

# **Hart Employment Land Review (ELR) – Appendices Report**

FINAL REPORT

September 2026

## Quality information

| Prepared by                          | Checked by              | Verified by             | Approved by                          |
|--------------------------------------|-------------------------|-------------------------|--------------------------------------|
| Bart Monhonval<br>Associate Director | Jon Howells<br>Director | Ben Castell<br>Director | Una McGaughrin<br>Technical Director |
| Daniel Beggs<br>Consultant           |                         |                         |                                      |

## Revision History

| Revision | Revision date  | Details      | Authorised | Name        | Position |
|----------|----------------|--------------|------------|-------------|----------|
| V1       | August 2026    | Draft Report | JH         | Jon Howells | Director |
| V2       | September 2026 | Final Report | JH         | Jon Howells | Director |

Prepared for:

Hart District Council

Prepared by:

Bart Monhonval

Associate Director, Economics & Economic Development

E: bart.monhonval@aecom.com

AECOM Limited  
Aldgate Tower  
2 Lemn Street  
London E1 8FA  
United Kingdom

aecom.com

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## Table of Contents

|                                         |   |
|-----------------------------------------|---|
| Appendix A : Site Survey Criteria ..... | 5 |
| Appendix B : Site Surveys.....          | 8 |

## Appendix A : Site Survey Criteria

| Criteria                    | Rationale                                                                                                                                                                                                                                                                                                           | RAG <sup>1</sup> Rating                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Current designation</b>  | N/A                                                                                                                                                                                                                                                                                                                 | Qualitative Assessment:<br>• Strategic Employment Site (office / industrial)<br>• Locally Significant Employment Site |
| <b>Size of site</b>         | N/A                                                                                                                                                                                                                                                                                                                 | Expressed in Hectares                                                                                                 |
| <b>Site context</b>         | N/A                                                                                                                                                                                                                                                                                                                 | Qualitative Assessment:<br>• Town Centre<br>• Edge of Town<br>• Rest of Urban<br>• Rural                              |
| <b>Occupier Typologies</b>  | N/A                                                                                                                                                                                                                                                                                                                 | Qualitative Assessment                                                                                                |
| <b>Employment/Land uses</b> | N/A                                                                                                                                                                                                                                                                                                                 | Qualitative Assessment                                                                                                |
| <b>Vacant Land</b>          | Development potential on existing employment sites provides opportunities to respond to future demand for employment land but may also indicate a poor attractiveness of the location for employment activities.                                                                                                    | <b>Green:</b> None<br><b>Amber:</b> Some (less than 10%)<br><b>Red:</b> More than 10%                                 |
| <b>Visible Age</b>          | Market demand for better quality spaces that are attractive enough to earn employees' commute, support evolving work patterns, and offer a competitive advantage. This is linked to the need for functionality, companies' ESG commitments and wider drivers in relation to minimum energy efficiency standards.    | <b>Green:</b> Modern<br><b>Amber:</b> Average<br><b>Red:</b> Old                                                      |
| <b>Building Condition</b>   |                                                                                                                                                                                                                                                                                                                     | <b>Green:</b> Good<br><b>Amber:</b> Average<br><b>Red:</b> Poor                                                       |
| <b>Building vacancy</b>     | High vacancy across a site may indicate a lower market attractiveness of a site/premises, and/or absence of sufficient demand.                                                                                                                                                                                      | <b>Green:</b> None<br><b>Amber:</b> Limited (below 10%)<br><b>Red:</b> High (above 10%)                               |
| <b>Parking Adequacy</b>     | Adequacy of parking provision is an important consideration for businesses to be able to access a wide and diverse pool of labour. This is particularly important for sites located in more rural locations with low public transport connectivity, or business activities requiring the use of motorised vehicles. | <b>Green:</b> Sufficient<br><b>Amber:</b> Too much<br><b>Red:</b> Not sufficient                                      |
| <b>Servicing Adequacy</b>   | On-site servicing, such as yard space, loading bays, and security, contribute to the quality of a site. Good servicing contributes to the productivity of businesses and efficiency of their operations. This is particularly relevant for light industrial, industrial and distribution activities.                | <b>Green:</b> Sufficient<br><b>Amber:</b> Too much<br><b>Red:</b> Not sufficient                                      |

<sup>1</sup> Red, Amber, Green

| Criteria                             | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RAG <sup>1</sup> Rating                                                                      |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Accessibility</b>                 | Accessibility in and out of the site is important for businesses which are heavily reliant on motorised vehicles for their activities and particularly businesses requiring large vehicles (vans, HGVs).                                                                                                                                                                                                                                                                                       | Green: Good<br>Amber: Average<br>Red: Poor                                                   |
| <b>Strategic Road Network Access</b> | Transport connectivity is a key determinant of inward investment, with access to staff, customers and the supply chain key considerations for businesses across production and services sectors. Connectivity in terms of access to the strategic road network is a key driver, and is particularly important for industrial and logistics businesses.                                                                                                                                         | Green: Direct (or indirect less than 2km)<br>Amber: Indirect (more than 5km)<br>Red: None    |
| <b>Public Transport</b>              | Proximity to public transport is an important consideration for businesses to be able to access a wide and diverse pool of labour, both from local communities and as a means to access requisite skills. This is particularly the case for office employment, which benefits from greater workforce mobility.                                                                                                                                                                                 | Green: Good<br>Amber: Bus only<br>Red: None                                                  |
| <b>Public Realm</b>                  | The quality of the public realm is a key consideration across sectors and uses. Whereas historically this would have been more of a consideration for office uses – for which it remains a greater driver – industrial and logistics investors are increasingly looking to accommodate future growth in more of a business park environment incorporating high quality public realm and access to amenities on or in proximity to sites.                                                       | Green: Good<br>Amber: Average<br>Red: Poor                                                   |
| <b>Amenities Access</b>              | Access to services and amenities is a factor for businesses. The presence of these services enhances employee satisfaction and wellbeing by providing convenient options during breaks or after work. This can lead to higher productivity and employee retention. Additionally, for businesses that frequently host clients or visitors, proximity to quality services and amenities contributes to a positive impression and can play a role in fostering successful business relationships. | Green: Onsite<br>Amber: Walking distance<br>Red: None                                        |
| <b>Proximate Uses</b>                | The presence of alternative sensitive uses (such as residential) in the surrounding area of a site may restrict the development of certain types of employment uses on this site.                                                                                                                                                                                                                                                                                                              | Green: no sensitive<br>Amber: some nearby sensitive uses<br>Red: some sensitive uses on site |
| <b>Negative Impacts</b>              | Specific employment activities, generating significant noise, pollution, traffic, could be incompatible with sensitive surrounding uses. This would need to be considered in relation to new developments in the surrounding area (to ensure ability of the site to operate in current condition is not negatively impacted) or in case of                                                                                                                                                     | Green: None<br>Amber: Moderate<br>Red: Severe                                                |

| Criteria                         | Rationale                                                                                                                                                                                                                                                     | RAG <sup>1</sup> Rating                                                                                             |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                  | relocation of current activities on sites to a different location.                                                                                                                                                                                            |                                                                                                                     |
| <b>24-Hour Working Potential</b> | Some businesses, particularly in industrial and distribution activities, may have a requirement for 24-hour working (shifts). These activities may not be compatible with other uses, such as residential, due to noise, pollution or traffic considerations. | <b>Green:</b> Yes<br><b>Amber:</b> In Part<br><b>Red:</b> No                                                        |
| <b>Derelict Buildings</b>        | The presence of derelict buildings may indicate a lower market attractiveness of a site, viability constraints, and/or absence of sufficient demand.                                                                                                          | <b>Green:</b> None<br><b>Amber:</b> Some (less than 10%)<br><b>Red:</b> More than 10%                               |
| <b>Intensification Potential</b> | Development potential on existing employment sites provides opportunities to respond to future demand for employment land.                                                                                                                                    | <b>Green:</b> Some potential (more than 10%)<br><b>Amber:</b> Limited potential (less than 10%)<br><b>Red:</b> None |

## Appendix B : Site Surveys

|                    |                                                                                                                                                                                                                                                |              |                                   |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:               | H1                                                                                                                                                                                                                                             | Name:        | Ancells Business Park, Fleet      |
| Size (ha):         | 15.6ha                                                                                                                                                                                                                                         | Designation: | Locally Important Employment Site |
| Map <sup>2</sup> : | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div>  |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply) |                                     |            |
|------------------------------------------|-------------------------------------|------------|
| Type (Employment)                        | Select                              | Percentage |
| Office Park                              | <input checked="" type="checkbox"/> | 58%        |
| High Quality Business Park               | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site             | <input type="checkbox"/>            |            |
| Research and Technology / Science Park   | <input checked="" type="checkbox"/> | 10%        |
| Light Industrial Estate                  | <input type="checkbox"/>            |            |

<sup>2</sup> Land lost to alternative use: refers to employment land which has been redeveloped/converted and is now in a use that is no longer considered an employment activity and is unlikely to be converted back to employment. The main example is a conversion to residential.

Presence of non-employment use: refers to employment land which is currently being used for an economic/leisure/community activity which is compatible with employment uses and is reversible. An example would be the use of an office unit as a gym.

Vacant land: refers to employment land that is currently not developed.

