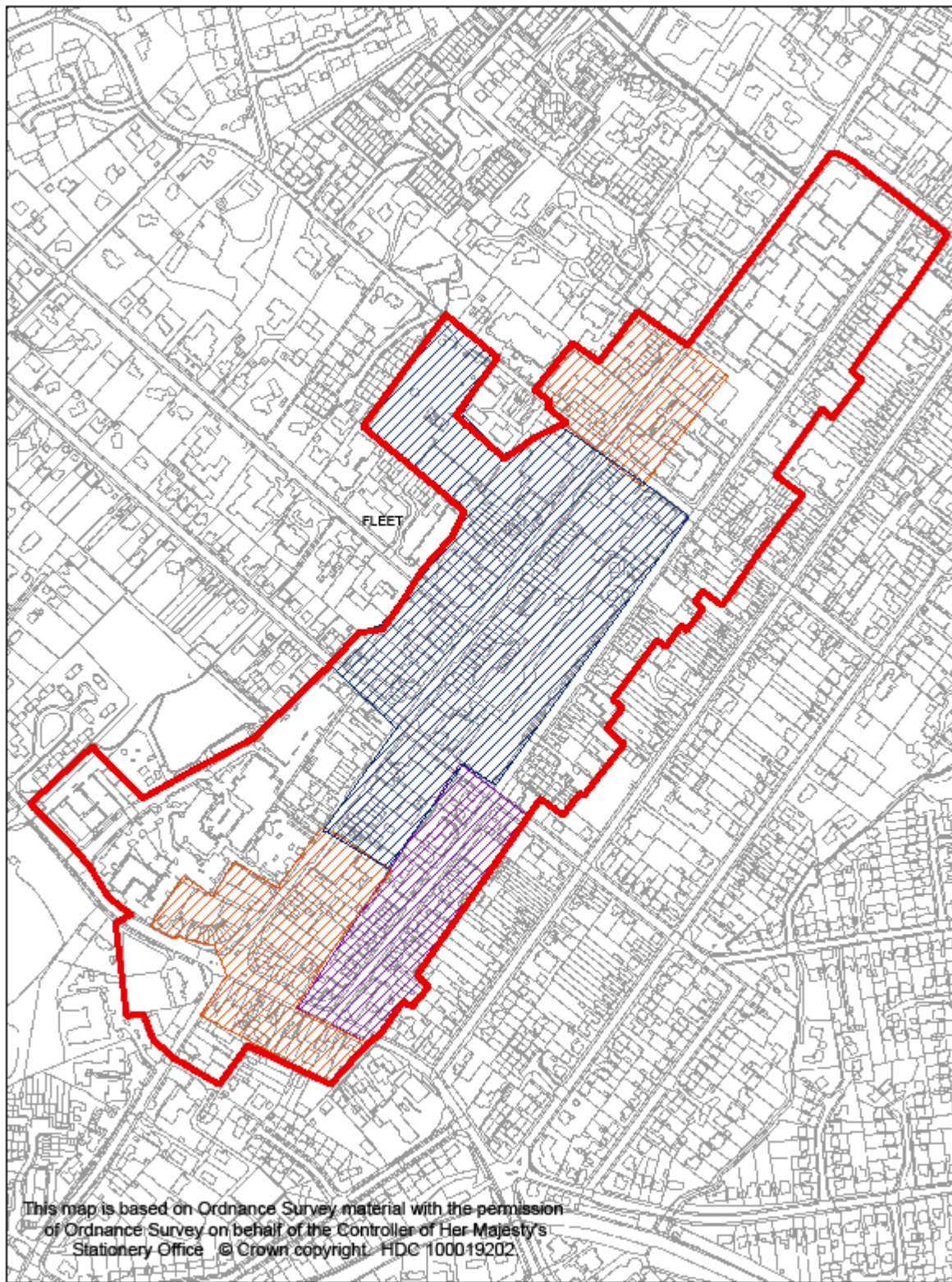
F3 Fleet Town Centre – Secondary Retail Area:

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 (C3), 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 (B2) or Residential (C3) 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.

- 5.3 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.

- 5.4 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 inset map was used as the basis for the audit survey area. Map 5 shows the outline of the survey area and where the specific policies detailed above apply.

Map 5: Fleet Town Centre Survey Area



0 50 100 200 Meters

Legend
Fleet Town Centre Outline Area F2 Area F4
Area F3

Summary of 2009 Findings

- 5.5 In 2009, at the ground floor, Retail (A1) was the most common use with over half of the ground floor units in this use. Within the centre there were 24 vacant units which was the largest number of vacant units at ground floor out of all the centres.
- 5.6 In relation to the specific policies Area F3 the 2009 audit showed that both areas had 55% and 44% of Retail (A1) businesses respectively. However it was noted that there was a number of vacant units making up the non-retail uses.
- 5.7 At the first floor the most common use is Residential (C3) with just over half the units. The remaining units are mainly linked to the ground floor units. There were 17 vacant units at first floor which correlated with the ground floor units. Again this was the largest number of vacant units recorded at the first floor in all of the centres audited.

2010 Findings

- 5.8 Figures 3 and 4 set out the different use classes identified during the 2010 audit of Fleet Town Centre and the total number of businesses in each use class at ground and first floor compared with the 2009 audit results. Table 2 pulls together the breakdown of number of units and businesses. Map 6 shows the use classes at ground floor level; Map 7 shows the use classes at first floor level.

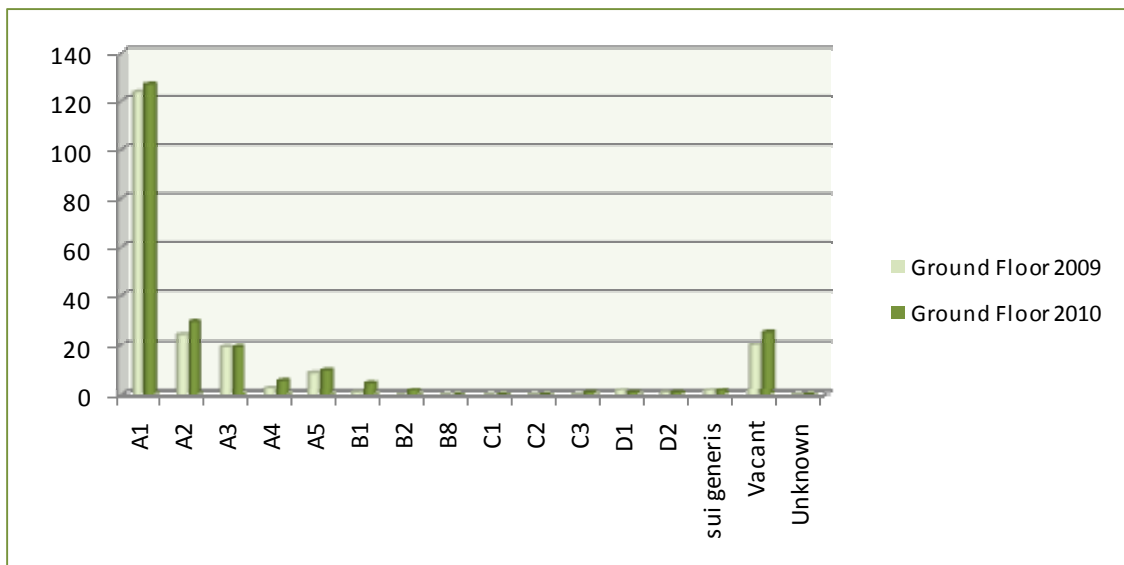


Figure 3: Breakdown of Use Classes at Ground Floor Level in Fleet Town Centre compared with the 2009 audit

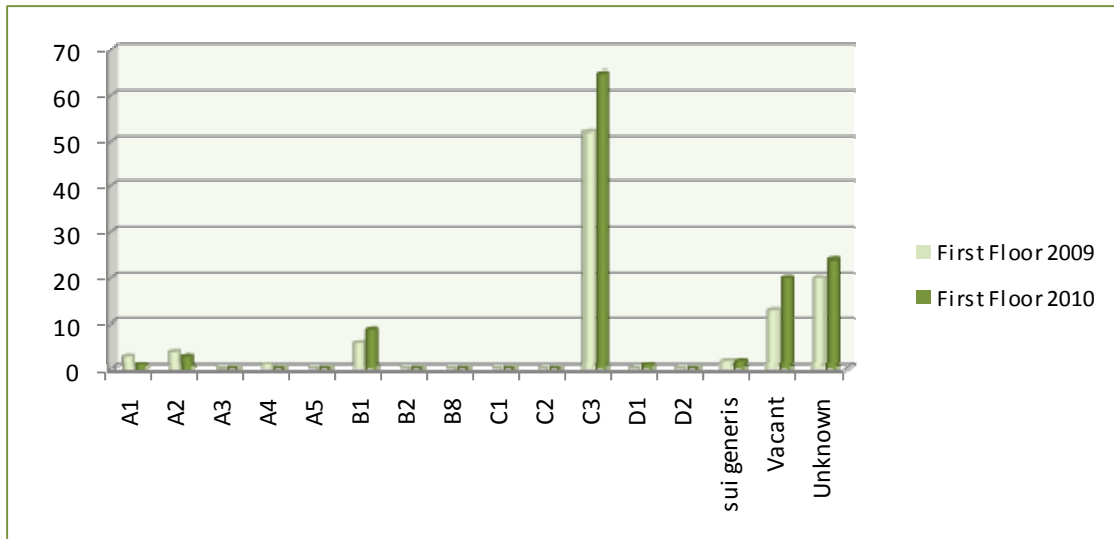


Figure 4: Breakdown of Use Classes at first floor in Fleet Town Centre compared with the 2009 audit

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
230	174	404	203	46

Table 2: Total units and businesses in Fleet Town Centre

Ground Floor

- 5.9** At the ground floor Retail (A1) is the most common use with 127 businesses, which is 55% of the units at the ground floor. The percentage of other uses at the ground floor is therefore 45% of which there are 26 vacant units (11% of all ground floor units). This is an increase of 6 units, since the previous monitoring period. 10 of the vacant units recorded in 2010 remain vacant since the 2009 audit. The next most common use class is Financial/Professional Services (A2) followed by Restaurants/Cafes (A3). The other use classes are spread fairly evenly with 10 or less units.
- 5.10** Policy F2 states that within Area F2 change of use of units from Retail (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. Over half of the units are in Retail use however it is difficult to assess in terms of the number of Retail (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.
- 5.11** Policy F3 states that a change of use from Retail (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 the survey data both areas have more than 25% of units

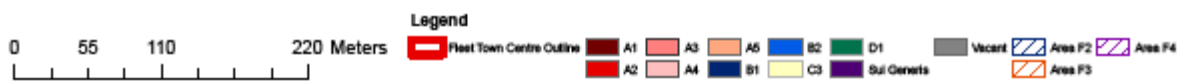
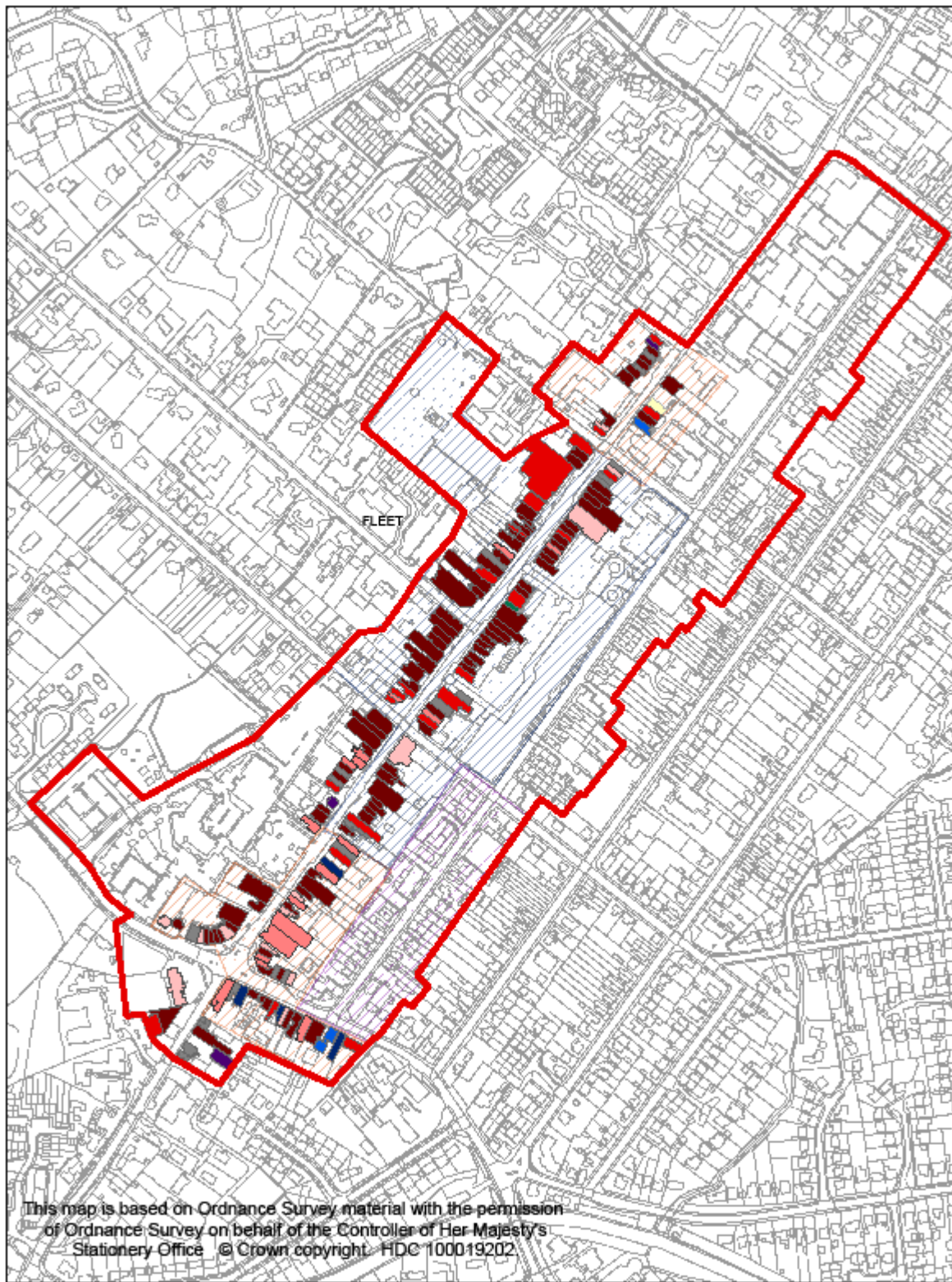
in other uses than Retail (A1), however it should be noted that both these areas contain a number of vacant units therefore already conflict with Policy F3.

- 5.12 Towards the south west end of the town centre the majority of units are Restaurants/Cafes (A3), Drinking Establishments (A4) or Hot Food Takeaway (A5) which has created an evening economy within this area. However, the change of use to these use classes is resulting in a loss of Retail (A1) units in this area.