Redevelopment opportunity: refers to employment land that is developed but may be occupied by a redundant/obsolete/derelict building and could be redeveloped to deliver new premises.

| Site Description (select all that apply)    |                                     |            |           |
|---------------------------------------------|-------------------------------------|------------|-----------|
| General Industrial / Business Area          | <input type="checkbox"/>            |            |           |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |           |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 20%        |           |
| Trade Counters                              | <input checked="" type="checkbox"/> | 2%         |           |
| Car Repairs                                 | <input type="checkbox"/>            |            |           |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |           |
| Other Employment: (specify)                 | HGV Training Centre                 |            |           |
| Type (Non-Employment)                       | Select                              | Percentage |           |
| Residential                                 | <input checked="" type="checkbox"/> | 10%        |           |
| Student Housing                             | <input type="checkbox"/>            |            |           |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |           |
| Leisure                                     | <input type="checkbox"/>            |            |           |
| Community                                   | <input type="checkbox"/>            |            |           |
| Green Space                                 | <input type="checkbox"/>            |            |           |
| Other (Specify)                             | <input type="checkbox"/>            |            |           |
| Type (Undeveloped / derelict)               | Select                              | Percentage | Ha (est.) |
| Vacant Land                                 | <input type="checkbox"/>            |            |           |
| Derelict properties                         | <input type="checkbox"/>            |            |           |
| Comment                                     |                                     |            |           |
| Comment                                     | N/A                                 |            |           |

| Stock Condition                |                                                                        |
|--------------------------------|------------------------------------------------------------------------|
| Perceived Age of Buildings     | Average                                                                |
| Average Condition of Buildings | Good                                                                   |
| Comment:                       | Mostly office stock dated to the 1990s with some more modern buildings |

| Vacant Premises (observed)                          |                                                                                   |
|-----------------------------------------------------|-----------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 20-30%                                                                            |
| Evidence of Marketing                               | Yes                                                                               |
| Comment:                                            | Vacant office and warehousing buildings and floorspace within operating buildings |

| Properties Marketed Online (not necessarily vacant) |           |         |                  |
|-----------------------------------------------------|-----------|---------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect  | Floorspace (sqm) |
| Aspen House, Barley Way                             | Office    | Average | 1,606            |
| Sentinel House, Harvest Cres                        | Office    | Good    | 3,117            |
| Linea House, Harvest Cres                           | Office    | Good    | 1,965            |
| Rye Logistics Park                                  | Warehouse | Good    | 7,546            |
| Fleet 27, Rye Clos                                  | Office    | Good    | 2,652            |
| Beech House, Ancells Rd                             | Office    | Average | 1,224            |

| Properties Marketed Online (not necessarily vacant) |           |         |                  |
|-----------------------------------------------------|-----------|---------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect  | Floorspace (sqm) |
| Centaur House, Ancells Rd                           | Office    | Average | 1,932            |
| Add lines above if required                         |           |         |                  |

| Parking and Loading                 |                                                                                                                         |                          |                          |                                     |                                    |                                     |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| Dedicated parking within site       | On street                                                                                                               | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                         |                          |                          | Too much                            |                                    |                                     |
| Loading facilities <sup>3</sup>     |                                                                                                                         |                          |                          | Loading docks                       |                                    |                                     |
| Are loading facilities adequate?    |                                                                                                                         |                          |                          | Sufficient                          |                                    |                                     |
| Comment:                            | Wide range of parking sufficient/excess depending on the premises.<br>Good off-street loading facilities for properties |                          |                          |                                     |                                    |                                     |

| Accessibility                                               |                                                                                                      |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Condition of access roads to the site                       | Good                                                                                                 |
| Suitability of access roads to accommodate traffic          | Good                                                                                                 |
| Condition of roads within the site                          | Good                                                                                                 |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                 |
| Comment:                                                    | Wide dedicated roads wide enough for traffic in both directions with parking on the side of the road |

| Connectivity                     |                                                                                                                                                                                                     |               |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                           | Distance      |
| Access to Strategic Road Network | Yes - direct                                                                                                                                                                                        | Less than 1km |
| Access to Public Transport       | Yes - bus & train                                                                                                                                                                                   | Less than 1km |
| Pavement around the site         | Good                                                                                                                                                                                                |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                |               |
| Comment:                         | Fleet Station is located 1km away (12-minute walk) and is also reachable by bus services from bus stop located next to the site (4-minute journey). A 3 minute drive from the M3 through the A3013. |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |

<sup>3</sup> Choice between none; on-street loading; off-street loading (i.e. loading bay); loading dock (i.e. elevated platform)

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Tables                                  | <input checked="" type="checkbox"/> |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                |                                     |

| Quality of Environment and Perception <sup>4</sup> |            |
|----------------------------------------------------|------------|
| Cleanliness                                        | Very clean |
| Perception of safety                               | Feels safe |
| Comment:                                           | N/A        |

| Amenities / Facilities                 |               |                                |                                                               |
|----------------------------------------|---------------|--------------------------------|---------------------------------------------------------------|
| Type                                   | Number onsite | Number within walking distance | Comment                                                       |
| Café                                   | 0             | 0                              |                                                               |
| Restaurant                             | 0             | 1                              |                                                               |
| Takeaway                               | 0             | 2                              | 5-10-minute walk                                              |
| Pub / Bar                              | 0             | 3                              | 5-10-minute walk                                              |
| Corner shop / Small convenience shop   | 0             | 0                              |                                                               |
| Small supermarket (i.e. Tesco Express) | 0             | 1                              | 5-10-minute walk (Tesco Express)                              |
| Large supermarket                      | 0             | 0                              |                                                               |
| Hotel                                  | 0             | 1                              | Premier Inn located within 15-minute walk                     |
| Gym / Sports centre                    | 0             | 0                              |                                                               |
| Nursery                                | 0             | 0                              |                                                               |
| Post office                            | 0             | 1                              | 5-10-minute walk                                              |
| Other (specify):                       | 0             | 1                              | North Hants Golf club located 5-10-minute walk from the site. |
| <i>Add lines above if required</i>     |               |                                |                                                               |

| Neighbouring Uses |                                                         |
|-------------------|---------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                     |
| Retail            | <input type="checkbox"/>                                |
| Leisure           | <input type="checkbox"/>                                |
| Community         | <input type="checkbox"/>                                |
| Green Space       | <input checked="" type="checkbox"/>                     |
| Other Employment  | <input type="checkbox"/>                                |
| Comment:          | Residential to the south of the site, over Ancells Road |

<sup>4</sup> The assessment of the quality of environment and perception are based on professional judgement and assessed as observed at the time of the survey.

| Impact on Neighbouring Uses <sup>5</sup> |                          |                    |
|------------------------------------------|--------------------------|--------------------|
|                                          | Yes/No                   | Impact             |
| Noise Pollution                          | <input type="checkbox"/> | No negative impact |
| Air Pollution                            | <input type="checkbox"/> | No negative impact |
| Odour                                    | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars                      | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans                      | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs                      | <input type="checkbox"/> | No negative impact |
| Comment:                                 | N/A                      |                    |

| Potential for 24-hour working           |                                                                           |
|-----------------------------------------|---------------------------------------------------------------------------|
| Is there potential for 24-hour working? | In Part                                                                   |
| Comment:                                | Limited in some parts due to conversion of offices to residential on-site |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           | N/A          |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                                                      |
|-------------------------------------------------|--------------------------|------------------------------------------------------|
| Characteristic                                  | Selection                | Comment (indicative %)                               |
| Presence of vacant sites                        | <input type="checkbox"/> | Opportunities for redevelopment of vacant properties |
| Presence of derelict properties                 | <input type="checkbox"/> |                                                      |
| Presence of low density properties              | <input type="checkbox"/> |                                                      |

| Conclusion                                                                                             |
|--------------------------------------------------------------------------------------------------------|
| High quality business park (office, R&D and distribution). Some vacant properties and presence of PDR. |

<sup>5</sup> The assessment of impact on neighbouring uses is based on professional judgement and assessed as observed at the time of the survey.

|            |                                                                                                                                                                                                                                  |              |                           |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------|
| Ref:       | H2                                                                                                                                                                                                                               | Name:        | Bartley Point, Hook       |
| Size (ha): | 3.2 ha                                                                                                                                                                                                                           | Designation: | Strategic Employment Site |
| Map:       | <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div>  |              |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 50%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 50%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |
| Leisure                                     | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                           |            |           |
|------------------------------------------|-------------------------------------------|------------|-----------|
| Community                                | <input type="checkbox"/>                  |            |           |
| Green Space                              | <input type="checkbox"/>                  |            |           |
| Other (Specify)                          | <input type="checkbox"/>                  |            |           |
| Type (Undeveloped / derelict)            | Select                                    | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                  |            |           |
| Derelict properties                      | <input type="checkbox"/>                  |            |           |
| Comment                                  |                                           |            |           |
| Comment                                  | Warehousing with some light manufacturing |            |           |

| Stock Condition                |        |
|--------------------------------|--------|
| Perceived Age of Buildings     | Modern |
| Average Condition of Buildings | Good   |
| Comment:                       | N/A    |

| Vacant Premises (observed)                          |                                     |
|-----------------------------------------------------|-------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 5-10%                               |
| Evidence of Marketing                               | Yes - Limited                       |
| Comment:                                            | Unit 5 (small) appears to be vacant |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                                                         |                                     |                          |                                     |                                    |                          |
|-------------------------------------|-------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                               | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                         |                                     | Insufficient             |                                     |                                    |                          |
| Loading facilities                  |                                                                         |                                     | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                         |                                     | Sufficient               |                                     |                                    |                          |
| Comment:                            | Cars parking on double yellow but not blocking traffic on the wide road |                                     |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                            |               |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                  | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                             | Less than 1km |
| Access to Public Transport       | Yes - bus & train                                                                                                          | Less than 1km |
| Pavement around the site         | Good                                                                                                                       |               |
| Cycle lanes around the site      | None                                                                                                                       |               |
| Comment:                         | The M3 is 2 minutes away through Griffin Way. Hook train station and the nearest bus stop are within a 10-minute walk away |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input type="checkbox"/>            |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 3                              |         |
| Restaurant                             | 0             | 2                              |         |
| Takeaway                               | 0             | 2                              |         |
| Pub / Bar                              | 0             | 1                              |         |
| Corner shop / Small convenience shop   | 0             | 1                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 1                              |         |
| Hotel                                  | 0             | 1                              |         |
| Gym / Sports centre                    | 0             | 1                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 1                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input checked="" type="checkbox"/> |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>            | No negative impact                                  |
| Odour                       | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>            | No negative impact                                  |
| Comment:                    | N/A                                 |                                                     |