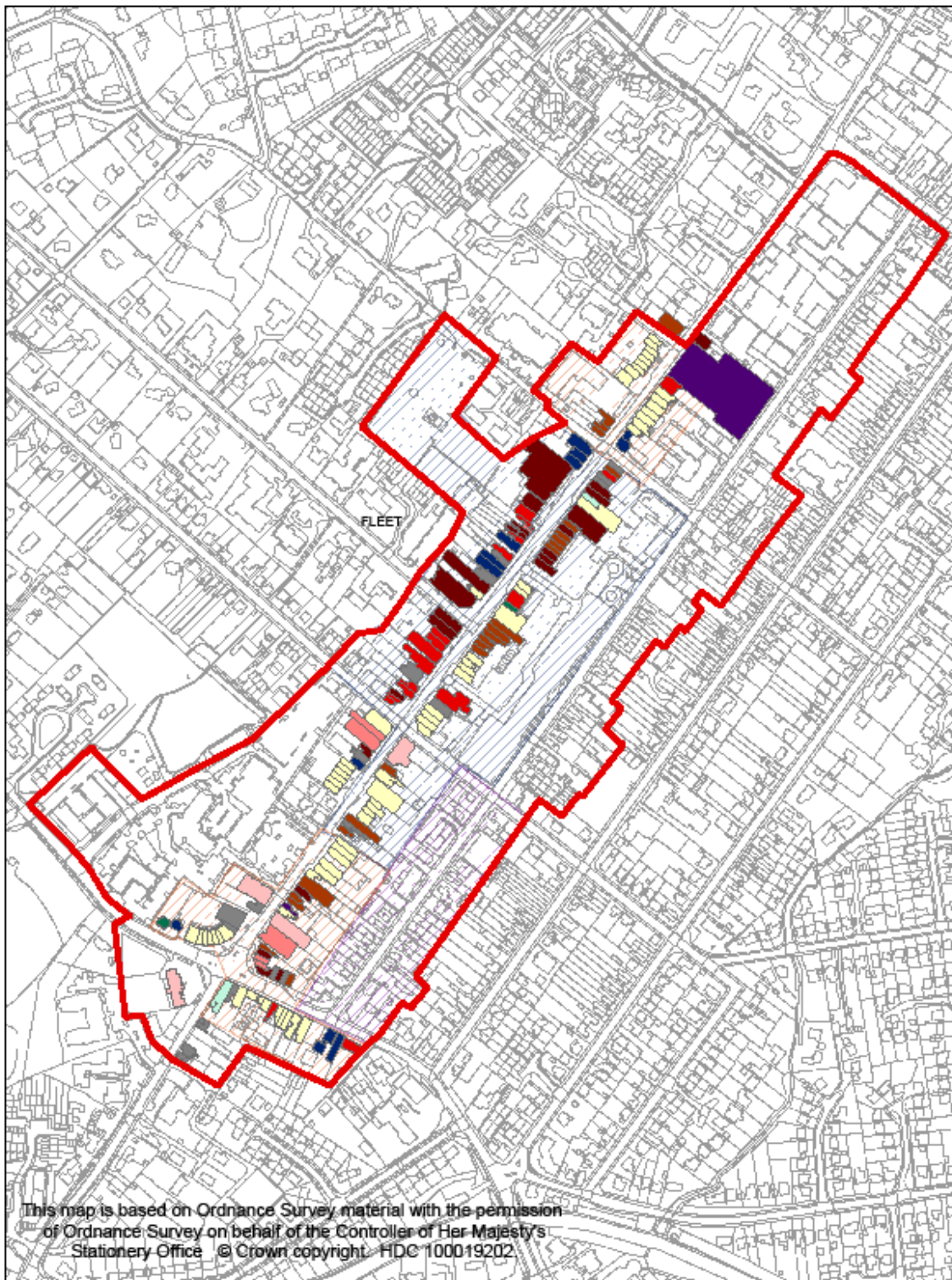
First Floor

- 5.13 65 units on the first floor consist of Residential (C3) units. 20 units have been identified as vacant, which is an increase of 7 since 2009, with some correlation with the vacant units on the ground floor. The majority of the remaining units have a business connection with the ground floor unit as only 14 separate businesses have been identified at the first floor.
- 5.14 Policy F3 permits Residential (C3), Financial and Professional (A2), Catering (A3), Leisure or Business (B1) uses on the upper floors within Area F3. The majority of units within the two secondary retail areas fall within one of these uses classes, in particular a large number of residential units have been identified.

Map 6: Fleet Town Centre Ground Floor Use Classes



Map 7: Fleet Town Centre First Floor Uses



6.0 Hartley Wintney Village Centre

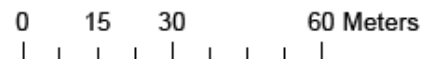
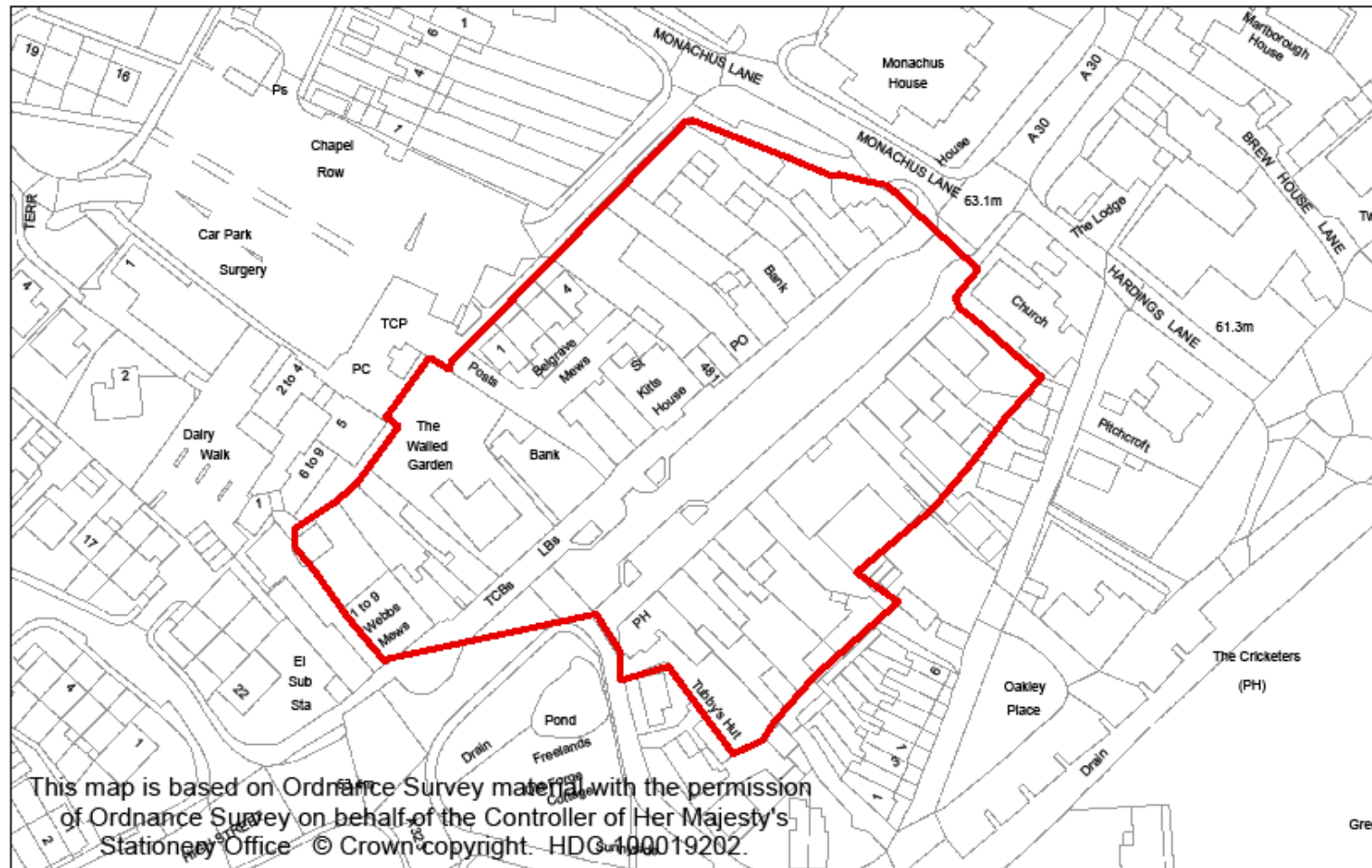
Survey Area

- 6.1 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

- 6.2 Specific policies have not been produced for Hartley Wintney in the Local Plan and therefore the relevant policies for the centre include URB3 and URB4 as set out on page 7.
- 6.3 The Commercial Centre is identified on Inset Map 14 for Hartley Wintney in the Local Plan. The inset map was used as the basis for the audit survey area. Map 8 shows the outline of the survey area.

Map 8: Hartley Wintney Village Centre survey area



Summary of 2009 Findings

- 6.4 In 2009, on the ground floor the majority of units were Retail (A1). Only one vacant unit was recorded. The remaining businesses included Financial and Professional (A2) and Restaurants (A3).
- 6.5 At the first floor the majority of the units were Residential (C3) and Business (B1), however it was noted that a large number of the units were unknown at the time of recording. There was one vacant unit recorded which was above the vacant unit on the ground floor.

2010 Findings

- 6.6 Figures 5 and 6 set out the different use classes identified during the 2010 audit of the village centre and the total number of businesses in each use class and 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 9 shows the use classes at the first floor, within Hartley Wintney Village Centre.

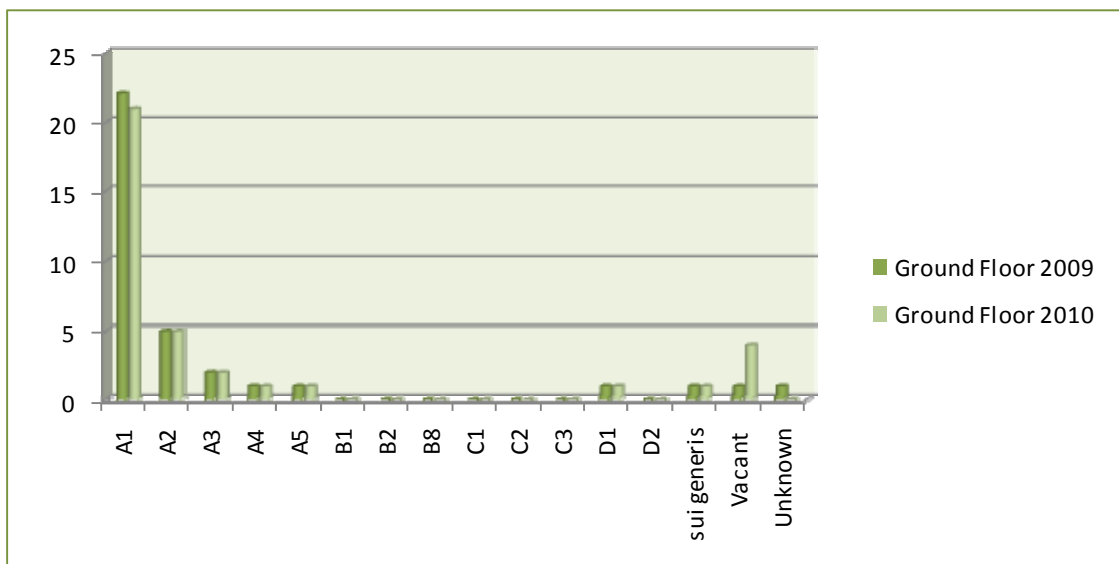


Figure 5: Breakdown of use classes at ground floor in Hartley Wintney Village Centre

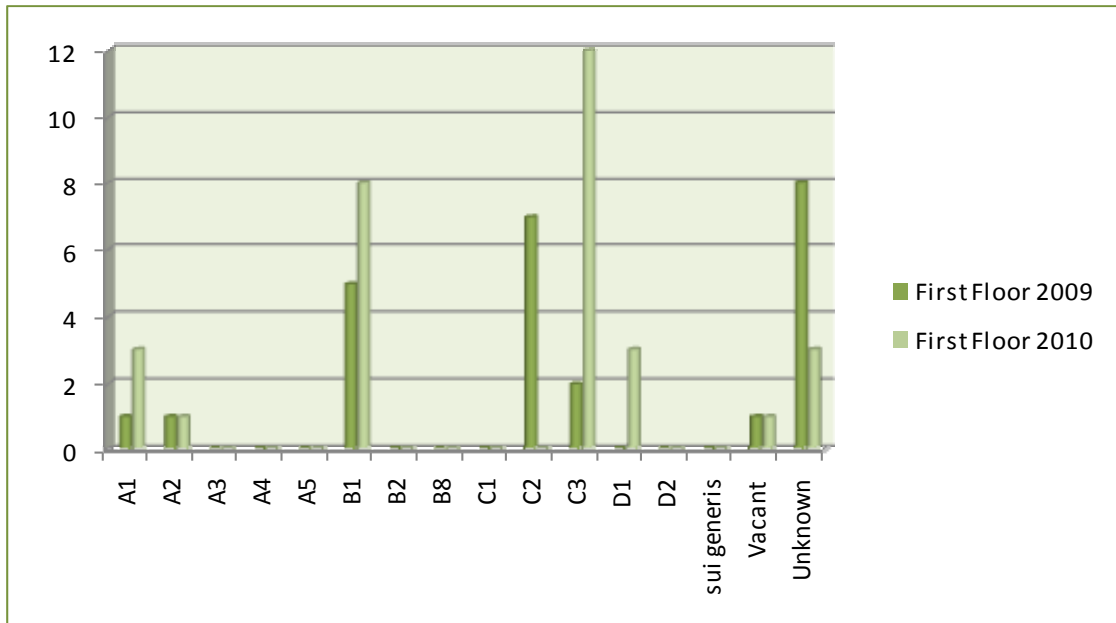


Figure 6: Breakdown of use classes at first floor in Hartley Wintney Village Centre