| Potential for 24-hour working           |     |
|-----------------------------------------|-----|
| Is there potential for 24-hour working? | Yes |
| Comment:                                | N/A |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A good quality gated industrial estate with modern warehouses used for distribution and light manufacturing. One small unit (unit 5) is vacant. However, parking space is beyond full capacity. |

|            |                                                                                                                                               |              |                                   |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H3                                                                                                                                            | Name:        | Bartley Wood Business Park        |
| Size (ha): | 9.6ha                                                                                                                                         | Designation: | Locally Important Employment Site |
| Map:       | <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input checked="" type="checkbox"/> | 40%        |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input checked="" type="checkbox"/> | 10%        |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 25%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 25%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |
| Leisure                                     | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |           |
|------------------------------------------|--------------------------|------------|-----------|
| Community                                | <input type="checkbox"/> |            |           |
| Green Space                              | <input type="checkbox"/> |            |           |
| Other (Specify)                          | <input type="checkbox"/> |            |           |
| Type (Undeveloped / derelict)            | Select                   | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/> |            |           |
| Derelict properties                      | <input type="checkbox"/> |            |           |
| Comment                                  |                          |            |           |
| Comment                                  | N/A                      |            |           |

| Stock Condition                |                                                                         |
|--------------------------------|-------------------------------------------------------------------------|
| Perceived Age of Buildings     | Modern                                                                  |
| Average Condition of Buildings | Good                                                                    |
| Comment:                       | Some older offices on the western side of the site but otherwise modern |

| Vacant Premises (observed)                          |                                                                                                                 |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 30-40%                                                                                                          |
| Evidence of Marketing                               | Yes                                                                                                             |
| Comment:                                            | 3 or 4 vacant office buildings, and 5 out of 11 light industrial units at Bartley Junction are available to let |

| Properties Marketed Online (not necessarily vacant) |            |         |                  |
|-----------------------------------------------------|------------|---------|------------------|
| Unit Name / Address                                 | Unit Type  | Aspect  | Floorspace (sqm) |
| Enterprise House / 16 Bartley Way, Hook, RG27 9UY   | Office     | Average | 2,103            |
| Form 1 / 17 Bartley Way, Hook, RG27 9XA             | Office     | Good    | 6,904            |
| Connect 5 - Unit 1&2 / Bartley Way, Hook, RG27 9XB  | Industrial | Good    | 1,724            |
| Connect 5 - Unit 3 / Bartley Way, Hook, RG27 9FF    | Industrial | Good    | 3,512            |
| Unit 10 / Bartley Way, Hook, RG27 9XB               | Industrial | Good    | 1,922            |
| Units 5-8 / Bartley Way, Hook, RG27 9XB             | Industrial | Good    | 5,895            |
| Units 2-4 / Bartley Way, Hook, RG27 9UY             | Industrial | Good    | 3,031            |
| Add lines above if required                         |            |         |                  |

| Parking and Loading                 |                                     |                                     |                          |                                     |                                    |                          |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                           | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                     |                                     |                          | Too much                            |                                    |                          |
| Loading facilities                  |                                     |                                     |                          | Off-street loading                  |                                    |                          |
| Are loading facilities adequate?    |                                     |                                     |                          | Sufficient                          |                                    |                          |
| Comment:                            | N/A                                 |                                     |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                            |               |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                  | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                             | Less than 1km |
| Access to Public Transport       | Yes - bus & train                                                                                                          | Less than 2km |
| Pavement around the site         | Good                                                                                                                       |               |
| Cycle lanes around the site      | Limited                                                                                                                    |               |
| Comment:                         | The M3 is 2 minutes away through Griffin Way. Hook train station and the nearest bus stop are within a 10-minute walk away |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 1             | 0                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 0                              |         |
| Pub / Bar                              | 0             | 0                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 1                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 0             | 1                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 1                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                               |
| Retail            | <input type="checkbox"/>                                                                          |
| Leisure           | <input type="checkbox"/>                                                                          |
| Community         | <input type="checkbox"/>                                                                          |
| Green Space       | <input checked="" type="checkbox"/>                                                               |
| Other Employment  | <input checked="" type="checkbox"/>                                                               |
| Comment:          | Small number of residential houses to the east and residential to the north of the railway tracks |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>            | No negative impact                                  |
| Odour                       | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>            | No negative impact                                  |
| Comment:                    | N/A                                 |                                                     |

| Potential for 24-hour working           |     |
|-----------------------------------------|-----|
| Is there potential for 24-hour working? | Yes |

| Potential for 24-hour working |     |
|-------------------------------|-----|
| Comment:                      | N/A |

| Existing Planning Permissions                           |              |                          |          |           |    |    |       |           |   |
|---------------------------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|---|
| Unit / Address                                          | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |   |
|                                                         |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |   |
| Unit 3 Bartley Junction<br>Bartley Way<br>Hook RG27 9UL | 26/00139/FUL | -74                      |          |           |    |    |       | +74       | 0 |
| Add lines above if required                             |              |                          |          |           |    |    |       |           |   |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A high-quality business park with industrial units, warehouses, incubator space and good quality offices. Most offices are modern, but some are older and vacant in the western part of the site and almost half of industrial units are vacant. There is also excess parking space available. The connectivity and accessibility of this site is very good. |

|            |                                                                                                                                                                                                                                                                                                                                |              |                                   |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H4                                                                                                                                                                                                                                                                                                                             | Name:        | Blackbushe Business Park          |
| Size (ha): | 6.5 ha                                                                                                                                                                                                                                                                                                                         | Designation: | Locally Important Employment Site |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: 0.8em;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                                   |

| Site Location       |                                               |
|---------------------|-----------------------------------------------|
| Town Centre         | <input type="checkbox"/>                      |
| Edge of Town Centre | <input checked="" type="checkbox"/>           |
| Rural               | <input type="checkbox"/>                      |
| Comment:            | On the edge of Yateley (small town / village) |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input checked="" type="checkbox"/> | 25%        |
| High Quality Business Park                  | <input checked="" type="checkbox"/> | -          |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input checked="" type="checkbox"/> | 10%        |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 20%        |
| General Industrial / Business Area          | <input checked="" type="checkbox"/> | 15%        |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 20%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |

| Site Description (select all that apply)         |                                                                                |            |
|--------------------------------------------------|--------------------------------------------------------------------------------|------------|
| Other Employment: (specify) <input type="text"/> |                                                                                |            |
| Type (Non-Employment)                            | Select                                                                         | Percentage |
| Residential                                      | <input type="checkbox"/>                                                       |            |
| Student Housing                                  | <input type="checkbox"/>                                                       |            |
| Retail (other than trade counters)               | <input type="checkbox"/>                                                       |            |
| Leisure                                          | <input type="checkbox"/>                                                       |            |
| Community                                        | <input type="checkbox"/>                                                       |            |
| Green Space                                      | <input type="checkbox"/>                                                       |            |
| Other (Specify)                                  | <input type="checkbox"/>                                                       |            |
| Type (Undeveloped / derelict)                    | Select                                                                         | Percentage |
| Vacant Land                                      | <input type="checkbox"/>                                                       |            |
| Derelict properties                              | <input type="checkbox"/>                                                       |            |
| Comment                                          | High quality business park with a range of large, medium and small businesses. |            |

| Stock Condition                |                                                                                                                            |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Modern                                                                                                                     |
| Average Condition of Buildings | Good                                                                                                                       |
| Comment:                       | Mostly modern and good quality office and industrial buildings. Some buildings are a bit more dated but in good condition. |

| Vacant Premises (observed)                          |                                             |
|-----------------------------------------------------|---------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                                          |
| Evidence of Marketing                               | No                                          |
| Comment:                                            | No evidence of vacant properties and spaces |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                     |                                     |                          |                                     |                                    |                          |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                           | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                     |                                     | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                     |                                     | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                     |                                     | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                                 |                                     |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                                                                                                                                            |               |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                                                                  | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                             | Less than 5km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                             | Less than 1km |
| Pavement around the site         | Good                                                                                                                                                                                                                                       |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                       |               |
| Comment:                         | The M3 can be reached within less than 10min drive via Minley Road. There are no train station near the site, but Blackwater Station can be reached by bus from a bus stop located 8min walk from the site (for a 30min journey in total). |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input checked="" type="checkbox"/> |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                |                                     |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities               |               |                                |         |
|--------------------------------------|---------------|--------------------------------|---------|
| Type                                 | Number onsite | Number within walking distance | Comment |
| Café                                 | 0             | 0                              |         |
| Restaurant                           | 0             | 0                              |         |
| Takeaway                             | 0             | 0                              |         |
| Pub / Bar                            | 0             | 1                              |         |
| Corner shop / Small convenience shop | 0             | 0                              |         |

| Amenities / Facilities                 |               |                                |                  |
|----------------------------------------|---------------|--------------------------------|------------------|
| Type                                   | Number onsite | Number within walking distance | Comment          |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |                  |
| Large supermarket                      | 0             | 0                              |                  |
| Hotel                                  | 0             | 0                              |                  |
| Gym / Sports centre                    | 0             | 0                              |                  |
| Nursery                                | 0             | 0                              |                  |
| Post office                            | 0             | 0                              | Post box on site |
| Other (specify):                       | 0             | 0                              |                  |
| Add lines above if required            |               |                                |                  |

| Neighbouring Uses |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                           |
| Retail            | <input type="checkbox"/>                                                      |
| Leisure           | <input type="checkbox"/>                                                      |
| Community         | <input type="checkbox"/>                                                      |
| Green Space       | <input checked="" type="checkbox"/>                                           |
| Other Employment  | <input type="checkbox"/>                                                      |
| Comment:          | There is some residential to the north, but separated from the site by trees. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |     |
|-----------------------------------------|-----|
| Is there potential for 24-hour working? | Yes |
| Comment:                                | N/A |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High quality business park, with a range of properties for office and industrial activities ranging from small to large. Good quality public realm. Good accessibility to and around the site. Buildings are in good condition. The site would benefit from increased amenities near or on the site, such as a café or takeaway for local workers. No evidence of vacancy across the site. |