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
36	37	73	47	5

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

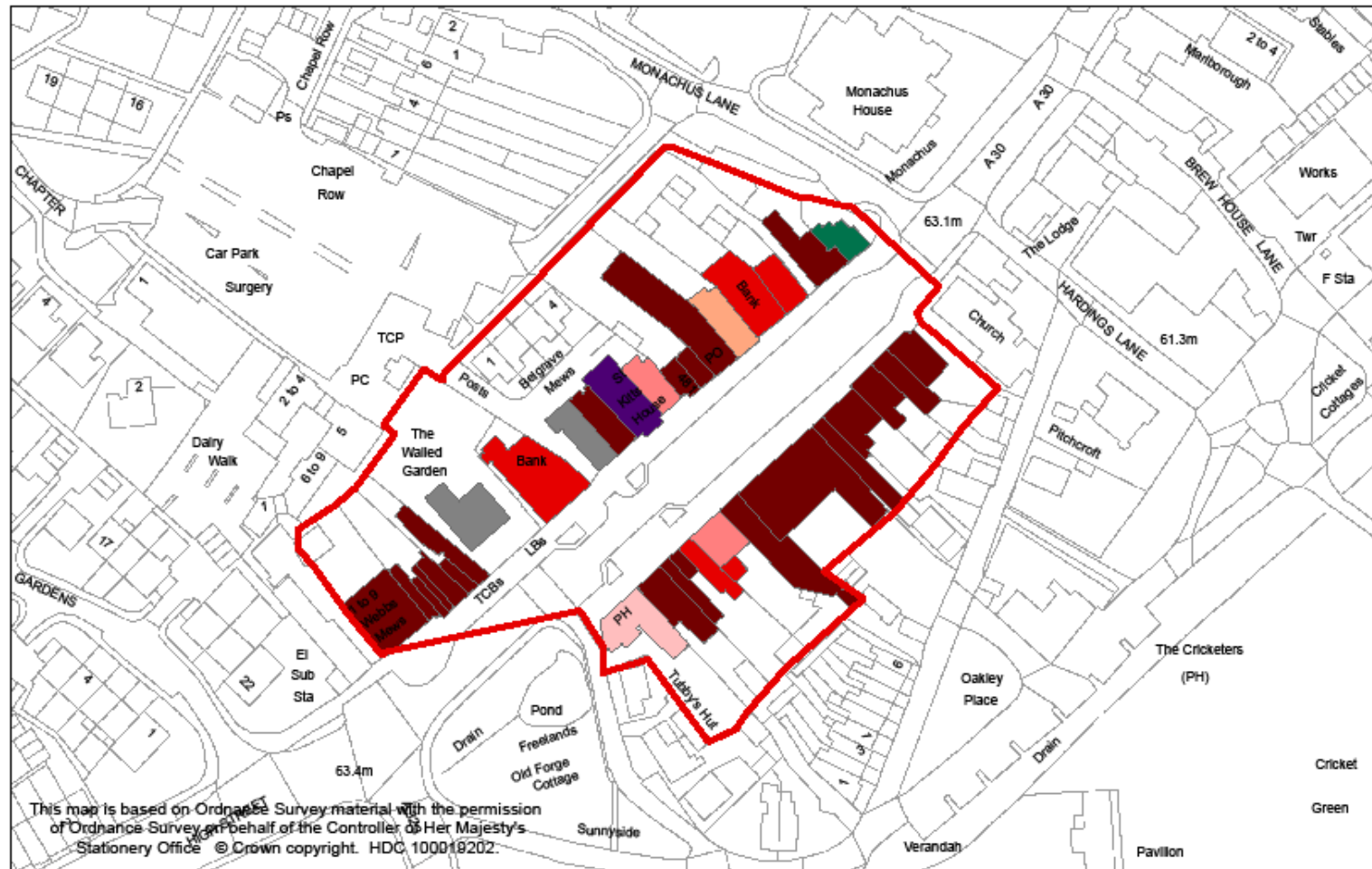
Ground Floor

- 6.7** On the ground floor the majority of units are in Retail (A1) use (22 units) which is 61% of the total uses on the ground floor. There have been a few changes since the previous monitoring period but the majority of units have remained as the same business. There are 2 vacant units, the one unit recorded as vacant in 2009 remains vacant during the audit in 2010. The remaining mixture of other businesses located at the ground floor includes Financial and Professional (A2) and Restaurants (A3). The majority of the units to the south of the A30 tend to be in Retail, to the north there is more of a mix.
- 6.8** 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 (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. The centre currently has a large proportion of Retail units to the south of the A30. To the north the Retail units are starting to become fragmented with the inclusion of other uses.

First Floor

- 6.9 The majority of the units on the first floor are Residential (C3) occupying 12 units and Business (B1) use occupying 8 units. There is one vacant unit to the south of the A30. There is a cluster of Residential (C3) units towards the western end of the A30, with another cluster identified towards the centre of the A30, on the southern side. A number of units previously unknown in the 2009 audit have been identified and therefore there are now only 3 unknown units compared to 8.
- 6.10 Policy URB3 states that the change of use to Business (B1) will be permitted if the building is physically capable of accommodating the proposed use. 8 of the units on the first floor are currently in Business (B1) use. This is an increase of 2 units, one of which was previously vacant and another in Retail (A1) use.

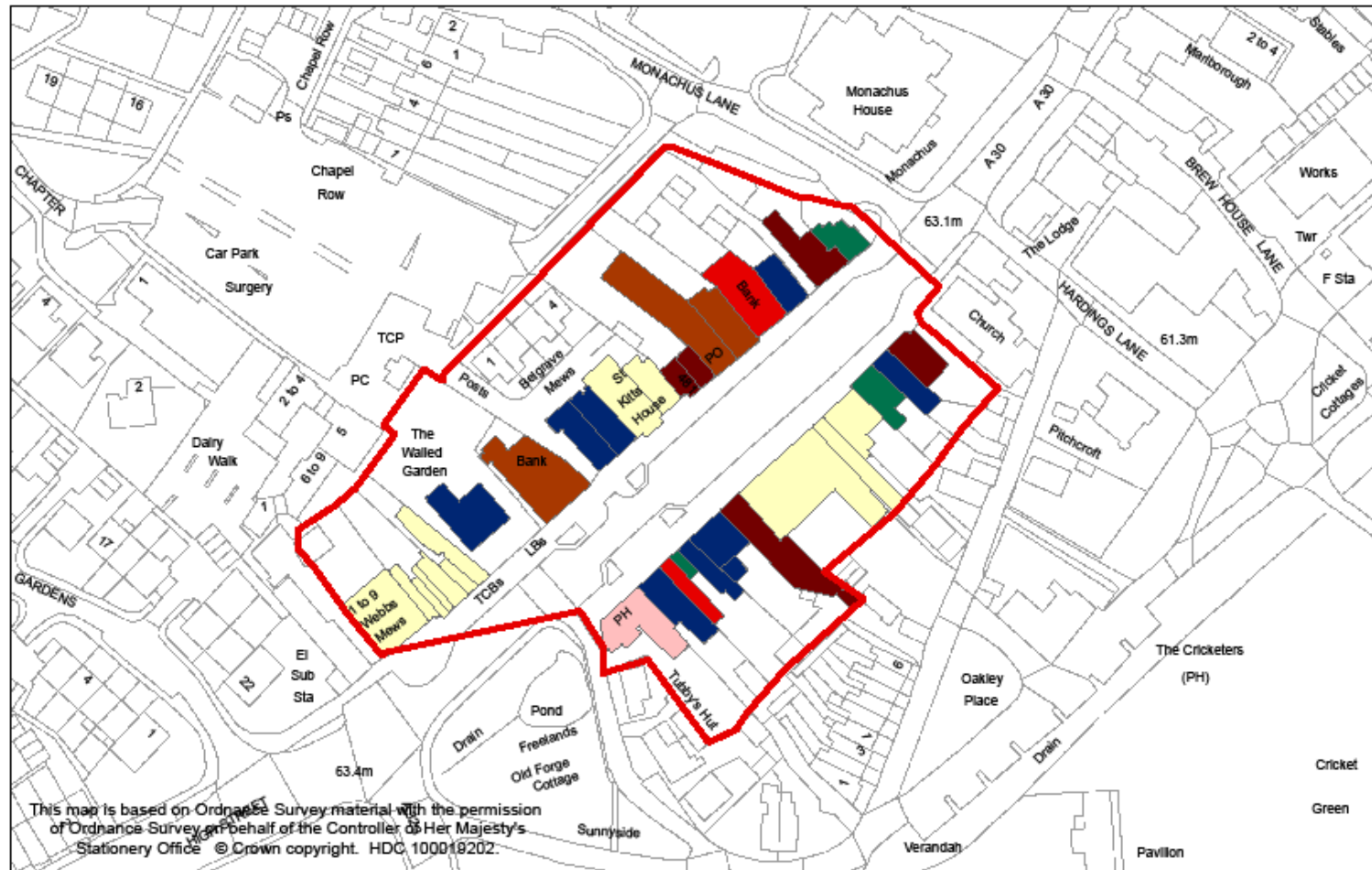
Map 9: Hartley Wintney Village Centre Ground Floor Use Classes



Legend

- Hartley Wintney Centre Outline
- A1
- A2
- A3
- A4
- A5
- D1
- sui generis
- Vacant

Map 10: Hartley Wintney Village Centre First Floor Use Classes



0 15 30 60 Meters

Legend

- Hartley Wintney Centre Outline
- A1
- A2
- A4
- B1
- C3
- D1
- Unknown

7.0 Hook Village Centre

Survey Area

- 7.1 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

- 7.2 In addition to policies URB3 and URB4 (see page 7) 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 that:

- (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 area.*

H3 Hook Parade – Redevelopment:

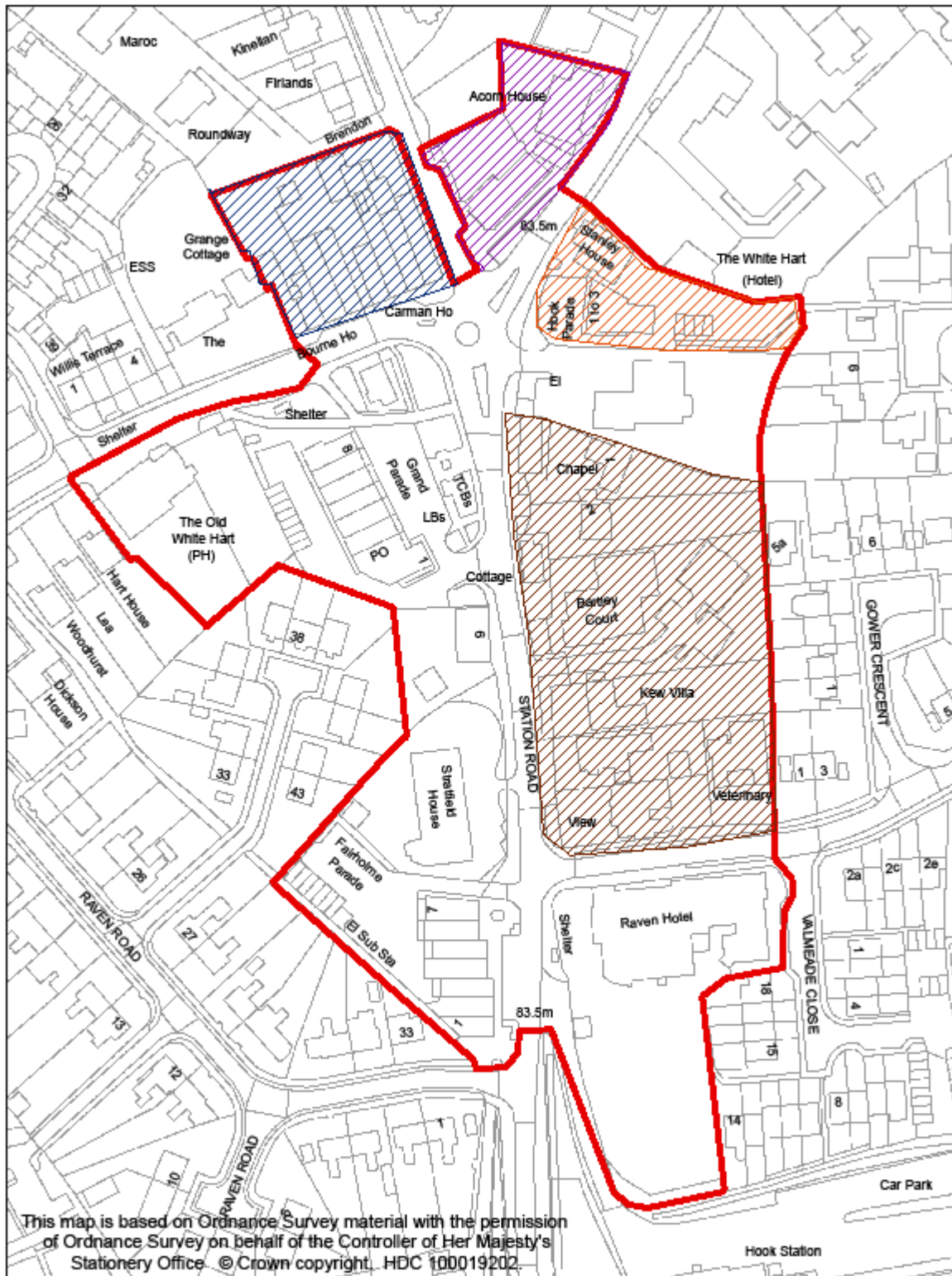
In order to contribute towards the vitality and viability of Hook Village Centre, proposals for the redevelopment of Hook Parade for Retail uses (A1), Financial and Professional uses (A2) and Catering uses (A3) on the ground floor with Residential, Office, Dental and Medical use above, will be permitted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

- 7.3 The Inset Map for Hook Village Centre within the Local Plan divides the centre into a Commercial and Peripheral Town Centre Area. The main survey area focuses on the Commercial area – the areas designated as H1, H2, H3 and H4, however some areas designated as peripheral town centre areas in the Local Plan were included where it was felt to be a logical addition to the survey area. The included peripheral town centre areas are those that run along Station Road between and opposite the Commercial areas. The areas included within the survey area are detailed in Map 11.

Map 11: Hook Village Centre survey area



0 20 40 80 Meters

Legend

- Hook Centre Outline
- Area H1
- Area H2
- Area H3
- Area H4

Summary of 2009 Findings

- 7.4 In 2009, the majority of units on the ground floor were Retail (A1) with over half of the units in this use class. The other units were a mixture of Financial and Professional services (A2), Restaurants/Cafes (A3), Drinking Establishments (A4) and Hot Food Takeaways (A5), along with some Residential (C3) units. Inline with the specific policies Acorn House was in Business (B1) use and Area H3 mainly in Retail (A1) use. There were no vacant units identified at the ground floor.
- 7.5 At the first floor the majority of units were in Residential (C3) use. Again no vacant units were identified.

2010 Findings

- 7.6 Figures 7 and 8 set out the different use classes identified during the 2010 audit of the village centre and the total number of businesses in each use class at ground and first floor level compared with the 2009 audit results. Table 4 pulls together the breakdown of the number of units and businesses. Map 12 shows the use classes at the ground floor; Map 13 shows the use classes at the first floor, within Hook Village Centre.

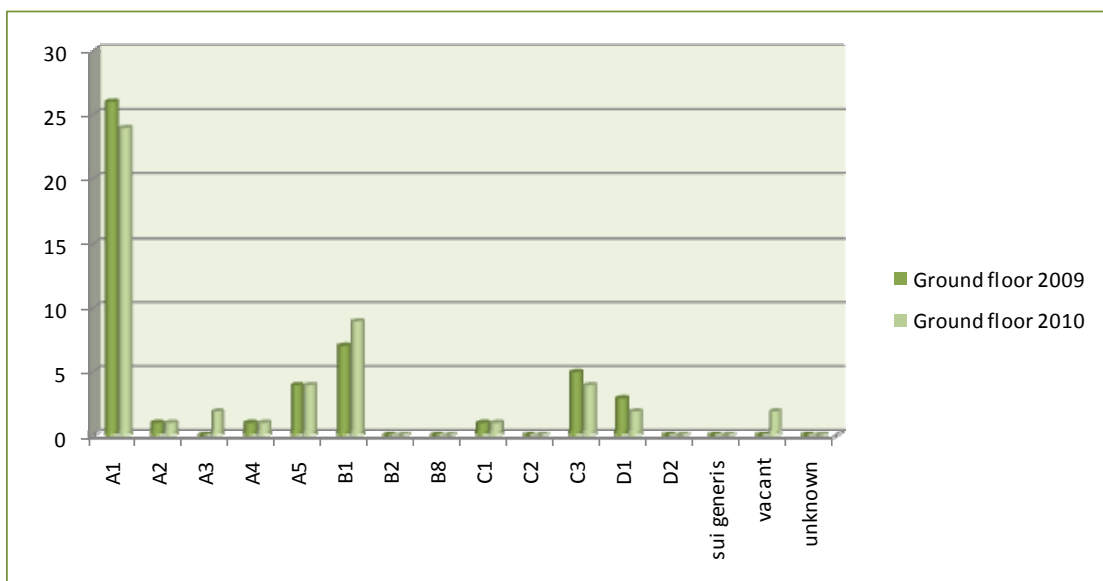


Figure 7: Breakdown of Use Classes at Ground Floor level in Hook village centre compared with the 2009 audit.