|            |                                                                                                                                                                                                                                                                                                                               |              |                      |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------|
| Ref:       | H5                                                                                                                                                                                                                                                                                                                            | Name:        | Civic Quarter, Fleet |
| Size (ha): | 1.6 ha                                                                                                                                                                                                                                                                                                                        | Designation: | No designation       |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                      |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input checked="" type="checkbox"/> |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input checked="" type="checkbox"/> | 100%       |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |           |
|------------------------------------------|--------------------------|------------|-----------|
| Type (Employment)                        | Select                   | Percentage |           |
| Leisure                                  | <input type="checkbox"/> |            |           |
| Community                                | <input type="checkbox"/> |            |           |
| Green Space                              | <input type="checkbox"/> |            |           |
| Other (Specify)                          | <input type="checkbox"/> |            |           |
| Type (Undeveloped / derelict)            | Select                   | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/> |            |           |
| Derelict properties                      | <input type="checkbox"/> |            |           |
| Comment                                  |                          |            |           |
| Comment                                  |                          |            |           |

| Stock Condition                |                              |
|--------------------------------|------------------------------|
| Perceived Age of Buildings     | Average                      |
| Average Condition of Buildings | Average                      |
| Comment:                       | Properties date to the 1990s |

| Vacant Premises (observed)                          |                                                |
|-----------------------------------------------------|------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 10-20%                                         |
| Evidence of Marketing                               | Yes - Limited                                  |
| Comment:                                            | Some vacant floorspace within office buildings |

| Properties Marketed Online (not necessarily vacant) |           |         |                  |
|-----------------------------------------------------|-----------|---------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect  | Floorspace (sqm) |
| Admiral House / Harlington Way N, Fleet, GU51 4BB   | Office    | Average | 1,851            |
| Add lines above if required                         |           |         |                  |

| Parking and Loading                 |                                                                     |                                     |                          |                                     |                                    |                          |
|-------------------------------------|---------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                           | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                     |                                     | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                                                     |                                     | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                     |                                     | Sufficient               |                                     |                                    |                          |
| Comment:                            | Parking insufficient at Hart council office but in excess elsewhere |                                     |                          |                                     |                                    |                          |

| Accessibility                                      |      |
|----------------------------------------------------|------|
| Condition of access roads to the site              | Good |
| Suitability of access roads to accommodate traffic | Good |
| Condition of roads within the site                 | Good |

| Accessibility                                               |     |      |
|-------------------------------------------------------------|-----|------|
| Suitability of roads within the site to accommodate traffic |     | Good |
| Comment:                                                    | N/A |      |

| Connectivity                     |                                                                                                                                                                       |                |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                             | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                        | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                        | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                  |                |
| Cycle lanes around the site      | None                                                                                                                                                                  |                |
| Comment:                         | Access to M3 requires a drive through Fleet, in order to join Junction 4a. Bus services are available from the site, connecting to Fleet Station (12-minute journey). |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 7                              |         |
| Restaurant                             | 0             | 5+                             |         |
| Takeaway                               | 0             | 10+                            |         |
| Pub / Bar                              | 0             | 6                              |         |
| Corner shop / Small convenience shop   | 0             | 4                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 2                              |         |
| Large supermarket                      | 0             | 1                              |         |
| Hotel                                  | 0             | 2                              |         |

| Amenities / Facilities      |               |                                |         |
|-----------------------------|---------------|--------------------------------|---------|
| Type                        | Number onsite | Number within walking distance | Comment |
| Gym / Sports centre         | 0             | 7                              |         |
| Nursery                     | 0             | 4                              |         |
| Post office                 | 0             | 2                              |         |
| Other (specify):            | 0             | 0                              |         |
| Add lines above if required |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input checked="" type="checkbox"/> |
| Retail            | <input checked="" type="checkbox"/> |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input checked="" type="checkbox"/> |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input type="checkbox"/>            |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                                      |
|-----------------------------------------|----------------------------------------------------------------------|
| Is there potential for 24-hour working? | Yes                                                                  |
| Comment:                                | Some surrounding housing but no noise generated by office activities |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(ii))                 | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Three buildings - civic and office premises. Relatively good condition and close to the town centre. There is some vacant floorspace within the office premises. |

|            |                                                                                                                                                                                                                                                                                                                               |              |                           |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------|
| Ref:       | H6                                                                                                                                                                                                                                                                                                                            | Name:        | Cody Technology Park      |
| Size (ha): | 12.2ha                                                                                                                                                                                                                                                                                                                        | Designation: | Strategic Employment Site |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input checked="" type="checkbox"/> | 100%       |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 | Data Centre                         |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                                      |            |           |
|------------------------------------------|------------------------------------------------------|------------|-----------|
| Leisure                                  | <input type="checkbox"/>                             |            |           |
| Community                                | <input type="checkbox"/>                             |            |           |
| Green Space                              | <input type="checkbox"/>                             |            |           |
| Other (Specify)                          | <input type="checkbox"/>                             |            |           |
| Type (Undeveloped / derelict)            | Select                                               | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                             |            |           |
| Derelict properties                      | <input type="checkbox"/>                             |            |           |
| Comment                                  |                                                      |            |           |
| Comment                                  | Presence of waste management facilities to the north |            |           |

| Stock Condition                |                    |
|--------------------------------|--------------------|
| Perceived Age of Buildings     | Modern             |
| Average Condition of Buildings | Good               |
| Comment:                       | Modern Data Centre |

| Vacant Premises (observed)                          |                    |
|-----------------------------------------------------|--------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                 |
| Evidence of Marketing                               | No                 |
| Comment:                                            | No vacant premises |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                                                        |                          |                          |                                     |                                    |                          |
|-------------------------------------|------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                              | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                        |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                                                        |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                        |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | Fully gated site with parking & loading facilities located in the site |                          |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                                                                                                                                                                               |               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                                                                                                     | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                | Less than 5km |
| Access to Public Transport       | None                                                                                                                                                                                                                                                                          | More than 2km |
| Pavement around the site         | Limited                                                                                                                                                                                                                                                                       |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                          |               |
| Comment:                         | 5-minute drive to M3 (located north of the site); 10-minute drive to A331 (located east of the site).<br>No public transport. The closest bus stop is located nearly 30-minute walk away from the site, with bus services to Fleet Station (taking over 35 minutes in total). |               |

| Quality of Environment and Public Realm |                                          |
|-----------------------------------------|------------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/>      |
| Pavement                                | <input checked="" type="checkbox"/>      |
| Landscaped green space                  | <input type="checkbox"/>                 |
| Bins                                    | <input type="checkbox"/>                 |
| Benches                                 | <input type="checkbox"/>                 |
| Tables                                  | <input type="checkbox"/>                 |
| Cycle parking                           | <input type="checkbox"/>                 |
| Comment:                                | Fully gated with surrounding green areas |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |                                       |
|----------------------------------------|---------------|--------------------------------|---------------------------------------|
| Type                                   | Number onsite | Number within walking distance | Comment                               |
| Café                                   | 0             | 0                              |                                       |
| Restaurant                             | 0             | 0                              |                                       |
| Takeaway                               | 0             | 0                              |                                       |
| Pub / Bar                              | 0             | 0                              |                                       |
| Corner shop / Small convenience shop   | 0             | 0                              |                                       |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |                                       |
| Large supermarket                      | 0             | 0                              |                                       |
| Hotel                                  | 0             | 0                              |                                       |
| Gym / Sports centre                    | 0             | 1                              | On other part of Cody Technology Park |

| Amenities / Facilities      |               |                                |                                                                                      |
|-----------------------------|---------------|--------------------------------|--------------------------------------------------------------------------------------|
| Type                        | Number onsite | Number within walking distance | Comment                                                                              |
| Nursery                     | 0             | 0                              |                                                                                      |
| Post office                 | 0             | 0                              |                                                                                      |
| Other (specify):            | 0             | 1                              | Cody Sport Centre and amusement centre located to the west of the site (10-min walk) |
| Add lines above if required |               |                                |                                                                                      |

| Neighbouring Uses |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                                                               |
| Retail            | <input type="checkbox"/>                                                                                                          |
| Leisure           | <input type="checkbox"/>                                                                                                          |
| Community         | <input checked="" type="checkbox"/>                                                                                               |
| Green Space       | <input checked="" type="checkbox"/>                                                                                               |
| Other Employment  | <input checked="" type="checkbox"/>                                                                                               |
| Comment:          | Some new residential properties to the north west of the site but located about 200m away and separated by green space and trees. |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>            | No negative impact                                  |
| Odour                       | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>            | No negative impact                                  |
| Comment:                    |                                     |                                                     |

| Potential for 24-hour working           |                                    |
|-----------------------------------------|------------------------------------|
| Is there potential for 24-hour working? | Yes                                |
| Comment:                                | Secluded site with own access road |

| Existing Planning Permissions               |              |                          |          |           |    |    |       |           |
|---------------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                              | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                             |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| Datum Datacentre FRN2, Cody Technology Park | 22/01088/FUL |                          |          |           |    |    | 5,955 | 0.4       |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A fully gated and highly secure site with a data centre. The site is also quite active and in very good condition. There are no opportunities for expansion or intensification. |

|            |                                                                                                                                                                                                                                   |              |                                   |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H7                                                                                                                                                                                                                                | Name:        | Eversley Haulage Yard             |
| Size (ha): | 2.4ha                                                                                                                                                                                                                             | Designation: | Locally Important Employment Site |
| Map:       | <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div>  |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input checked="" type="checkbox"/> | 100%       |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                |            |           |
|------------------------------------------|--------------------------------|------------|-----------|
| Student Housing                          | <input type="checkbox"/>       |            |           |
| Retail (other than trade counters)       | <input type="checkbox"/>       |            |           |
| Leisure                                  | <input type="checkbox"/>       |            |           |
| Community                                | <input type="checkbox"/>       |            |           |
| Green Space                              | <input type="checkbox"/>       |            |           |
| Other (Specify)                          | <input type="checkbox"/>       |            |           |
| Type (Undeveloped / derelict)            | Select                         | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>       |            |           |
| Derelict properties                      | <input type="checkbox"/>       |            |           |
| Comment                                  |                                |            |           |
| Comment                                  | A construction recycling plant |            |           |

| Stock Condition                |                                                       |
|--------------------------------|-------------------------------------------------------|
| Perceived Age of Buildings     | Average                                               |
| Average Condition of Buildings | Good                                                  |
| Comment:                       | One modern office building. Other buildings are older |

| Vacant Premises (observed)                          |     |
|-----------------------------------------------------|-----|
| Vacant Premises / Floorspace (estimated % of stock) | 0%  |
| Evidence of Marketing                               | No  |
| Comment:                                            | N/A |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                      |                          |                          |                                     |                                    |                          |

| Accessibility                                      |                     |
|----------------------------------------------------|---------------------|
| Condition of access roads to the site              | Good                |
| Suitability of access roads to accommodate traffic | Very poor condition |
| Condition of roads within the site                 | Average             |

| Accessibility                                               |                                                                                            |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Suitability of roads within the site to accommodate traffic | Good                                                                                       |
| Comment:                                                    | Access to the site is through a busy road with fast traffic which is not suitable for HGVs |

| Connectivity                     |                                                                                                                                                                                     |               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                           | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                      | Less than 5km |
| Access to Public Transport       | None                                                                                                                                                                                | More than 2km |
| Pavement around the site         | None                                                                                                                                                                                |               |
| Cycle lanes around the site      | None                                                                                                                                                                                |               |
| Comment:                         | <p>The site has access to the A30 from a 1-minute drive away through the A327.</p> <p>No public transport. The closest bus stop is located a 40-minute walk away from the site.</p> |               |

| Quality of Environment and Public Realm |                          |
|-----------------------------------------|--------------------------|
| Street lighting                         | <input type="checkbox"/> |
| Pavement                                | <input type="checkbox"/> |
| Landscaped green space                  | <input type="checkbox"/> |
| Bins                                    | <input type="checkbox"/> |
| Benches                                 | <input type="checkbox"/> |
| Tables                                  | <input type="checkbox"/> |
| Cycle parking                           | <input type="checkbox"/> |
| Comment:                                | N/A                      |

| Quality of Environment and Perception |                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------|
| Cleanliness                           | Very dirty                                                                                 |
| Perception of safety                  | Average                                                                                    |
| Comment:                              | Cleanliness of the site reflects the type of activities on this site (therefore expected). |

| Amenities / Facilities               |               |                                |         |
|--------------------------------------|---------------|--------------------------------|---------|
| Type                                 | Number onsite | Number within walking distance | Comment |
| Café                                 | 0             | 0                              |         |
| Restaurant                           | 0             | 0                              |         |
| Takeaway                             | 0             | 0                              |         |
| Pub / Bar                            | 0             | 0                              |         |
| Corner shop / Small convenience shop | 0             | 0                              |         |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 0             | 0                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 0                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input type="checkbox"/>            |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Odour                       | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - HGVs         | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Comment:                    | N/A                                 |                                                     |

| Potential for 24-hour working           |                      |
|-----------------------------------------|----------------------|
| Is there potential for 24-hour working? | Yes                  |
| Comment:                                | The site is secluded |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           | /            |                          |          |           |    |    |       |           |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This site is a used by single construction recycling plant with a supporting office building. The environment is good quality for such uses. There is no vacant land or premises. However, the access road is busy with fast traffic which would be a challenge for the HGVs using this site. There are also no amenities or facilities within walking distance.</p> |

|            |                                                                                                                                                                                                                                   |              |                                      |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------|
| Ref:       | H8                                                                                                                                                                                                                                | Name:        | Fleet Business Park, Church Crookham |
| Size (ha): | 0.95 ha                                                                                                                                                                                                                           | Designation: | Locally Important Employment Site    |
| Map:       | <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div>  |              |                                      |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |                    |
|---------------------------------------------|-------------------------------------|--------------------|
| Type (Employment)                           | Select                              | Percentage         |
| Office Park                                 | <input type="checkbox"/>            |                    |
| High Quality Business Park                  | <input checked="" type="checkbox"/> | Not "high" quality |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |                    |
| Research and Technology / Science Park      | <input type="checkbox"/>            |                    |
| Light Industrial Estate                     | <input type="checkbox"/>            |                    |
| General Industrial / Business Area          | <input type="checkbox"/>            |                    |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |                    |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 100%               |
| Trade Counters                              | <input type="checkbox"/>            |                    |
| Car Repairs                                 | <input type="checkbox"/>            |                    |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |                    |
| Other Employment: (specify)                 |                                     |                    |
| Type (Non-Employment)                       | Select                              | Percentage         |
| Residential                                 | <input type="checkbox"/>            |                    |

| Site Description (select all that apply) |                                                                                              |            |           |
|------------------------------------------|----------------------------------------------------------------------------------------------|------------|-----------|
| Student Housing                          | <input type="checkbox"/>                                                                     |            |           |
| Retail (other than trade counters)       | <input type="checkbox"/>                                                                     |            |           |
| Leisure                                  | <input type="checkbox"/>                                                                     |            |           |
| Community                                | <input type="checkbox"/>                                                                     |            |           |
| Green Space                              | <input type="checkbox"/>                                                                     |            |           |
| Other (Specify)                          | <input type="checkbox"/>                                                                     |            |           |
| Type (Undeveloped / derelict)            | Select                                                                                       | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                                                                     |            |           |
| Derelict properties                      | <input type="checkbox"/>                                                                     |            |           |
| Comment                                  |                                                                                              |            |           |
| Comment                                  | Older business park, made of light industrial/warehousing units with ancillary office space. |            |           |

| Stock Condition                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Average                                                                             |
| Average Condition of Buildings | Good                                                                                |
| Comment:                       | buildings appear to be around 20 years old, but in good condition (well-maintained) |

| Vacant Premises (observed)                          |                                                                      |
|-----------------------------------------------------|----------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                                                                 |
| Evidence of Marketing                               | No                                                                   |
| Comment:                                            | One unit seems to be vacant (based on estate map) – out of 13 units. |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                                                                                                             |                          |                          |                                     |                                    |                          |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                                                                                   | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                             |                          | Too much                 |                                     |                                    |                          |
| Loading facilities                  |                                                                                                                             |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                                                                             |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | All units have their warehouse, with dedicated loading space in front. There is a good provision of car parking (too much). |                          |                          |                                     |                                    |                          |

| Accessibility                         |      |
|---------------------------------------|------|
| Condition of access roads to the site | Good |

| Accessibility                                               |                                                                                                            |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Suitability of access roads to accommodate traffic          | Good                                                                                                       |
| Condition of roads within the site                          | Good                                                                                                       |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                       |
| Comment:                                                    | Overall, roads are in good condition and sufficiently large. There is limited traffic throughout the site. |

| Connectivity                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
| Comment:                         | <p>M3 can be reached via rural roads and is 8km away from the site. This will limit the attractiveness of the site for regional and national distributors. Alternative is to get onto the M3 via the A287, but requires a drive over 10km to reach the junction.</p> <p>There is also limited public transport available, with a bus stop located near the site, which provides bus services to Fleet Station (15-minute journey).</p> <p>There is good pavement around the site, but no cycle lanes.</p> |                |

| Quality of Environment and Public Realm |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/>                    |
| Pavement                                | <input checked="" type="checkbox"/>                    |
| Landscaped green space                  | <input checked="" type="checkbox"/>                    |
| Bins                                    | <input checked="" type="checkbox"/>                    |
| Benches                                 | <input type="checkbox"/>                               |
| Tables                                  | <input type="checkbox"/>                               |
| Cycle parking                           | <input type="checkbox"/>                               |
| Comment:                                | Overall good quality public realm throughout the site. |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities |               |                                |         |
|------------------------|---------------|--------------------------------|---------|
| Type                   | Number onsite | Number within walking distance | Comment |
| Café                   | 0             | 0                              |         |
| Restaurant             | 0             | 0                              |         |

| Amenities / Facilities                 |               |                                |                 |
|----------------------------------------|---------------|--------------------------------|-----------------|
| Type                                   | Number onsite | Number within walking distance | Comment         |
| Takeaway                               | 0             | 0                              |                 |
| Pub / Bar                              | 0             | 1                              |                 |
| Corner shop / Small convenience shop   | 0             | 0                              |                 |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |                 |
| Large supermarket                      | 0             | 2                              |                 |
| Hotel                                  | 0             | 0                              |                 |
| Gym / Sports centre                    | 0             | 0                              | One outdoor gym |
| Nursery                                | 0             | 2                              |                 |
| Post office                            | 0             | 0                              |                 |
| Other (specify):                       | 0             | 0                              |                 |
| Add lines above if required            |               |                                |                 |

| Neighbouring Uses |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                 |
| Retail            | <input type="checkbox"/>                                            |
| Leisure           | <input type="checkbox"/>                                            |
| Community         | <input type="checkbox"/>                                            |
| Green Space       | <input checked="" type="checkbox"/>                                 |
| Other Employment  | <input type="checkbox"/>                                            |
| Comment:          | Some residential across the road, but segregated by road and trees. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------|
| Is there potential for 24-hour working? | Yes                                                                     |
| Comment:                                | Segregated site, with activities that do not cause any negative impact. |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Good quality, older, business park, offering medium size warehousing units with ancillary office space. The site is well-maintained and has limited evidence of vacancy. |

|            |                                                                                     |                                |                                   |                           |  |
|------------|-------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------|--|
| Ref:       | H9                                                                                  | Name:                          | Grove Farm Barn, Crookham Village |                           |  |
| Size (ha): | 1.4 ha                                                                              | Designation:                   | Locally Important Employment Site |                           |  |
| Map:       | Land lost to alternative use                                                        | Presence of non-employment use | Vacant land                       | Redevelopment opportunity |  |
|            |  |                                |                                   |                           |  |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply) |                                     |            |
|------------------------------------------|-------------------------------------|------------|
| Type (Employment)                        | Select                              | Percentage |
| Office Park                              | <input type="checkbox"/>            |            |
| High Quality Business Park               | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site             | <input type="checkbox"/>            |            |
| Research and Technology / Science Park   | <input type="checkbox"/>            |            |
| Light Industrial Estate                  | <input checked="" type="checkbox"/> | 75%        |
| General Industrial / Business Area       | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site       | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park          | <input type="checkbox"/>            |            |
| Trade Counters                           | <input type="checkbox"/>            |            |
| Car Repairs                              | <input type="checkbox"/>            |            |