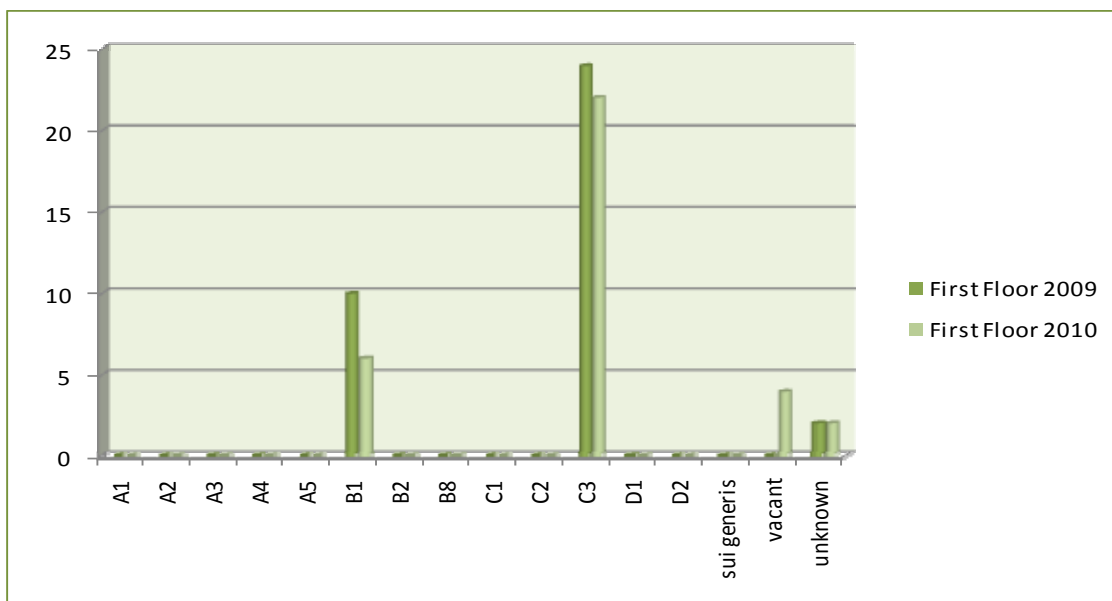


Figure 8: Breakdown of Use Classes at First Floor level in Hook village centre compared with the 2009 audit.

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
51	44	95	50	6

Table 4: Total units and businesses in Hook Village Centre

Ground Floor

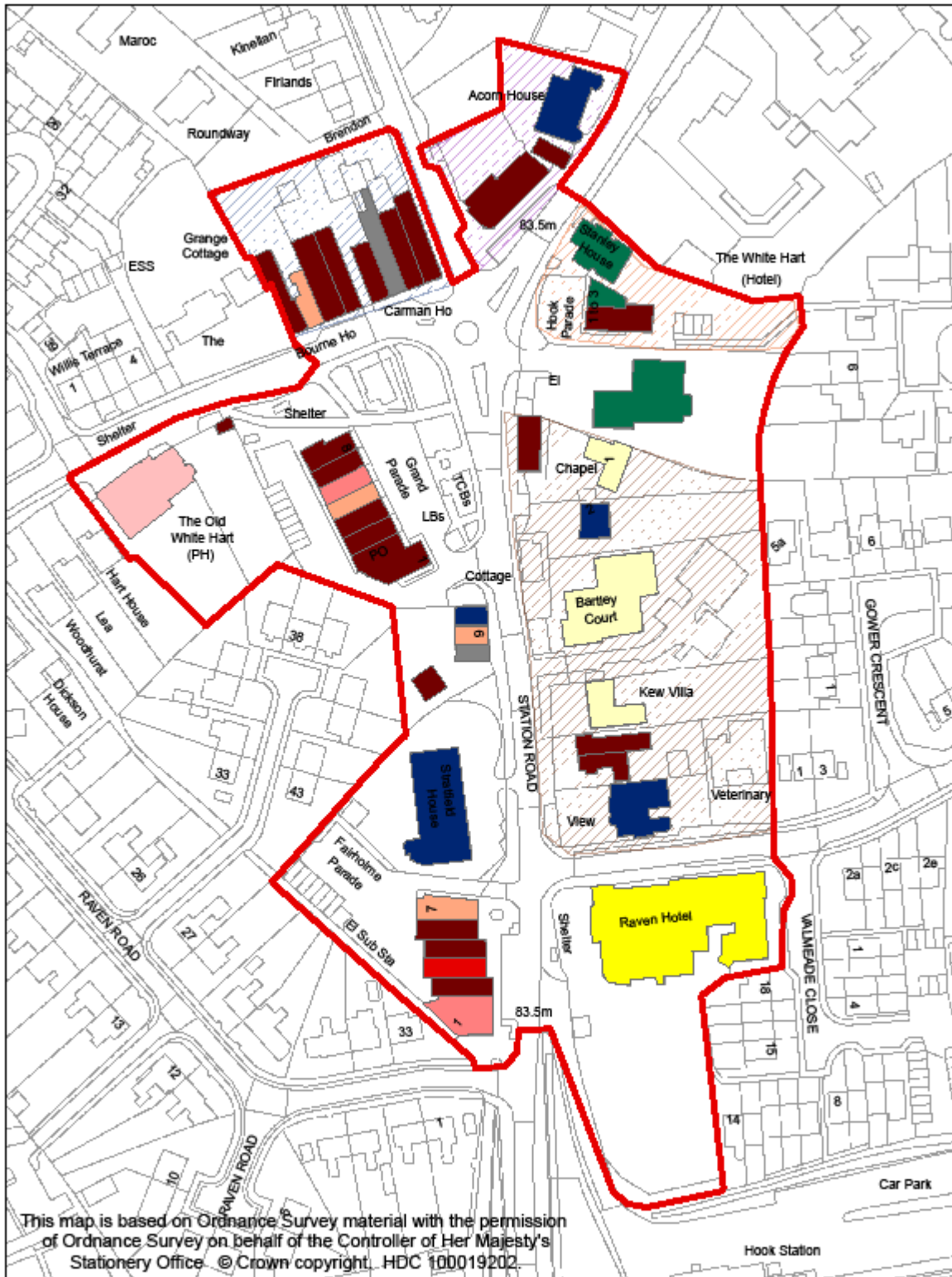
- 7.7 On the ground floor the majority of units are in Retail (A1) use with 24 units – 47% of the total units on the ground floor. This is a decrease of 2 Retail (A1) units since the previous audit. In the 2009 audit Hook was the only centre that did not have any vacant units within. During the 2010 audit 2 units were identified as vacant. There is a mixture of other businesses including A2, A3, A4 and A5, as well as a number of units being C3 – residential. The majority of Retail (A1) units are located to the north of the village centre and to the west of Station Road. The Residential (A1) units are all located to the east of Station Road.
- 7.8 Policy H2 permits Business (B1) and Financial/Professional Services (A2) use in Acorn House located on London Road. Acorn House is currently in Business (B1) use with the adjacent buildings in Retail (A1) use.
- 7.9 Policy H3 permits the redevelopment of Hook parade for Retail uses (A1), Financial and Professional services (A2) and Catering uses (A3) on the ground floor. Hook Parade is currently in use with Retail (A1) and a Dentistry (D1).
- 7.10 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 (C3),

Business (B1) and Retail (A1) units. These have remained in the same use classes since the previous audit.

First floor

- 7.11 The majority of the units on the first floor are in Residential (C3) use with 22 units. All of the other units consist of Business (B1), except for those that are vacant or unknown. There are 4 vacant units at the first floor. In the previous year there were no vacant units at the first floor.
- 7.12 Policy H1 states that change of use to Business (B1) will be permitted on the upper floors in Area H1. 2 units are in Business (B1) use with the others in Residential (C3) or currently unknown.
- 7.13 Policy H3 allows for redevelopment of Hook Parade, with Residential (C3), Office (B1), Dentistry and Medical (D1) use at the first floor level. The upper floors are currently in use as a part of the Dentistry (D1) business on the ground floor and as Residential (C3).
- 7.14 Area H4 contains mainly residential in correlation with the ground floor units, in line with Policy H4 for this area. There has been no change since the previous audit was undertaken.

Map 12: Hook Village Centre Ground Floor Use Classes

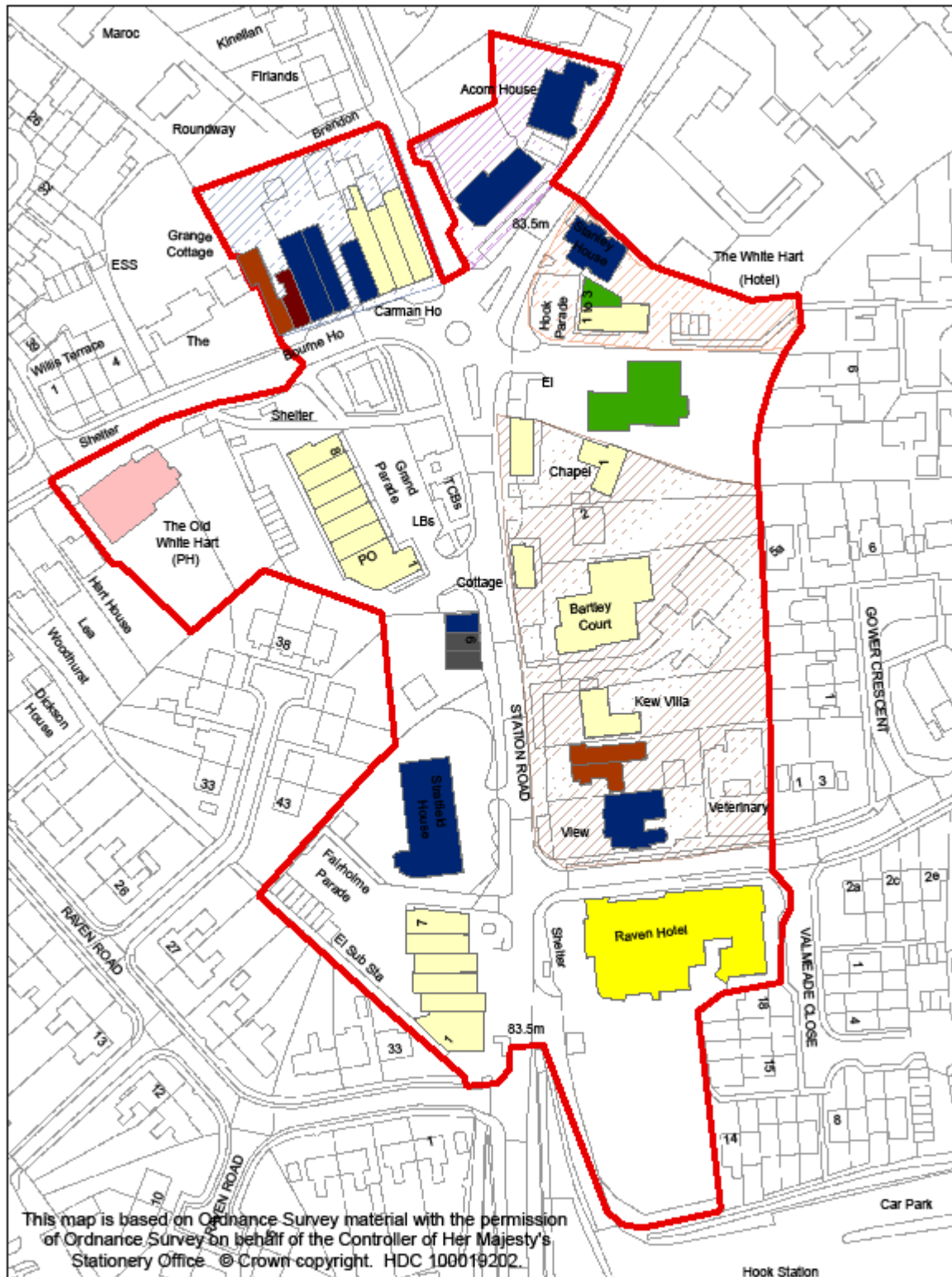


0 15 30 60 Meters

Legend

- Hook Centre Outline
- A1
- A2
- A3
- A4
- A5
- A6
- B1
- C1
- C2
- C3
- D1
- D2
- D3
- D4
- D5
- D6
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Map 13: Hook Village Centre First Floor Use Classes



0 15 30 60 Meters

Legend

- Hook Centre Outline
- A1
- B1
- C3
- Vacant
- Area H1
- Area H3
- A4
- C1
- D1
- Unknown
- Area H2
- Area H4

8.0 Odiham Village Centre

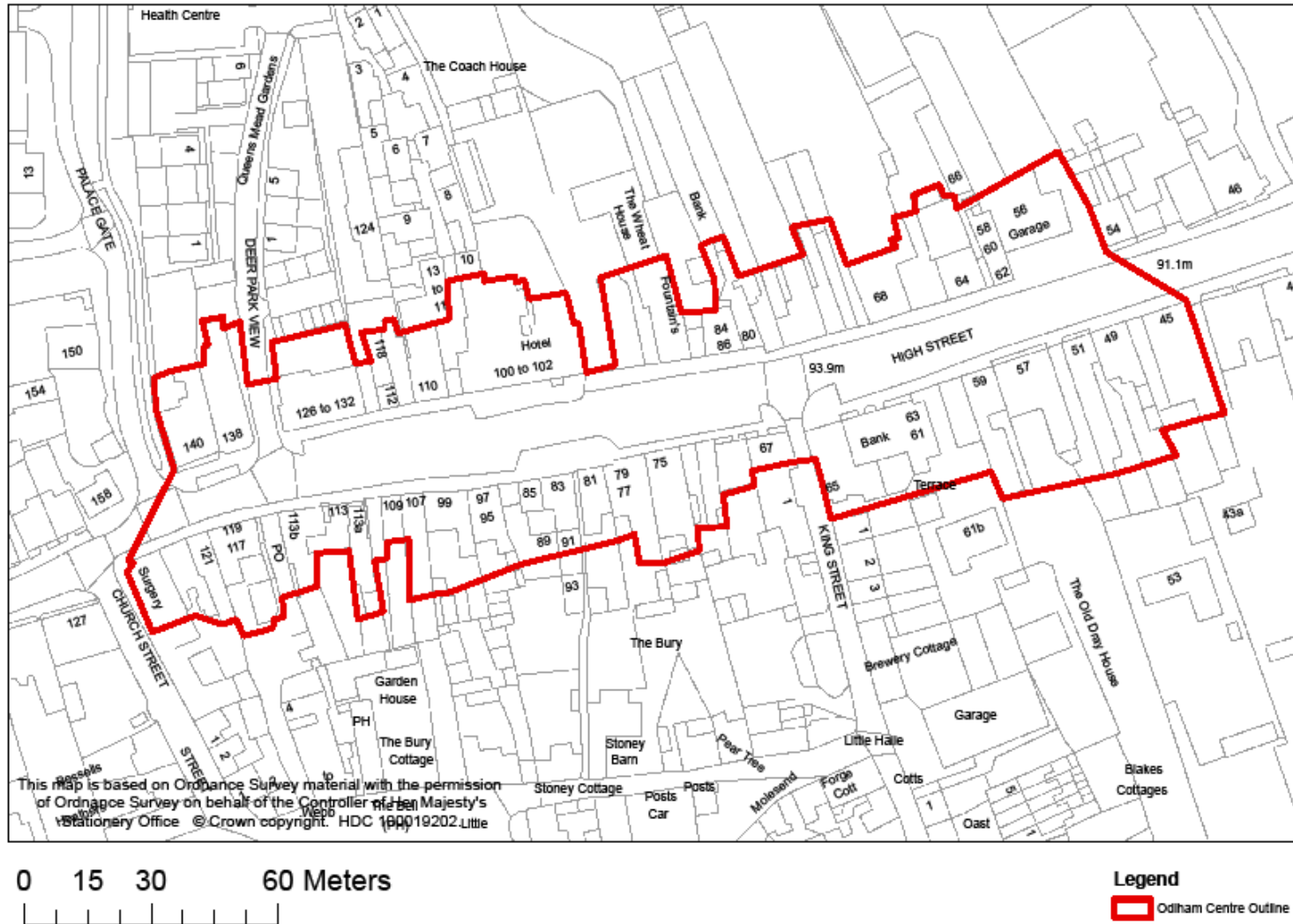
Survey Area

- 8.1 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 surrounding rural areas within the south east region of the District.

Local Plan Policy Context

- 8.2 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 7.
- 8.3 The Commercial Centre is identified on the Inset Map for Odiham in the Local Plan. The inset map was used as the basis for the audit survey area. Map 14 shows the outline of the survey area.

Map 14: Odiham Village Centre survey area



Summary of 2009 Findings

- 8.4 In 2009, at the ground floor the majority of units were in Retail (A1) use, although this did make up less than half of all the ground floor units. Six units were identified as vacant and were grouped together to the south of the High Street. The other units were made up of Financial and Professional (A2), Restaurants/Cafes (A3), Business (B1) and Residential (C3), interspersed between the Retail (A1) units.
- 8.5 At the first floor the majority of units are Residential (C3) and are located in clusters along both sides of the High Street. The next largest use class type was Business (B1), with the majority of these located to the south of the High Street. 8 vacant units were identified of which 6 of these were located above the 6 vacant units at the ground floor level.

2010 Findings

- 8.6 Figures 9 and 10 set out the different use classes identified during the 2010 audit of the village centre and the total number of businesses in each use class at ground and first floor level compared with the 2009 audit results. Table 5 pulls together the breakdown of the number of units and businesses. Map 15 shows the use classes at the ground floor; Map 16 shows the use classes at the first floors, within Odiham Village Centre.

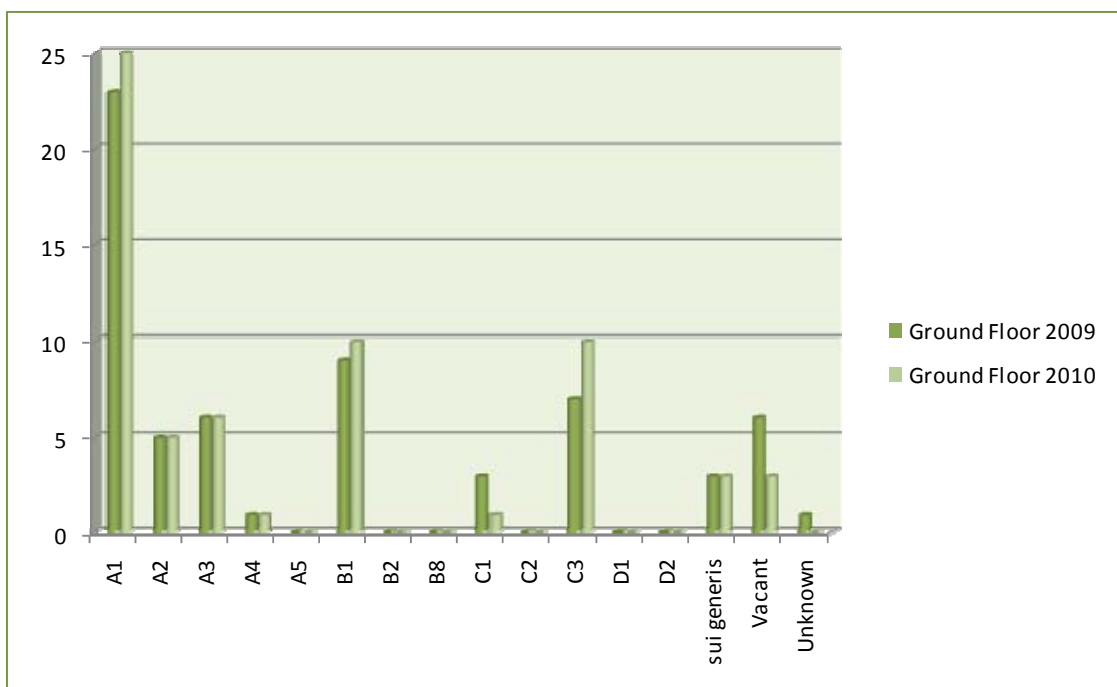


Figure 9: Breakdown of Use Classes at Ground Floor level in Odiham town centre compared with the 2009 audit.

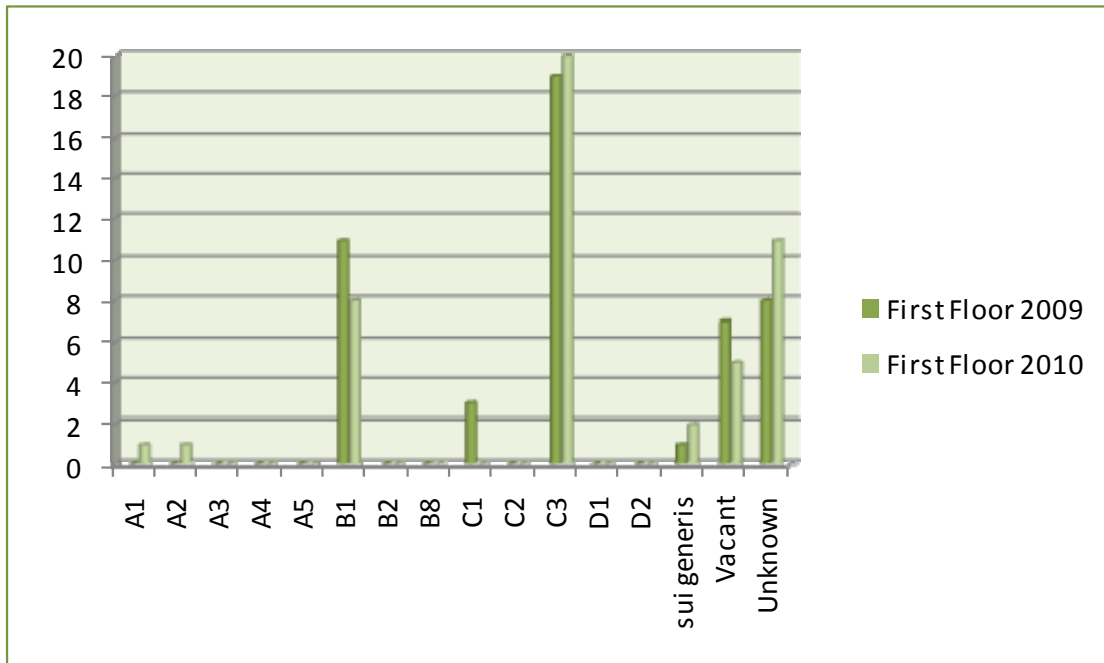


Figure 10: Breakdown of Use Classes at First Floor level in Odiham town centre compared with the 2009 audit.

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
64	61	125	64	8

Table 5: Total units and businesses in Odiham Town Centre

Ground Floor

- 8.7** On the ground floor the majority of units are in Retail (A1) use with 25 businesses, making up 39% of the ground units. 3 units are currently vacant within the centre, which is a decrease from 6 in the previous audit. Only one of the units previously recorded as vacant remained vacant at the 2010 audit. The other main use classes are Business (B1) and Residential (C3) that both occupy 10 units respectively. The other units are occupied by Financial/Professional (A2), Restaurants/Cafes (A3), Drinking Establishments (A4), Hotel (C1), and sui generis, which intersperse the Retail (A1) units along both sides of the commercial centre. The majority of the units have remained the same since the previous monitoring period.
- 8.8** 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 (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. The Business (B1) units are all located to the south of the High Street and concentrated towards either end of the High Street. Retail (A1) units are interspersed between the Business (B1) units.

First Floor

- 8.9 The majority of the units on the first floor are in Residential (C3) use covering 20 units. The units are set in clusters on both sides of the High Street. The next largest use type is Business (B1) with 8 units, which is a slight decrease since the previous monitoring period. 5 vacant units have been recorded which is a decrease from the 8 identified previously. The vacant units correlate with those recorded as vacant on the ground floor, 2 of which have remained vacant since the previous audit.
- 8.10 Policy URB3 states that the change of use to Business (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 Business (B1), these are mainly located above the units in Business (B1) use on the ground floor.

Map 15: Odiham Town Centre Ground Floor Use Classes



Map 16: Odiham Town Centre First Floor Use Classes



9.0 Yateley Town Centre

Survey Area

- 9.1 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, public buildings and facilities. The centre of Yateley runs along the B3272 – Reading Road.

Local Plan Policy Context

- 9.2 In addition to policies URB3 and URB4 (see page 7) 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 this 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 Business Uses will be permitted.

Y3 Yateley Town Centre – Gayton House:

Proposals for the change of Gayton House to Financial and Professional Services or Business Uses will be permitted.

Y4 Yateley Town Centre – 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.

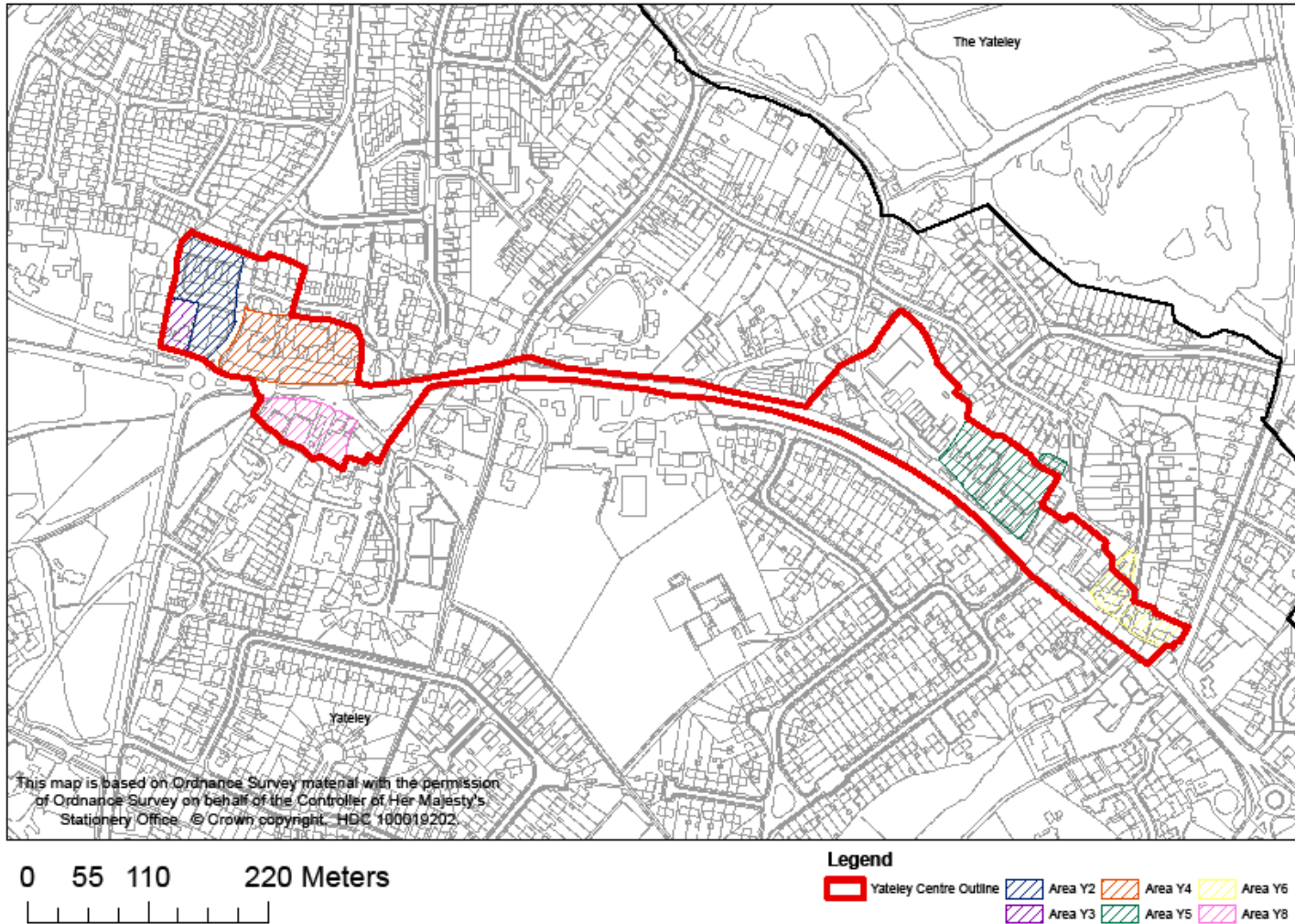
Y8 Yateley Town Centre – South of Reading Road:

Proposals for 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.

- 9.3** Within the Local Plan, Yateley Town Centre has been broken down into the Commercial Centre and the Peripheral Town Centre Areas. These areas were used as the basis for defining the survey outline. Map 17 details the outline of the survey area and the areas where the specific policies detailed above apply.

Map 17: Yateley Town Centre survey area



Summary of 2009 Findings

- 9.4 In 2009, In the ground floor the majority of units were in Retail (A1) which was almost half of all units at the ground floor. 2 vacant units were recorded at the ground floor located in the western commercial area. There was a variety of other units including Financial and Professional (A2), Restaurants/Cafes (A3), Drinking Establishments (A4) and Hot Food Takeaways (A5).
- 9.5 In relation to the specific policies in Area Y5 the redevelopment for Retail (A1) is permitted but very few Retail (A1) units were located here with only 2 businesses.
- 9.6 In area Y6 the change of use from Retail (A1) will only be permitted where the vitality and viability of the area will not be affected. 6 units are located here of which 4 are still in Retail (A1). Area Y8 also permits the redevelopment of Retail (A1) at ground floor but a number of the units are in Financial and Professional (A2) and Hot Food Takeaways (A5).
- 9.7 At the first floor the majority of units were in Residential (C3). 9 vacant units were identified. Policy Y2 permits the change of use to Financial and Professional (A2) or Business (B1) but none of the units were in this use class.

2010 Findings

- 9.8 Figures 11 and 12 set 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, compared to the 2009 audit results. Table 6 pulls together the breakdown of the number of units and businesses. Map 18 shows the use classes at ground floor level; Map 19 shows the use classes at first floor level.

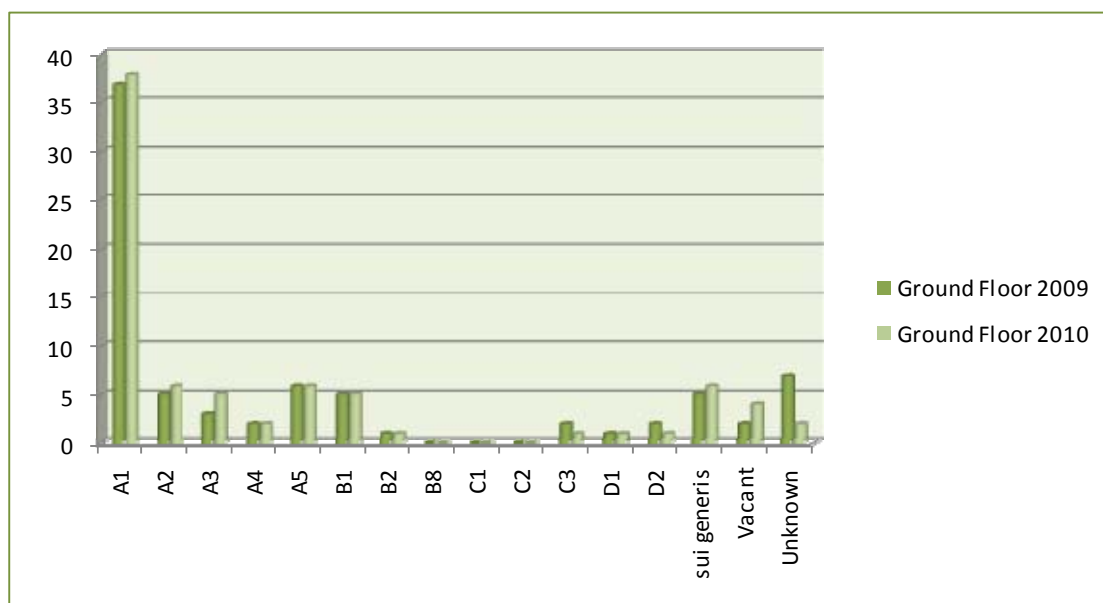


Figure 11: Breakdown of Use Classes at Ground Floor level in Yateley town centre compared with the 2009 audit.