| Site Description (select all that apply)    |                                                                                                       |            |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------|------------|-----------|
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>                                                                              |            |           |
| Other Employment: (specify)                 |                                                                                                       |            |           |
| Type (Non-Employment)                       | Select                                                                                                | Percentage |           |
| Residential                                 | <input checked="" type="checkbox"/>                                                                   | 10%        |           |
| Student Housing                             | <input type="checkbox"/>                                                                              |            |           |
| Retail (other than trade counters)          | <input type="checkbox"/>                                                                              |            |           |
| Leisure                                     | <input type="checkbox"/>                                                                              |            |           |
| Community                                   | <input type="checkbox"/>                                                                              |            |           |
| Green Space                                 | <input type="checkbox"/>                                                                              |            |           |
| Other (Caravan Park)                        | <input checked="" type="checkbox"/>                                                                   | 15%        |           |
| Type (Undeveloped / derelict)               | Select                                                                                                | Percentage | Ha (est.) |
| Vacant Land                                 | <input type="checkbox"/>                                                                              |            |           |
| Derelict properties                         | <input type="checkbox"/>                                                                              |            |           |
| Comment                                     |                                                                                                       |            |           |
| Comment                                     | Some units are being used for services and retail. There is the presence of an informal caravan park. |            |           |

| Stock Condition                |                                                 |
|--------------------------------|-------------------------------------------------|
| Perceived Age of Buildings     | Old                                             |
| Average Condition of Buildings | Good                                            |
| Comment:                       | Buildings are in good condition given their age |

| Vacant Premises (observed)                          |                    |
|-----------------------------------------------------|--------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                 |
| Evidence of Marketing                               | No                 |
| Comment:                                            | No vacant premises |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Too much                 |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                      |                          |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                                                                                                                                     |                |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                           | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                      | More than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                      | Less than 500m |
| Pavement around the site         | Limited                                                                                                                                                                                                                             |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                |                |
| Comment:                         | Access to M3 via Farnham Road (A287) – which is suitable to most vehicles (large 2x2 lanes) and takes around 10 minutes. Nearest bus stop is a 5-minute walk away with services to Fleet station (total journey time of 18 minutes) |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input type="checkbox"/>            |
| Pavement                                | <input type="checkbox"/>            |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input type="checkbox"/>            |
| Comment:                                | Some trees and hedge landscaping    |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Average    |
| Comment:                              | N/A        |

| Amenities / Facilities |               |                                |         |
|------------------------|---------------|--------------------------------|---------|
| Type                   | Number onsite | Number within walking distance | Comment |
| Café                   | 0             | 1                              |         |
| Restaurant             | 0             | 0                              |         |
| Takeaway               | 0             | 0                              |         |
| Pub / Bar              | 0             | 1                              |         |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 1             | 0                              |         |
| Nursery                                | 0             | 1                              |         |
| Post office                            | 0             | 0                              |         |
| Other (specify):                       | 0             | 0                              |         |
| <i>Add lines above if required</i>     |               |                                |         |

| Neighbouring Uses |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                                                                 |
| Retail            | <input type="checkbox"/>                                                                                                            |
| Leisure           | <input type="checkbox"/>                                                                                                            |
| Community         | <input type="checkbox"/>                                                                                                            |
| Green Space       | <input checked="" type="checkbox"/>                                                                                                 |
| Other Employment  | <input type="checkbox"/>                                                                                                            |
| Comment:          | The site is fully segregated, within green/agricultural land, with some residential to the north east (over Netherhouse Moor Road). |

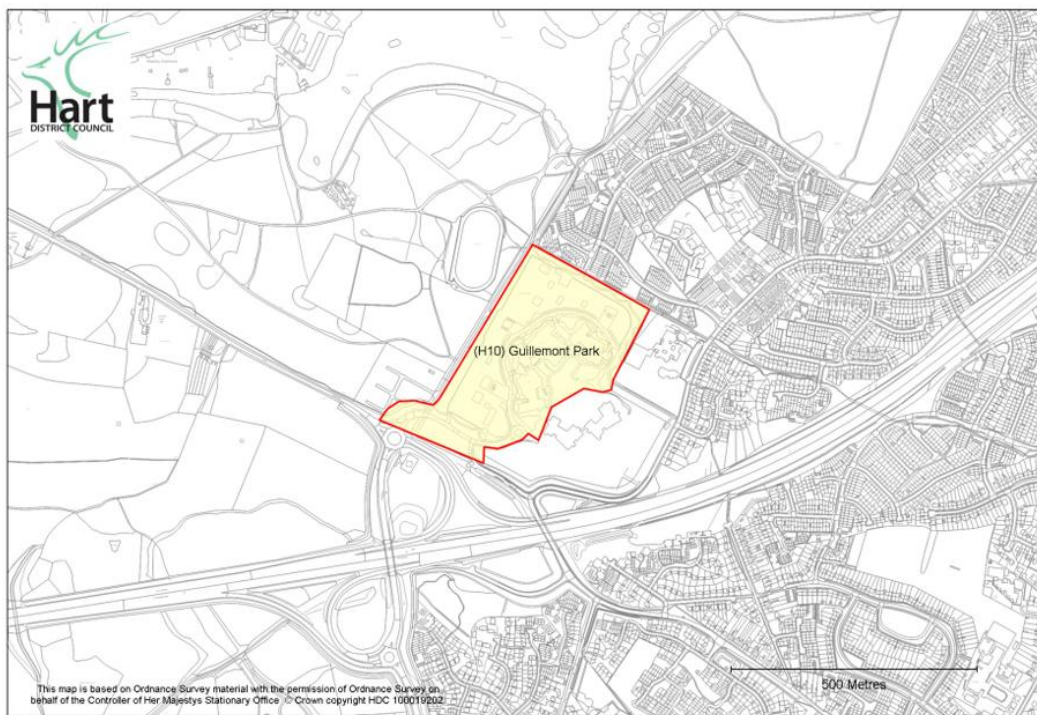
| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |               |
|-----------------------------------------|---------------|
| Is there potential for 24-hour working? | Yes           |
| Comment:                                | Secluded site |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                                     |                           |
|-------------------------------------------------|-------------------------------------|---------------------------|
| Characteristic                                  | Selection                           | Comment (indicative %)    |
| Presence of vacant sites                        | <input checked="" type="checkbox"/> | 15% (caravan park)        |
| Presence of derelict properties                 | <input type="checkbox"/>            |                           |
| Presence of low density properties              | <input type="checkbox"/>            | All units are low density |

| Conclusion                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A good quality light industrial estate made up of converted barns. The site is secluded with its own access road. Some of the site's space is taken up by an informal caravan park and a single house at the entrance of the site. |

|                                                                                           |                                                                                                                                                                                                                                                                                 |              |                 |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|
| Ref:                                                                                      | H10                                                                                                                                                                                                                                                                             | Name:        | Guillemont Park |
| Size (ha):                                                                                | 10 ha                                                                                                                                                                                                                                                                           | Designation: | N/A             |
| Map:                                                                                      |  <p>This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright HDC 10/01/0202</p> |              |                 |
| <b>This site has been fully lost to residential, and therefore has not been surveyed.</b> |                                                                                                                                                                                                                                                                                 |              |                 |

|            |        |              |            |
|------------|--------|--------------|------------|
| Ref:       | H11    | Name:        | Hurst Farm |
| Size (ha): | 0.3 ha | Designation: | N/A        |
| Map:       |        |              |            |

**This site has not been allocated in the previous Local Plan, provides less than 0.25 ha of employment area (majority of the site is in agricultural use), and therefore has not been surveyed.**

|            |                                                                                                                                                                                                                                                |              |                                   |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H12                                                                                                                                                                                                                                            | Name:        | Lodge Farm, North Warnborough     |
| Size (ha): | 3.25ha                                                                                                                                                                                                                                         | Designation: | Locally Important Employment Site |
| Map:       | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div>  |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 30%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |

| Site Description (select all that apply) |                                                                                                                                                                                                         |            |           |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Type (Non-Employment)                    | Select                                                                                                                                                                                                  | Percentage |           |
| Residential                              | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Student Housing                          | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Retail (other than trade counters)       | <input checked="" type="checkbox"/>                                                                                                                                                                     | 50%        |           |
| Leisure                                  | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Community                                | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Green Space                              | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Other (agricultural, café/resturant)     | <input checked="" type="checkbox"/>                                                                                                                                                                     | 20%        |           |
| Type (Undeveloped / derelict)            | Select                                                                                                                                                                                                  | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Derelict properties                      | <input type="checkbox"/>                                                                                                                                                                                |            |           |
| Comment                                  |                                                                                                                                                                                                         |            |           |
| Comment                                  | Large site (former farm) with buildings uses for a wide range of activities, mainly services and retail. There are some employment activities on site (warehousing and distribution activities mainly). |            |           |

| Stock Condition                |                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Old                                                                                                                                |
| Average Condition of Buildings | Average                                                                                                                            |
| Comment:                       | Mix of age and quality. Mix of old farm buildings and newer (but not modern) warehouses. Buildings are overall in average quality. |

| Vacant Premises (observed)                          |                                |
|-----------------------------------------------------|--------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                             |
| Evidence of Marketing                               | No                             |
| Comment:                                            | No evidence of vacant premises |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| <i>Add lines above if required</i>                  |           |        |                  |

| Parking and Loading                 |                                                                                                                            |                          |                          |                                     |                                    |                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                                                                                  | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                            |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                                                                                                            |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                                                                            |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | Sufficient parking facilities and yard. There is a large yard in the middle of the site that is not utilised for anything. |                          |                          |                                     |                                    |                          |