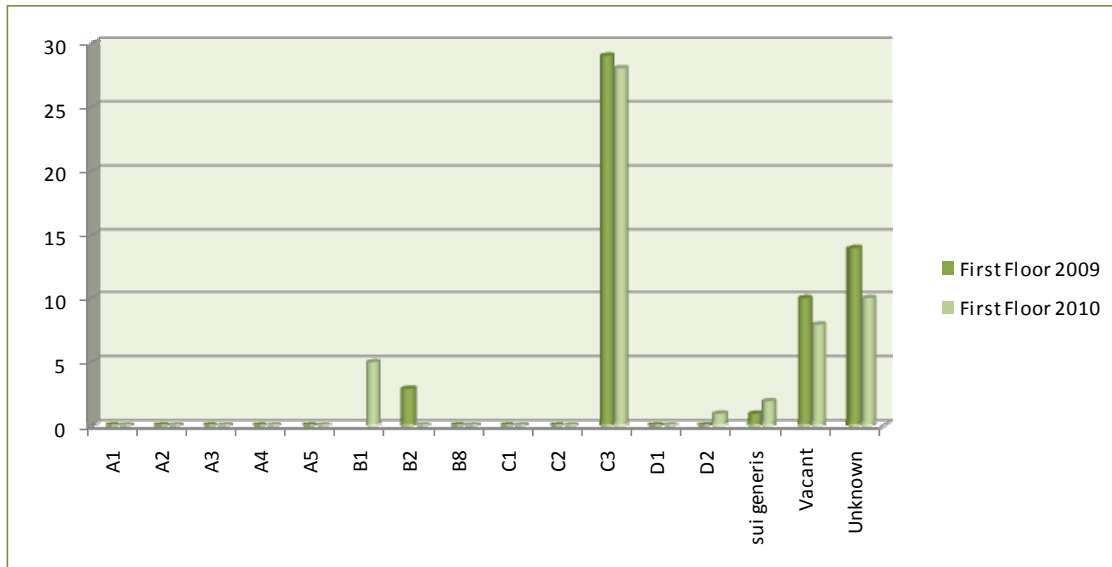


Figure 12: Breakdown of Use Classes at First Floor level in Yateley town centre compared with the 2009 audit.

Total units at ground floor	Total units at first floor	Total number of units	Total number of businesses	Total number of vacancies
82	69	151	72	12

Table 6: Total units and businesses in Yateley Town Centre

Ground Floor

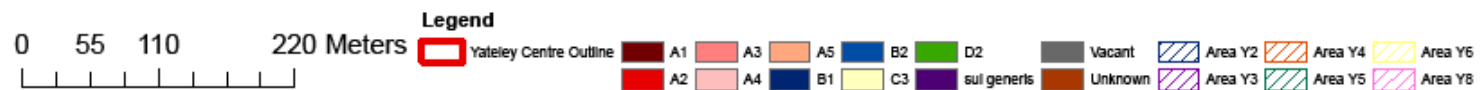
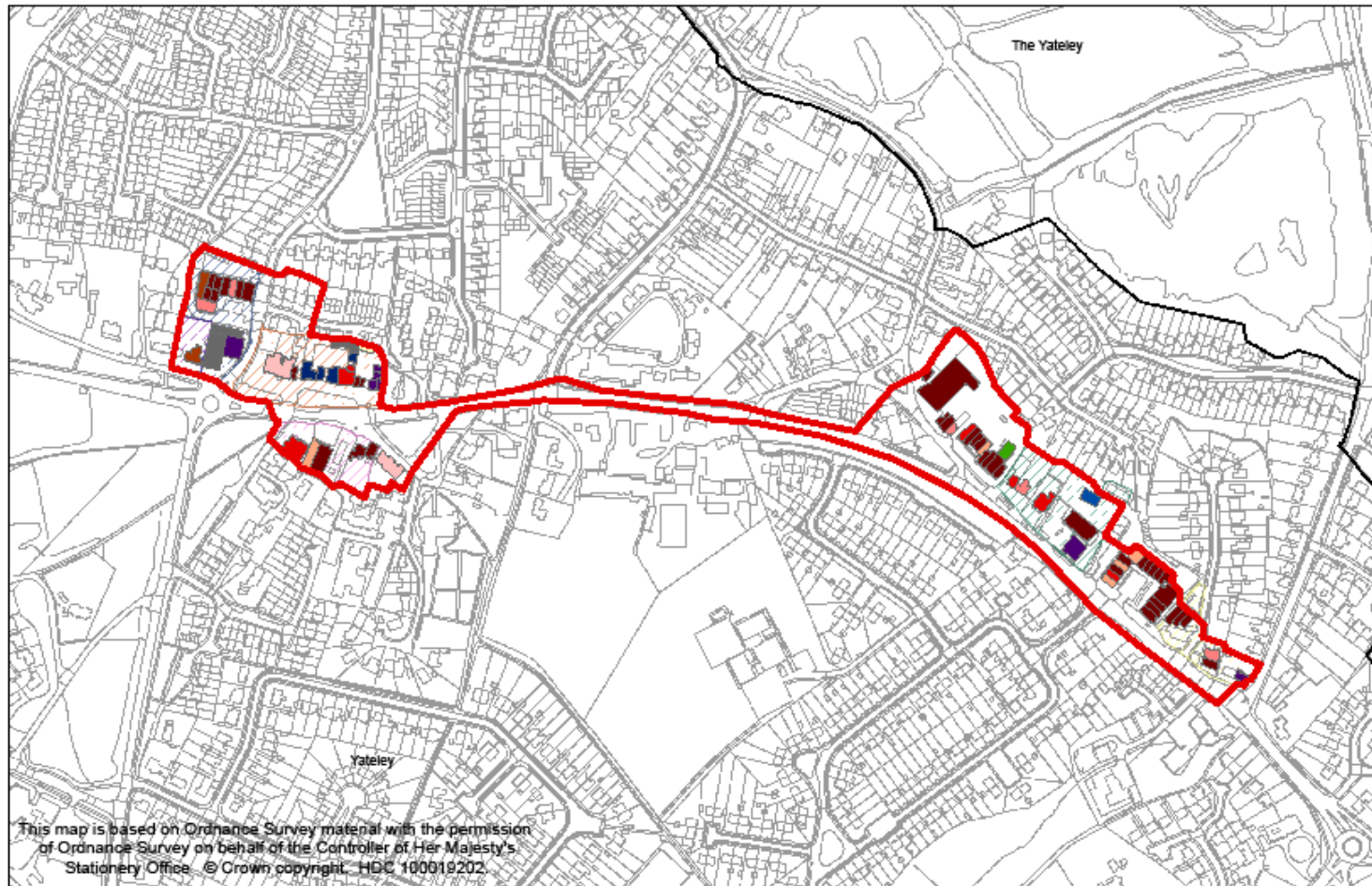
- 9.9 At the ground floor Retail (A1) is the most common use with 38 businesses, which is 46% of the ground floor units. There are 4 vacant units which is double the amount of vacant units since the 2009 audit. The 2 units previously recorded as vacant have come back into use. There are a variety of other uses within the centre which have continued since the previous audit including Business (B1), Financial/Professional Services (A2) and Restaurants/Cafes (A3), Drinking Establishments (A4), Hot Food Takeaways (A5).
- 9.10 The town centre is split between two defined areas, the larger of the two located to the east has the largest number of Retail (A1) units, whilst the other area contains more Business (B1) and Financial/Professional Services (A2) interspersed with Retail (A1) units.
- 9.11 Policy Y4 permits the change of use of ground floor levels units to Business (B1) in Area Y4. A number of units in Area Y4 are currently in Business (B1) use, but other units also include Retail (A1) and Financial/Professional Services (A2) uses.
- 9.12 Area Y5 supports the redevelopment of uses for Retail use but there is very little Retail (A1) located here with only 2 units, the others fall under Financial/Professional Services (A2), Hot Food Takeaways (A5) and sui generis, with little change since the previous audit.

- 9.13 In area Y6 the change of use from Retail (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 (A1) use. Any application to change the existing Retail (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 (A1) use should be taken into account when determining the potential impact on the vitality and viability of any further change of use applications.
- 9.14 Area Y8 permits the redevelopment of Retail (A1) at the ground level. 4 units are in Retail (A1) use, whilst the others are Financial/Professional Services (A2) and Hot Food Takeaways (A5). There is also a pub located on the corner. Any further loss of Retail (A1) here may be affecting the vitality and viability due to fragmentation of the shopping frontage. There has been no change to the units use class since the previous audit.

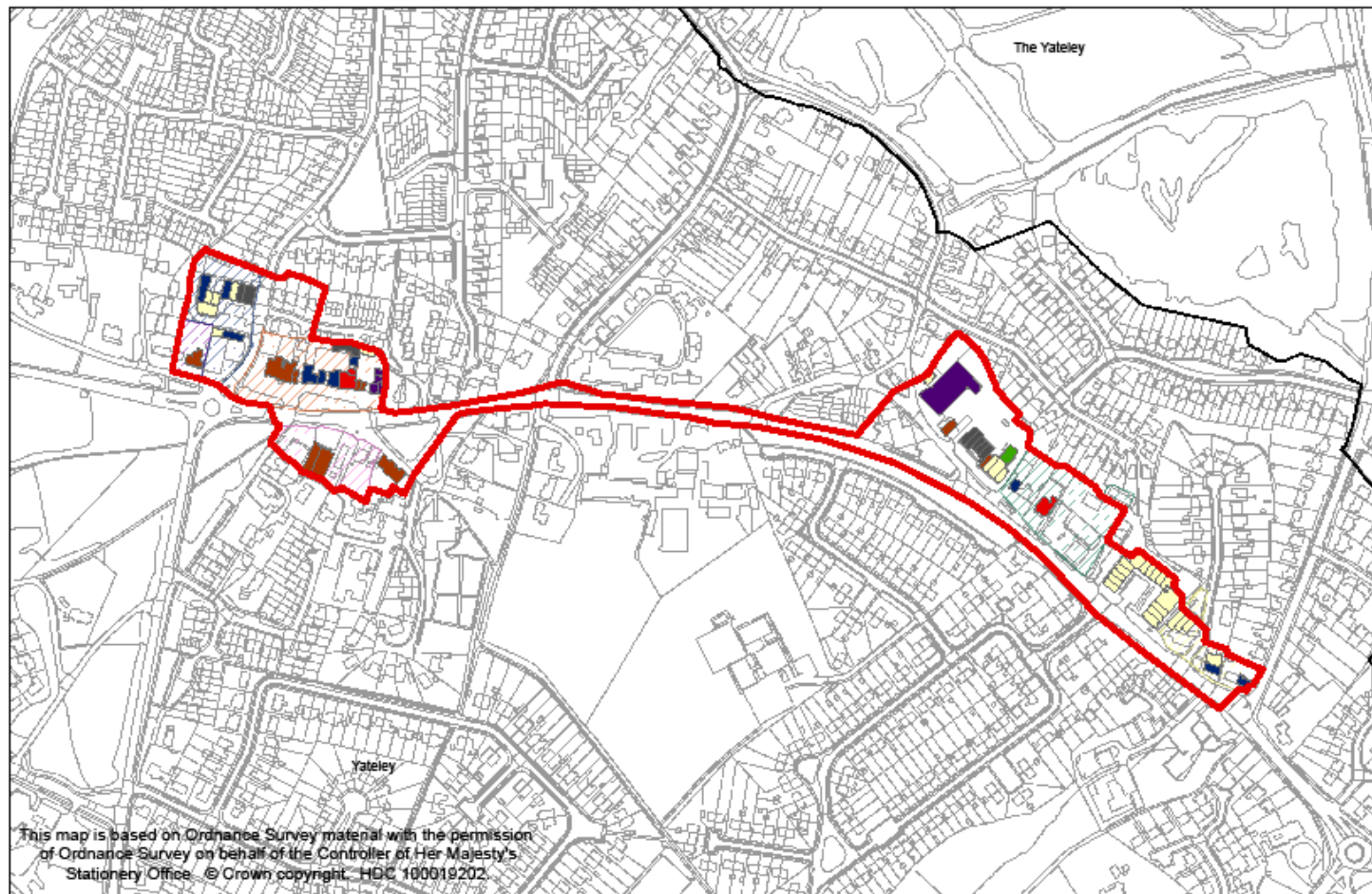
First Floor

- 9.15 At the first floor level the majority of the units are in Residential (C3) with 28 units, a decrease of 1 unit since the previous audit, which makes up 46% of the units on the first floor. The majority of the Residential (C3) units fall within the commercial areas to the east, whilst more business units are located to the western end of the centre. There are 8 vacant units of which 5 have remained vacant since the previous audit in the east section of the town centre.
- 9.16 Policy Y2 permits the change of use to Financial/Professional Services (A2) or Business (B1) within the Area Y2 at first floor level. Only one unit in Harpton Parade is in Business (B1) use, the others are Residential (C3) or vacant.
- 9.17 Area Y5 permits Business and Financial/Professional Services (A2) uses at the upper floors which the majority of the units fall under although there is some Residential (C3) use.

Map 18: Yateley Town Centre Ground Floor Use Classes



Map 19: Yateley Town Centre First Floor Use Classes



0 55 110 220 Meters

Legend

- | | | | | | | | |
|------------------------|----|----|-------------|---------|---------|---------|---------|
| Yateley Centre Outline | A2 | C3 | sul generis | Unknown | Area Y2 | Area Y4 | Area Y6 |
| | B1 | D2 | Vacant | | Area Y3 | Area Y5 | Area Y8 |

10.0 Conclusions

- 10.1 This audit provides a snapshot (as at March 2010) of the six main town and village centres within Hart in terms of the different uses, and vacancies that exist within those centres. It has been compared to the previous audit undertaken in 2009 and highlights the key changes that have taken place during the last year.
- 10.2 It is clear that the District has a number of centres that provide a variety of services and facilities. Fleet still provides the largest range of uses and remains an important town centre within the District. The other centres, although smaller in nature than Fleet, provide a range of facilities and services that serve the other communities within the District.
- 10.3 With the exception of Blackwater and Odiham, the town and village centres have seen an increase in the number of vacant units. Fleet continues to have the largest number of vacant units, however it should be noted that the centre has a much larger number of total units than any of the other centres. Within Fleet ten of the units have remained vacant for the second year, and within Hartley Wintney one unit has remained vacant. In the other centres the vacant units recorded in 2009 have come back into use.
- 10.4 For some of the centres specific policies have been set to retain the shopping frontage within the commercial areas. In many of the areas identified a number of retail units are being lost resulting in the areas either being very close to or already not complying with the Local Plan policies. With the loss of the retail frontage these areas are changing, in particular a number of areas within the centres have seen an increase in Restaurants/Cafes (A3), Drinking Establishment (A4) and Hot Food Takeaway (A5). In these areas any further loss of Retail (A1) 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.
- 10.5 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 centres in neighbouring authority areas. The continuation of these businesses shows local support but the impact of larger retailer chains including redevelopment of centres in neighbouring authority areas and the current economic climate may impact on the vitality and viability of these businesses. It will be interesting to note through further annual reviews and how these businesses cope or change as pressures increase.

Appendix I: Blackwater Town Centre Survey Results Ground Floor Units

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Area B3 - From railway station towards Manor House				
London Road				
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	Luke Anthony	Hair & Beauty	A1
	18	Chicken Rocco	Take Away	A5
Area B1 - Blackwater				
London Road	20	The Royal Swan	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
Area B1 - Opposite Manor House - Parade of Shops towards the railway station				
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	Vacant
Peripheral Town Centre Area B2 and B4				
Green Lane	5	Teamline Marketing	Marketing Offices	B1
	5	Hart Cars	Taxi	sui generis
	3	Curves	Fitness	D2
	1		Residential	C3
London Road (From Green Lane towards Camberley)				
London Road		Lidl	Supermarket	A1
	19	Mr Bumble	Public House	A4

Blackwater Town Centre: First Floor Units

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
Area B3 - From railway station towards Manor House				
London Road				
White Hart House	5		Vacant	Vacant
	4		Vacant	Vacant
	3	Renaissance	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	CHS	Offices	B1
The Blackwater Centre				
	12-14	Electracade	Online gaming Offices	B1
	16	Luke Anthony	Hair & Beauty	A1
	18	Unknown	Unknown	Unknown
Area B1 - Blackwater				
London Road				
	20	The Royal Swan	Public House	A4
	22		Offices	B1
	24		Residential	C3
	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
Area B1 - Opposite Manor House - Parade of Shops towards the railway station				
London Road				
	37		Residential	C3
	35		Residential	C3
	33		Residential	C3
	31		Residential	C3
	29		Residential	C3
Peripheral Town Centre Area B2 and B4				
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
London Road (From Green Lane towards Camberley)				
London Road				
	19	Mr Bumble	Public House	A4

Appendix 2: Fleet Town Centre Survey Results

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
	4a	Smiths of Fleet	Garage	B2
	1a	Watersky	Chinese Restaurant	A3
	1	Vacant	Vacant	Vacant
	3	Vacant	Vacant	Vacant
	5	C.C.Tiles	Tile Showroom	A1
	5	Professional Car Wash	Car wash	Sui Generis
	7	Vacant	Vacant	Vacant
	11	Vacant	Vacant	Vacant
	Reading Rd Sth	2	Vacant	Vacant
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
	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
Comms House	32	Seco	Office & storage	B1
	34	Pinto Potts	Solicitors	A2
Fleet Road	78	Vacant	Vacant	Vacant
		Birch Avenue		
	80	Launderette	Laundrette	A1
	82	The Hair Studio	Hairdressers	A1
	84	Vacant	Vacant	Vacant
	86	Clarks	Butchers	A1
	88	S.E. Riordan	Jewellers	A1
	90	Indian Spice	Takeaway	A5
	92	Flying Fish	Takeaway	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
		Church Road		
	110	McCarthy Holden	Estate Agent	A2
	112	Blockbuster	Video Rental	A1

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Fleet Road	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	Frankies Café	Caterers/Café	A3
	146a	Icon	Hairdressers	A1
	148	Vacant	Vacant	Vacant
	150	Zappas	Hairdressers	A1
	152	Santander	Bank	A2
	154	Hart Travel	Travel Agent	A1
	156	Kristena Shoes	Shoe Shop	A1
	158	Millets	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
		Branksomewood 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	Vacant	Vacant	Vacant
	206	Who Cares Home Care	Disabled shop/internet café	A1
	208	Vacant	Vacant	Vacant
	210	1-1 Recruitment	Recruitment Agency	A2
	212	Captured Moment	Photographers shop	A1
	214	Authors & Artists	Craft Shop	A1
	216	Fleet Charity Shop	Charity Shop	A1

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Fleet Road	218	Subway	Sandwich Shop	A2
	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
	246	Amazon	Conservatories/Windows	A1
	248	The Spotless Drycleaners	Dry Cleaners	A1
	250 - 252	David French	Furniture Shop	A1
	254	Domino's Pizza	Takeway	A5
	256	Vacant	Vacant	Vacant
	258	The Kitchen Co	Kitchen Showroom	A1
	260	Sha Tandori	Takeaway	A5
	262	Vacant	Vacant	Vacant
Fleet Road	264 - 266	Gulshan Tandori	Restaurant	A3
Reading Rd Nth	Oaklands	Packs & Cards	Philatelic Traders	B1
	Brooklands	Venus	Office Recruitment	A2
Fleet Road	149 - 151	Tackle Up	Fishing Tackle Shop	A1
	153 - 159	Travis Perkins	Builders Merchant	sui generis
	161	Vickery	Estate Agent	A2
	163	Eco Fires & Stoves Ltd	Home Improvement	A1
	165 - 167	Bathstore	Home Improvement	A1
	173	Hamptons	Estate Agent	A2
	175	2Busy2	Laundrette	A1
	177 - 179	Atlas Insurance Services Ltd	Insurance	A2
		Church Road		
	181	Vacant	Vacant	Vacant
	181a	KFC	Takeaway	A5
	183	MacKenzie Smith	Estate Agent	A2
	183a	Vacant	Vacant	Vacant
	183b	Vacant	Vacant	Vacant
	185	Debra	Charity Shop	A1
	185	Jennings	Electrical Sales	A1
	187	The Blue Cross	Charity Shop	A1
	189	Iceland	Food Store	A1
	191	McDonalds	Takeaway	A5
	193	Frames & Prints	Art Gallery	A1
	195	Fleet Toys	Toy Shop	A1
	197	Eden Bookmakers	Betting	A2
	199	Barnardos	Charity Shop	A1
	201	Marc Antoni	Hairdressers	A1

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Fleet Road	203	Jenny's	Café/Restaurant	A3
	205	Sullivan & Sykes	Mens Outfitters	A1
	207	Phones 4 U	Mobile Phone Shop	A1
	209	First Choice	Travel Agent	A1
		Hart Shopping Centre Entrance		
	215	Cherry Blossom	Lingerie	A1
	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 Improvement	A1
Royal Parade	237	Cockram	Jewellers	A1
Royal Parade	239	Greggs	Bakers	A1
Royal Parade	241	Andrea Zucarro	Hairdressers	A1
Royal Parade	243	Whataphoto	Photo Shop	A1
Royal Parade	245	Fleet Bookshop	Bookshop	A1
Royal Parade	247	Mann & Co	Estate Agent	A2
		Hart Shopping Centre Entrance		
	255	Barclays Bank	Bank	A2
	257	Vacant	Vacant	Vacant
	259	Toni & Guy	Hairdressers	A1
	261	Fratelli Deli Café	Café	A3
	263	Coral Bookmaker	Betting	A2
Fleet Road	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 Shop	A1
	281	Carpet & Flooring Co	Home Improvement	A1
	283	Nail Bar	Beauty Salon	A1
	285	Brian Bass	Computers	A1
	287	Co-Operative Funeral Directors	Funeral Directors	A1
	289 - 291	Cycle Kingdom	Cycle Shop	A1
	293	Haart	Estate Agent	A2
	295	Vacant	Vacant	Vacant
	297	Oasis	Flower Shop	A1

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Fleet Road				
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 Agent	A2
Richmond Court	313	Vacant	Vacant	Vacant
	315	best-one xpress	General Store	A1
	317 -321	Propaganda Pub	Public House	A4
	323	Just Ceramics	Craft Studio	A1
	325	Bamboo	Bar & Lounge	A4
	327	The Gurkha Square Restaurant	Restaurant	A3
	329	Julians	Food Store	A1
	331	Charcoal Grill	Takeaway	A5
	333	WE	Restaurant	A3
	335 - 337	ASK	Restaurant	A3
	339	Herbies Pizza	Takeaway	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	Vacant
	351	Maxwell Bathrooms	Home Improvement	A1
	353	Vacant	Vacant	Vacant
	355	Chutneys	Takeaway	A5

Fleet Town Centre: 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	Vacant
	3	Vacant	Vacant	Vacant
	5	C.C.Tiles	storage	A1
	5			
	7	Vacant	Vacant	Vacant
	11	Vacant	Vacant	Vacant
	Reading Rd Sth	2	Vacant	Vacant
	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	Seco	Office & Storage	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
		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

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
Fleet Road	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	Frankie's Café	Café	A3
	146a	Icon	Hairdressers	A1
	148	Vacant	Vacant	Vacant
	150	Market Media Ltd	Marketing	B1
	152	Santander	Bank	A2
	154	Vacant	Vacant	Vacant
	156	Harvard Computer Services Ltd	Marketing	B1
	160		Flat	Vacant
	162	Peacocks	storage	A1
	164		Maisonette	C3
	166	SNIP	General Store	A1
		Brankenswood 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	Vacant
	182	Index Recruitment Agency	Recruitment Agency	A2
	184	Index Recruitment Agency	Recruitment Agency	A2
	186	Fineweave Carpets	Storage	A1
	188	Nationwide B/Soc Area Office	Offices	A2
	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	Vacant	Vacant	Vacant
	206	Who Cares home care	Office	B1
	208	Norway Parade	Residential	C3
		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		

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
Fleet Road	238	The Prince Arthur	Public House	A4
	240	Vacant	Vacant	Vacant
	242	Vacant	Vacant	Vacant
	244	Vacant	Vacant	Vacant
	248		Maisonette	C3
	250 - 252		Maisonette	C3
	254		Maisonette	C3
	256		Maisonette	C3
	258		Maisonette	C3
	260		Maisonette	C3
	262		Maisonette	C3
	264 - 266		Maisonette	C3
Reading Rd Nth	Oaklands	Dotcom Agency	Domain Names	BI
	Brooklands	Caroline Dai	Acupuncture Clinic	DI
Fleet Road	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	Topher Ltd	Management Solutions	BI
		Church Road		
	181	Vacant	Vacant	Vacant
	181a	Unknown	Unknown	Unknown
	183	MacKenzie Smith	Estate Agents	A2
	183a	vacant	Vacant	Vacant
	183b	vacant	Vacant	Vacant
	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
		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		Flat	C3

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
Fleet Road	217		Flat	C3
	219 - 221	HSBC	Banking	A2
	223	Hart Dental Centre	Dentist	D1
	225 - 227		Flat	Residential
	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	Vacant
	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		Flat	C3
	281		Flats	C3
	283		Flats	C3
	285		Flats	C3
	287		Flats	C3
	289 - 291		Flats	C3
	293	Unknown	Unknown	Unknown
	295	Vacant	Vacant	Vacant
	297	Unknown	Unknown	Unknown
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		Flat	C3
	317 -321	Unknown	Unknown	Unknown
	323	Just Ceramics	Ceramic Studio	A1
	325	Unknown	Unknown	Unknown
	327		Flat	C3

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
Fleet Road	329	Hart Taxis (329a)	Taxi Office	Sui Generis
	331		Flat	C3
	333	WE	Lounge Bar	A4
	335 - 337	ASK	Italian Restaurant	A3
	339	Unknown	Unknown	Unknown
	341	Brown & White	Opticians	A1
	343	Wala Wala	Restaurant	A3
	345	Menu Thai	Restaurant	A3
	347	Daden Interiors	Home Improvement	A1
	349	Vacant	Vacant	Vacant
	351	Maxwell Bathrooms	Showrooms	A1
	353	Vacant	Vacant	Vacant
	355	Unknown	Unknown	Unknown

Fleet Town Centre: 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	More than Coffee	Coffee shop	A3
	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	Card Factory	Greetings Cards	A1
	SU9	Vacant	Vacant	Vacant
	SU10	Alexon Brands Sale Shop	Ladies Fashions	A1
	SU11	Next	Fashion	A1
	SU12	Dorothy Perkins	Ladies Fashions	A1
	SU13	Burton Menswear	Menswear	A1
	SU14	The Works	Book Store	A1
	SU15	Vacant	Vacant	Vacant
	SU16	Game	Computer Software	A1
	SU17	New Look	Ladies Fashions	A1
	SU18A	Vacant	Vacant	Vacant
	SU18B	Rymans	Office equipment	A1
	MSU1	WH Smith	Stationery	A1
	SU18C	The Orange Shop	Mobile Phone Shop	A1
	MSU4	Vacant	Vacant	Vacant
	SU21B	Claire's Accessories	Ladies fashion accessories	A1
	SU21A	Timpson	Cobbler/locksmith	A1
	SU22	F Hinds	Jewellers	A1
	SU23	Boots Opticians	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	Vacant	Vacant	Vacant
	SU30B	T Mobile	Mobile Phone Shop	A1

Address	Unit No.	Business Name	Primary Activity	Use Class
	SU30A	Julian Graves	Health Shop	A1
	SU31	Vacant	Vacant	Vacant
	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	Funbags	Party shop	A1
	SU39	Mann & Co	Estate Agents	A2
Level One	LSU1	Fitness First	Gym	D2
	Car Park			
Level Two	Car Park			
	SU40/41	In Touch	Home Improvement Agency	B1

Appendix 3: Hartley Wintney Village Centre Survey Results 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	Gift Shop	A1
	4	The Hartley Wintney Barber Shop	Barbers	A1
The Walled Garden	5	Vacant	Vacant	Vacant
	6	NatWest	Bank	A2
Belgravia House	7	Vacant	Vacant	Vacant
	7	Vacant	Vacant	Vacant
Belgravia House	8	Lloyds	Pharmacy/Health	A1
St Kitts House	9	St Kitts	Veterinary Centre	sui generis
St Kitts House	9a	The Little House Tea Room	Restaurant	A3
No.481/ 480 London Rd	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	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	Vacant	Vacant	Vacant
	23	Farthingale Centre	Antiques/Interior Furnishing	A1
	Rear of 23	Le Petit 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

Hartley Wintney Village Centre: 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	Residential	C3
4	2	Unknown	Residential	C3
3	2	Unknown	Residential	C3
2	3		Residential	C3
1 Webbs Mews	4		Residential	C3
	4		Residential	C3
The Walled Garden	5	Akesios	Agency	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	Flat	Residential	C3
St Kitts House	9a	Flat	Residential	C3
No.481/ 480 London Rd	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	Vacant	Vacant	Vacant
	23	Farthingale Centre	Antiques/Interior Furnishing	A1
	Rear of 23			
	22	Twissell & Neilsons	Accountants	B1
	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 Village Centre Survey Results

Ground Floor Units

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
London Road Left side (from round about) towards Basingstoke				
London Road		Casa Flora Limited	Florists	A1
		The Old White Hart	Public House	A4
Elms Road				
Aldridge House	1	MacKenzie Smith	Estate Agents	A1
	2	Blue Design Kitchens	Kitchen Showroom	A1
	3	Just Quality Flooring	Flooring showroom	A1
London Road Right side (from roundabout) towards Basingstoke				
London Road		Trees	Newsagents	A1
		Vacant	Vacant	Vacant
Carman House		The Village Gallery	Gift Shop/Picture Framing	A1
Bourne House		Hook Carpets	Carpet Showroom	A1
Bourne House		Brown & White	Opticians	A1
		Taste of Little India	Take Away	A5
		Graves	Butchers	A1
Roundabout in Hook towards Station (Right side)				
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 & Post Office	Video Rental & Post Office	A1
	1-2	Premier Express	General Store	A1
Phillips House	9	Bates nvh	Solicitors	B1
Phillips House	9	The Cottage Loaf	Take Away & Coffe shop	A5
Phillips House	9	Vacant	Vacant	Vacant
	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