| Accessibility                                               |                                                                                                                       |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Condition of access roads to the site                       | Poor                                                                                                                  |
| Suitability of access roads to accommodate traffic          | Too narrow                                                                                                            |
| Condition of roads within the site                          | Average                                                                                                               |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                                  |
| Comment:                                                    | Small private farm road to access the site that is not suitable for large of heavy vehicles. The road is very narrow. |

| Connectivity                     |                                                                                                                                                                                                                                                                                                                                                                                 |               |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                                                                                                                                                                                                       | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                                                                                                                  | Less than 1km |
| Access to Public Transport       | None                                                                                                                                                                                                                                                                                                                                                                            | Less than 1km |
| Pavement around the site         | Limited                                                                                                                                                                                                                                                                                                                                                                         |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                                                                                                                            |               |
| Comment:                         | The site is located very close to the M3, which can be reached via the A287. The access road to the site is however very narrow, which will currently limit the size of vehicles that can visit the site (although a small number of HGVs are currently being used on this site). There is no public transport near this site.<br>Some pavement for pedestrian but not obvious. |               |

| Quality of Environment and Public Realm |                                                                                                                                  |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Street lighting                         | <input type="checkbox"/>                                                                                                         |
| Pavement                                | <input type="checkbox"/>                                                                                                         |
| Landscaped green space                  | <input type="checkbox"/>                                                                                                         |
| Bins                                    | <input type="checkbox"/>                                                                                                         |
| Benches                                 | <input type="checkbox"/>                                                                                                         |
| Tables                                  | <input type="checkbox"/>                                                                                                         |
| Cycle parking                           | <input type="checkbox"/>                                                                                                         |
| Comment:                                | The site is very rural and in good condition but there is no landscaping or facilities on the site for employees and/or visitors |

| Quality of Environment and Perception |                                                                                                                                                   |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Cleanliness                           | Clean                                                                                                                                             |
| Perception of safety                  | Feels safe                                                                                                                                        |
| Comment:                              | Feels safe/average as the site is very remote with nothing around (people may feel unsafe, particularly at night as there is no street lighting). |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 1             | 0                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 1                              |         |
| Pub / Bar                              | 0             | 2                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 1                              |         |
| Gym / Sports centre                    | 1             | 1                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 0                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input checked="" type="checkbox"/> |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>            | No negative impact                                  |
| Odour                       | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>            | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>            | No negative impact                                  |
| Comment:                    | N/A                                 |                                                     |

| Potential for 24-hour working           |                     |
|-----------------------------------------|---------------------|
| Is there potential for 24-hour working? | Yes                 |
| Comment:                                | Fully secluded site |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                                     |                                                                                           |
|-------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------|
| Characteristic                                  | Selection                           | Comment (indicative %)                                                                    |
| Presence of vacant sites                        | <input type="checkbox"/>            |                                                                                           |
| Presence of derelict properties                 | <input type="checkbox"/>            |                                                                                           |
| Presence of low density properties              | <input checked="" type="checkbox"/> | The site is under-developed and could accommodate more light industrial units/businesses. |

| Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This site provides a range of units for logistics, industrial, agricultural, retail, and F&amp;B services. The site is relatively large, with low density developments and opportunities for infill development. However, the access road to the site would require to be improved in order to facilitate traffic to and out of the site. The absence of public transport makes this site more suitable for industrial activities and warehousing/logistics.</p> |

|            |                                                                                                                                                                                                                                                                                                                               |              |                                   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H13                                                                                                                                                                                                                                                                                                                           | Name:        | Meadows Business Park, Blackwater |
| Size (ha): | 9.4ha                                                                                                                                                                                                                                                                                                                         | Designation: | Strategic Employment Site         |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)         |                                     |            |
|--------------------------------------------------|-------------------------------------|------------|
| Type (Employment)                                | Select                              | Percentage |
| Office Park                                      | <input checked="" type="checkbox"/> | 100%       |
| High Quality Business Park                       | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                     | <input type="checkbox"/>            |            |
| Research and Technology / Science Park           | <input type="checkbox"/>            |            |
| Light Industrial Estate                          | <input type="checkbox"/>            |            |
| General Industrial / Business Area               | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site               | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park                  | <input type="checkbox"/>            |            |
| Trade Counters                                   | <input type="checkbox"/>            |            |
| Car Repairs                                      | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site      | <input type="checkbox"/>            |            |
| Other Employment: (specify) <input type="text"/> |                                     |            |
| Type (Non-Employment)                            | Select                              | Percentage |
| Residential                                      | <input type="checkbox"/>            |            |
| Student Housing                                  | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                                                                                                                                 |            |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Retail (other than trade counters)       | <input type="checkbox"/>                                                                                                                        |            |
| Leisure                                  | <input type="checkbox"/>                                                                                                                        |            |
| Community                                | <input type="checkbox"/>                                                                                                                        |            |
| Green Space                              | <input type="checkbox"/>                                                                                                                        |            |
| Other (Specify)                          | <input type="checkbox"/>                                                                                                                        |            |
| Type (Undeveloped / derelict)            | Select                                                                                                                                          | Percentage |
| Vacant Land                              | <input type="checkbox"/>                                                                                                                        |            |
| Derelict properties                      | <input type="checkbox"/>                                                                                                                        |            |
| Comment                                  |                                                                                                                                                 |            |
| Comment                                  | High quality office business park composed of four large offices in multi-tenancy, with multi-storey car park accessible to staff and visitors. |            |

| Stock Condition                |        |
|--------------------------------|--------|
| Perceived Age of Buildings     | Modern |
| Average Condition of Buildings | Good   |
| Comment:                       | N/A    |

| Vacant Premises (observed)                          |                                                                                                                                                                                                                        |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 30-40%                                                                                                                                                                                                                 |
| Evidence of Marketing                               | Yes - Limited                                                                                                                                                                                                          |
| Comment:                                            | Building 1 is occupied by one company. Building 2, 3 and 4 all have vacant floorspace (about 30-40% each). There are some marketing signs at the entrance of the business park to indicate that there is vacant space. |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| 3 Station Approach, Camberley, GU17 9AB             | Office    | Good   | 3,827            |
| Station Appr, Camberley, GU17 9AB                   | Office    | Good   | 5,029            |
| River House / Station Approach, Camberley, GU17 9AB | Office    | Good   | 2,088            |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Too much                 |                                     |                                    |                          |

| Parking and Loading              |                                                                                                                                                                                                                                                       |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loading facilities               | Off-street loading                                                                                                                                                                                                                                    |
| Are loading facilities adequate? | Sufficient                                                                                                                                                                                                                                            |
| Comment:                         | There is a multi-storey car park as well as open air car parks to service the offices. There is an excess of car parking due to the low occupancy rate across the site. Car parking would potentially be “sufficient” if the site was fully occupied. |

| Accessibility                                      |      |
|----------------------------------------------------|------|
| Condition of access roads to the site              | Good |
| Suitability of access roads to accommodate traffic | Good |
| Condition of roads within the site                 | Good |
| Suitability of access roads to accommodate traffic | Good |
| Comment:                                           | N/A  |

| Connectivity                     |                                                                                                                                                                        |                |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                              | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                         | Less than 5km  |
| Access to Public Transport       | Yes - bus & train                                                                                                                                                      | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                   |                |
| Cycle lanes around the site      | None                                                                                                                                                                   |                |
| Comment:                         | The site is located next to Blackwater train station where bus services can also be found. The site is located on the A321 which leads to the M3 (less than 3km away). |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input checked="" type="checkbox"/> |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                | High quality public realm           |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 1             | 1                              |         |
| Restaurant                             | 1             | 4                              |         |
| Takeaway                               | 0             | 5                              |         |
| Pub / Bar                              | 0             | 2                              |         |
| Corner shop / Small convenience shop   | 0             | 1                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 2                              |         |
| Large supermarket                      | 0             | 1                              |         |
| Hotel                                  | 0             | 1                              |         |
| Gym / Sports centre                    | 0             | 4                              |         |
| Nursery                                | 0             | 2                              |         |
| Post office                            | 0             | 1                              |         |
| Other (specify):                       | 0             | 0                              |         |
| <i>Add lines above if required</i>     |               |                                |         |

| Neighbouring Uses |                                                            |
|-------------------|------------------------------------------------------------|
| Residential       | <input type="checkbox"/>                                   |
| Retail            | <input type="checkbox"/>                                   |
| Leisure           | <input type="checkbox"/>                                   |
| Community         | <input type="checkbox"/>                                   |
| Green Space       | <input checked="" type="checkbox"/>                        |
| Other Employment  | <input type="checkbox"/>                                   |
| Comment:          | Green space on east side, Blackwater Station in west side. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |     |
|-----------------------------------------|-----|
| Is there potential for 24-hour working? | Yes |
| Comment:                                | N/A |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High quality office business park, composed of four large multi-tenancy buildings. The site is self-contained and secured. It has its own multi-storey car park and onsite catering. The site is well-located, near the A321 (connecting to the M3) and Blackwater Station (train and bus services). |

|            |                                                                                                                                                                                                                                                                                                                                |              |                                   |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| Ref:       | H14                                                                                                                                                                                                                                                                                                                            | Name:        | Murrell Green Business Park       |
| Size (ha): | 2.5ha                                                                                                                                                                                                                                                                                                                          | Designation: | Locally Important Employment Site |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                                   |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 80%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 20%        |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |           |
|------------------------------------------|--------------------------|------------|-----------|
| Retail (other than trade counters)       | <input type="checkbox"/> |            |           |
| Leisure                                  | <input type="checkbox"/> |            |           |
| Community                                | <input type="checkbox"/> |            |           |
| Green Space                              | <input type="checkbox"/> |            |           |
| Other (Specify)                          | <input type="checkbox"/> |            |           |
| Type (Undeveloped / derelict)            | Select                   | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/> |            |           |
| Derelict properties                      | <input type="checkbox"/> |            |           |
| Comment                                  |                          |            |           |
| Comment                                  | N/A                      |            |           |