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Station towards Hook Roundabout				
Station Road		The Raven Hotel	Hotel	C1
Oakview House		The Bell Cornwell Partnership	Chartered Town Planners	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
		ee / mas South East	Conference Centre	D1
Hook Roundabout towards HartleyWintney				
London Road				
Stanley House		Hook Dental	Dentists	D1
Hook Parade	1	Hook Dental	Dentists	D1
Hook Parade	2-3	Boots the Chemists	Health	A1
Hartley Wintney towards Hook Roundabout				
London Road				
Acorn House		Pearsons Estate Agents	Est Agent Office	B1
		DMG Europe Ltd	Machine Technology Specialis	B1
		High St Partners	Unknown	B1
		3D Connection	Design & Engineering	B1
		Powersoft	Audio Equipment	B1
	7	Spencer & Peyton	Funeral Directors	A1
	9-11	Londis	Supermarket	A1

Hook Village Centre: First Floor Units

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
London Road Left side (from round about) towards Basingstoke				
London Road				
		The Old White Hart	Public House	A4
Elms Road				
Aldridge House	1		Residential	C3
	2		Residential	C3
	3	Animal Angels	Pet/House Sitting Agency	B1
London Road Right side (from roundabout) towards Basingstoke				
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
Roundabout in Hook towards Station (Right side)				
Station Road				
Grand Parade	8		Residential	C3
	7		Residential	C3
	6		Residential	C3
	5		Residential	C3
	4		Residential	C3
	3		Residential	C3
	1-2		Residential	C3
Phillips House	9	Bates nvh	Solicitors	B1
Phillips House	9	Vacant	Vacant	Vacant
Phillips House	9	Vacant	Vacant	Vacant
	9			
Stratfield House		Taylor Wimpey	Offices	B1
Fairholme Parade	7		Residential	C3
	6		Residential	C3
	5		Residential	C3
	4		Residential	C3
	3		Residential	C3
	1-2		Residential	C3

Address	No.	Business Name (First Floor)	Primary Activity	Use Class
Station towards Hook Roundabout				
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
		eeef / mas South East	Conference Centre	D1
Hook Roundabout towards Hartley Wintney				
London Road				
Stanley House		Hook Homes.com	Estate Agents Offices	B1
Hook Parade	1	Hook Dental	Dentists	D1
Hook Parade	2-3		Residential	C3
Hartley Wintney towards Hook Roundabout				
London Road				
Acorn House		Media Vest	Media Specialist	B1
		Media Vest	Media Specialist	B1
		Media Vest	Media Specialist	B1
		Vacant	Vacant	Vacant
		Vacant	Vacant	Vacant
	7			
	9-11	Pixel Scene	Digital Communication	B1

Appendix 5: Odiham Town Centre Survey Results 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	Lets Face It	Hair & Beauty	A1
Ivied Cottage	64		Residential House	C3
Orchard House	68		Residential House	C3
	70	Vacant	Vacant	Vacant
Central House	72			
	74			
	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	Katharine Jane Kids	Gift Shop	A1
Fountains Mall		Katharine Jane	Gift Shop	A1
Fountains Mall		P & K Hardware	Electrical/hardware shop	A1
Fountains Mall		Fountains Coffee Shop	Café	A3
Fountains Mall		Beauty Salon	Beauty	sui generis
Fountains Mall		Transformations	Hair & Beauty	A1
	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	C3
	138	Lloyds Pharmacy	Chemists	A1
Queensmead	140		Residential	C3
High Street	45a	Soloman's Seal (KKM) Ltd	Kitchens showroom	A1
	45b	Odiham Dental Care	Dentists	D1
	49	Originals	Jewellery	A1
Angus Cottage	51-55		Residential	C3
	57	Neolab Limited	Pharmaceuticals	B1
Old Bank House	59	Mud	Beauty salon	sui generis
	59	Abacus Solutions		B1
	59	Harper Morgan	Business Consultants	B1
	59	Waterlane Properties	Property Management	B1
	59	Hulse PR	PR Consultants	B1
	59	Rotolito	Printing Offices	B1
	59	Friday Street	Property Management	B1
	59	Elite Employee	Recruitment Agency	B1
	59	Penbec Engineering	Recruitment Agency	B1
	61	Lloyds TSB	Banking	A2

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 Shak	Off Licence	A1
	77	Segars	Clothing Shop	A1
	79	Segars	Clothing Shop	A1
	81	Vacant	Vacant	Vacant
	83	St John Restaurant	Restaurant	A3
	85	Swirleeze	Old Fashioned Sweet Shop	A1
	95	Simply Mee	Fashion Clothes	A1
	99	M & J Monk	Butchers	A1
	101	Ria's	Ladies Fashion	A1
	103	Mary of Odiham	Hairdressing	A1
	109	Moutan	Flower shop	A1
Monks Cottage	111		Residential	C3
Old White Hart	113a	Richard Ward	Opticians	A1
Old White Hart	113	Vacant	Vacant	Vacant
	113	RHC Associates	Marketing	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

Odiham Town Centre: First Floor Units

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
High Street	56	Wood of Odiham	Car Sales & Servicing	sui generis
Building adjacent to the garage	58-62	Lets Face It	Hair Dressing & Beauty	A1
Ivied Cottage	64		Residential	C3
Orchard House	68		Residential	C3
	70	Vacant	Vacant	Vacant
Central House	72			
	74			
	76	Unknown	Unknown	Unknown
	78	Unknown	Unknown	Unknown
	80	Barclays Bank Plc	Banking	A2
	82		Residential	C3
Fountains Mall	90-96	Stillette Foods	Offices	B1
Fountains Mall		Stillette Foods	Offices	B1
Fountains Mall		Stillette Foods	Offices	B1
Fountains Mall		Egdon	Offices - oil & Gas Exploration	B1
Fountains Mall		Egdon	Offices - oil & Gas Exploration	B1
Fountains Mall		Egdon	Offices - oil & Gas Exploration	B1
	100	The George Hotel	Hotel	C1
The George Hotel	102	The George Hotel	Hotel	C1
	102	The George Hotel	Hotel	C1
	110		Residential	C3
The Tuns	112	Peregrine Travel (Toucan Group)	Travel agency	A1
Kingston House	126-132		Residential	C3
	138	Unknown	Unknown	Unknown
Queensmead	140		Residential	C3
High Street	45a	Came & Company	Insurance Brokers	B1
	45b	Came & Company	Insurance Brokers	B1
	49		Residential	C3
Angus Cottage	51-55		Residential	C3
	57	Neolab Limited	Pharmaceuticals	B1

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
Old Bank House	59	Hampshire IOW LPC	Supporting Local Community Pharmacy	B1
	59	Abacus Solutions	Investment Agents	B1
	59	Ed Financial Ltd	Actuaries	B1
	59	Vacant	Vacant	Vacant
	61	Lloyds TSB	Banking	A2
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	Unknown	Unknown	Unknown
	79	Unknown	Unknown	Unknown
	81	Vacant	Vacant	Vacant
	83		Residential	C3
	85		Residential	C3
	95		Residential	C3
	99		Residential	C3
	101		Residential	C3
	103	Touch Of Beauty	Beauty salon	sui generis
	109		Residential	C3
Monks Cottage	111		Residential	C3
Old White Hart	113a	Richard Ward	Opticians	A1
Old White Hart	113	Vacant	Vacant	Vacant
	113	Vacant	Vacant	Vacant
	115	Unknown	Unknown	Unknown
	117-119	Unknown	Unknown	Unknown
	121	Unknown	Unknown	Unknown
	123	Siegel	Wine Agency	B1
	125	Peter Goddard	Accountants/Financial Advisers	A2

Appendix 6: Yateley Town Centre Survey Results Ground Floor Units

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Area Y6				
Reading Road towards Reading (right hand side)				
Reading Road	4	Lodge Motor Company	Car Sales	sui generis
Pond Croft	24	Bykebitz.co.uk	Motorcycle accessories	A1
Pond Croft	23	RICE	Restaurant	A3
Reading Road	10	Yateley Express Laundry	Launderette	A1
	12	Yateley Shoe Centre	Shoe shop	A1
	14	Dee's The Newsagents	Newsagent	A1
The Parade	16-18	Yateley Angling Centre	Angling equipment	A1
The Parade	20	AMS Fruiterers	Greengrocers	A1
The Parade	22	Border Carpets	Flooring	A1
The Parade	24	Yateley Angling Centre	Angling equipment	A1
The Parade	26	Newsletter	Cards/Stationary/Gifts	A1
The Parade	28	Mann Countrywide	Estate Agent	A1
The Parade	30	Djays	Barbers	A1
The Parade	32	Daisy Fresh	Dry Cleaners	A1
The Parade	34	Pizza SamSam	Take Away	A5
The Parade	36	The Pet Kingdom	Pet Supplies	A1
The Parade	38	Mr Q	Take Away	A5
The Parade	40	Salamander	Gift Shop	A1
The Parade	42	Coral	Bookmakers	A2
The Parade	44	Deep Blue	Take Away	A5
Area Y5				
Reading Road	46	3 C Environmental Technology	IT Support	B1
		Tesco Express	General Store/Petrol Station	Mixed use: A1/sui generis
		Jays of Yateley	Car Repairs	B2
		CS Motor Company	Used Car Sales	Sui Generis
	62-64	Romans	Estate Agent	A2
	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	Vacant	Vacant	Vacant
Pembroke Parade	72	Aspire	Beauty Salon	A1
Pembroke Chambers	72b	Curves	Fitness & Weight Loss	D2
Pembroke Parade	74	Accents	Hairdressers	A1
Pembroke Parade	76	A Inglis	Optometrists	A1

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Plough Road	43	Real Indian	Take Away	A5
	41	Yateley Jewellers	Jewellers	A1
	39	The Mower Centre	Garden Machinery	A1
	37	Bride & Proms	Clothes Shop	A1
	35	Waterfords	Estate Agent	A2
	31	Carriages Café	Café	A3
	27	Barry's Barbers	Barbers	A1
	25	Premier Plastics	Window / Glass Centre	A1
	21-23	Co-Operative Food	Supermarket	A1
Fry's Lane	2	Simply Hair	Hairdressers	A1
Reading Road	13	Texaco	Petrol Filling Station	sui generis
Area Y4				
Reading Road				
Forge Court	3	Forge Court Veterinary Centre	Vets	sui generis
	2	Forge Court Veterinary Centre	Vets	sui generis
	4	Forge Court Veterinary Centre	Vets	sui generis
	5	Forge Court Veterinary Centre	Vets	sui generis
	6	Selene Beauty / I Can See You	Beauty Salon / Health	A1
	7		Residential	C3
	8	Vacant	Vacant	Vacant
	9	Crane Interpoint UK	Microelectronics - direct sales	B1
	10	Lloyds TSB	Bank	A2
	92	Lloyds TSB	Bank	A2
	94	Yateley Chiropractic Clinic	Chiropractic Clinic	D1
	94	LG FL LLP	Solicitors	B1
	96	Mary Gober International	Company Training Consultants	B1
	100	Samantha Dickson Brain Tumour Tr	Charity Offices	B1
	102	Village Florists	Florists	A1
		The White Lion	Public House	A4
Area Y2				
Village Way	Garage	Castle Motors/Moto Right	Car Sales/ Repairs	mixed use:sui generis/B2
		Vacant	Vacant	Vacant
		Vacant	Vacant	Vacant
Harpdon Parade	1	Boots The Chemists	Health	A1
	2	Post Office	Post Office	A1
	3	Short & Sweet	Café	A3
	4	Perfection	Hairdressers	A1
	5	Bulldog Computing	Computer repairs/sales	A1
	6	KT Textiles Ltd	Work & Schoolwear	A1
	7	Cinnamon Bay	Restaurant	A3
	8	Spark-rite Ltd	Electrical Shop	A1
	9	Bulldog Computing	Computer repairs/sales	A1
	10	Finecast	Storage	Unknown

Address	No.	Business Name (Ground Floor)	Primary Activity	Use Class
Area Y3				
Gayton House		Unknown	Unknown	Unknown
Reading Road				
	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

Yateley Town Centres: First Floor Units

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
Reading Road				
	115	KFC	Unknown	Unknown
	115	One-Stop	Unknown	Unknown
The Old Exchange				
		Dog & Partridge	Unknown	Unknown
Area Y6				
Reading Road towards Reading (right hand side)				
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	16-18		Residential	C3
The Parade	20		Residential	C3
The Parade	22		Residential	C3
The Parade	24		Residential	C3
The Parade	26		Residential	C3
The Parade	28		Residential	C3
The Parade	30		Residential	C3
The Parade	32		Residential	C3
The Parade	34		Residential	C3
The Parade	36		Residential	C3
The Parade	38		Residential	C3
The Parade	40		Residential	C3
The Parade	42		Residential	C3
The Parade	44		Residential	C3
Area Y5				
Reading Road	46	3 C Environmental Technology	IT Support	B1
	62-64	Romans	Estate Agent	A2
	66	Yateley Taxis & Mini Coaches	Taxi hire offices	sui generis
	68	Davies Blunden & Evans	Solicitors	B1
Pembroke Parade	70		Residential	C3
Pembroke Parade	72c	Vacant	Vacant	Vacant
Pembroke Parade	72		Residential	C3
Pembroke Chambers	72b	Academy of Martial Arts	Fitness	D2
Pembroke Parade	74		Residential	C3
Pembroke Parade	76	Unknown	Unknown	Unknown

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
Plough Road	43	Vacant	Vacant	Vacant
	41	Vacant	Vacant	Vacant
	39	Vacant	Vacant	Vacant
	37	Vacant	Vacant	Vacant
	35	Vacant	Vacant	Vacant
	31	Carriages Café	Café	A3
	27	Unknown	Unknown	Unknown
	21-23	Premier Dance Studio	Studio	sui generis
Fry's Lane	2		Residential	C3
Area Y4				
Reading Road				
Forge Court	3	Forge Court Veterinary Centre	Vets	sui generis
	2	Forge Court Veterinary Centre	Vets	sui generis
	4	Forge Court Veterinary Centre	Vets	sui generis
	5	Forge Court Veterinary Centre	Vets	sui generis
	6	Unknown	Unknown	Unknown
	7		Residential	C3
	8	Vacant	Vacant	Vacant
	9	Crane Interpoint UK	Offices	B1
	10	Lloyds TSB	Bank	A2
	92	Lloyds TSB	Bank	A2
	94	Yateley Chiropractic Clinic	Chiropractic Clinic	D1
	94	LG FL LLP	Solicitors	B1
	96	Mary Gober International	Company Training Con	B1
	100	Samantha Dickson Brain Tumour Charity Offices	Offices	B1
	102	Village Florists	Unknown	Unknown
		The White Lion	Unknown	Unknown

Address	No.	Business Name (1st Floor)	Primary Activity	Use Class
Area Y2				
Village Way	Garage			
		Syg-net	Telecommunication Co	B1
			Residential	C3
Harpdon Parade	1	Vacant	Vacant	Vacant
	2	Vacant	Vacant	Vacant
	3		Residential	C3
	4	Maultway	Offices	B1
	5		Residential	C3
	6		Residential	C3
	7		Residential	C3
	10	Boots the Chemists	Offices	B1
Area Y3				
Gayton House		Unknown	Unknown	Unknown