| Stock Condition                |                                            |
|--------------------------------|--------------------------------------------|
| Perceived Age of Buildings     | Average                                    |
| Average Condition of Buildings | Average                                    |
| Comment:                       | Average to poor age/condition of buildings |

| Vacant Premises (observed)                          |                                                                                                     |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                                                                                                |
| Evidence of Marketing                               | Yes - Limited                                                                                       |
| Comment:                                            | No clear evidence of vacant units other than the estate map signage showing units without occupiers |

| Properties Marketed Online (not necessarily vacant) |            |        |                  |
|-----------------------------------------------------|------------|--------|------------------|
| Unit Name / Address                                 | Unit Type  | Aspect | Floorspace (sqm) |
| Unit 14-17                                          | Industrial |        | 1,092            |
| Add lines above if required                         |            |        |                  |

| Parking and Loading                 |                                                                                                                                    |                          |                          |                                     |                                    |                          |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                                                                                          | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                                    |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                                                                                                                    |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                                                                                    |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | Car parking is sufficient in most places with some on street parking in most parts of the site which could impact on 2-way traffic |                          |                          |                                     |                                    |                          |

| Accessibility                                      |      |
|----------------------------------------------------|------|
| Condition of access roads to the site              | Good |
| Suitability of access roads to accommodate traffic | Good |
| Condition of roads within the site                 | Good |

| Accessibility                                               |     |      |
|-------------------------------------------------------------|-----|------|
| Suitability of roads within the site to accommodate traffic |     | Good |
| Comment:                                                    | N/A |      |

| Connectivity                     |                                                                                                                                                                                                                  |                |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                        | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                   | Less than 5km  |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                   | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                                                             |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                             |                |
| Comment:                         | The site is right beside the A30. There are two bus stops located next to the site with bus services towards Hook station (taking over 20 minutes in total) and Fleet Station (taking over 27 minutes in total). |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input type="checkbox"/>            |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input checked="" type="checkbox"/> |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                |                                     |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 1                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 0                              |         |
| Pub / Bar                              | 0             | 1                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |

| Amenities / Facilities      |               |                                |         |
|-----------------------------|---------------|--------------------------------|---------|
| Type                        | Number onsite | Number within walking distance | Comment |
| Gym / Sports centre         | 0             | 1                              |         |
| Nursery                     | 0             | 0                              |         |
| Post office                 | 0             | 0                              |         |
| Other (specify):            | 0             | 0                              |         |
| Add lines above if required |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input type="checkbox"/>            |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                                                    |                                                     |
|-----------------------------|----------------------------------------------------|-----------------------------------------------------|
|                             | Yes/No                                             | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/>                | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>                           | No negative impact                                  |
| Odour                       | <input type="checkbox"/>                           | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>                           | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>                           | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>                           | No negative impact                                  |
| Comment:                    | Very minor noise from vehicles and site activities |                                                     |

| Potential for 24-hour working           |                      |
|-----------------------------------------|----------------------|
| Is there potential for 24-hour working? | Yes                  |
| Comment:                                | The site is secluded |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| An average quality medium sized Industrial estate with mostly light industrial units and some car repair units. There is some evidence of vacant units marketed on map signage. |

|            |                                                                                    |                                |                                   |                           |  |
|------------|------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------|--|
| Ref:       | H15                                                                                | Name:                          | Optrex Business Park, Rotherwick  |                           |  |
| Size (ha): | 0.5 ha                                                                             | Designation:                   | Locally Important Employment Site |                           |  |
| Map:       | Land lost to alternative use                                                       | Presence of non-employment use | Vacant land                       | Redevelopment opportunity |  |
|            |  |                                |                                   |                           |  |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 100%       |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |
| Leisure                                     | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |           |
|------------------------------------------|--------------------------|------------|-----------|
| Community                                | <input type="checkbox"/> |            |           |
| Green Space                              | <input type="checkbox"/> |            |           |
| Other (Specify)                          | <input type="checkbox"/> |            |           |
| Type (Undeveloped / derelict)            | Select                   | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/> |            |           |
| Derelict properties                      | <input type="checkbox"/> |            |           |
| Comment                                  |                          |            |           |
| Comment                                  | N/A                      |            |           |

| Stock Condition                |                                                   |
|--------------------------------|---------------------------------------------------|
| Perceived Age of Buildings     | Average                                           |
| Average Condition of Buildings | Average                                           |
| Comment:                       | Most units are average, some tending towards poor |

| Vacant Premises (observed)                          |                    |
|-----------------------------------------------------|--------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                 |
| Evidence of Marketing                               | No                 |
| Comment:                                            | No vacant premises |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                      |                          |                          |                                     |                                    |                          |

| Accessibility                                               |                                                         |
|-------------------------------------------------------------|---------------------------------------------------------|
| Condition of access roads to the site                       | Poor                                                    |
| Suitability of access roads to accommodate traffic          | Too narrow                                              |
| Condition of roads within the site                          | Average                                                 |
| Suitability of roads within the site to accommodate traffic | Good                                                    |
| Comment:                                                    | Access road is through a very narrow private paved path |

| Connectivity                     |                                                                                                                                                                                      |               |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                            | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                       | Less than 5km |
| Access to Public Transport       | None                                                                                                                                                                                 | More than 2km |
| Pavement around the site         | None                                                                                                                                                                                 |               |
| Cycle lanes around the site      | None                                                                                                                                                                                 |               |
| Comment:                         | The A30 is located 4.3km to the south and the M3 is 4.8km to the north (both around a 7-minute drive). The nearest public transport is a bus stop in Hook is over a hours walk away. |               |

| Quality of Environment and Public Realm |                          |
|-----------------------------------------|--------------------------|
| Street lighting                         | <input type="checkbox"/> |
| Pavement                                | <input type="checkbox"/> |
| Landscaped green space                  | <input type="checkbox"/> |
| Bins                                    | <input type="checkbox"/> |
| Benches                                 | <input type="checkbox"/> |
| Tables                                  | <input type="checkbox"/> |
| Cycle parking                           | <input type="checkbox"/> |
| Comment:                                | N/A                      |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 0                              |         |
| Restaurant                             | 0             | 1                              |         |
| Takeaway                               | 0             | 0                              |         |
| Pub / Bar                              | 0             | 1                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 1                              |         |
| Gym / Sports centre                    | 0             | 0                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 2                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input checked="" type="checkbox"/> |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input type="checkbox"/>            |
| Comment:          | Next to a golf course               |

| Impact on Neighbouring Uses |                                               |                                                     |
|-----------------------------|-----------------------------------------------|-----------------------------------------------------|
|                             | Yes/No                                        | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/>           | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>                      | No negative impact                                  |
| Odour                       | <input type="checkbox"/>                      | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>                      | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>                      | No negative impact                                  |
| Road Traffic - HGVs         | <input type="checkbox"/>                      | No negative impact                                  |
|                             | Minor noise from vehicles and site activities |                                                     |

| Potential for 24-hour working           |                      |
|-----------------------------------------|----------------------|
| Is there potential for 24-hour working? | Yes                  |
| Comment:                                | The site is secluded |

| Existing Planning Permissions                                                        |              |                          |          |           |    |    |       |           |
|--------------------------------------------------------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                                                                       | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                                                                      |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| Optrex<br>Business Park<br>Ridge Lane<br>Rotherwick<br>Hook<br>Hampshire<br>RG27 9AY | 26/00295/FUL | 96 <sup>6</sup>          |          |           |    |    |       |           |
| Add lines above if required                                                          |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

<sup>6</sup> Temporary modular office structure (for 2 years)

## Conclusion

The site is a secluded and average quality industrial estate which is suitable for its current use of small local businesses. There are no vacant land or premises. The access road is low quality narrow path which makes traffic access to the site challenging.

|            |                                                                                                                                                            |              |                           |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------|
| Ref:       | H16                                                                                                                                                        | Name:        | Osborn Way, Hook          |
| Size (ha): | 4.3ha                                                                                                                                                      | Designation: | Strategic Employment Site |
| Map:       | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div> |              |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input checked="" type="checkbox"/> | 30%        |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 35%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input checked="" type="checkbox"/> | 20%        |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                     |            |           |
|------------------------------------------|-------------------------------------|------------|-----------|
| Retail (other than trade counters)       | <input type="checkbox"/>            |            |           |
| Leisure                                  | <input checked="" type="checkbox"/> | 10%        |           |
| Community                                | <input type="checkbox"/>            |            |           |
| Green Space                              | <input type="checkbox"/>            |            |           |
| Other (post office)                      | <input type="checkbox"/>            | 5%         |           |
| Type (Undeveloped / derelict)            | Select                              | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>            |            |           |
| Derelict properties                      | <input type="checkbox"/>            |            |           |
| Comment                                  |                                     |            |           |
| Comment                                  | N/A                                 |            |           |

| Stock Condition                |         |
|--------------------------------|---------|
| Perceived Age of Buildings     | Average |
| Average Condition of Buildings | Average |
| Comment:                       | N/A     |

| Vacant Premises (observed)                          |                      |
|-----------------------------------------------------|----------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                   |
| Evidence of Marketing                               | No                   |
| Comment:                                            | No vacant floorspace |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                                     |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                                     | Too much                 |                                     |                                    |                          |
| Loading facilities                  |                          |                                     | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                                     | Sufficient               |                                     |                                    |                          |
| Comment:                            |                          | N/A                                 |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |

| Accessibility |     |
|---------------|-----|
| Comment:      | N/A |

| Connectivity                     |                                                                                                                    |                |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                          | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                     | Less than 1km  |
| Access to Public Transport       | Yes - bus & train                                                                                                  | Less than 500m |
| Pavement around the site         | Good                                                                                                               |                |
| Cycle lanes around the site      | None                                                                                                               |                |
| Comment:                         | The M3 is 2 minutes away through Griffin Way. Hook train station and the nearest bus stop are a 5-minute walk away |                |

| Quality of environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input type="checkbox"/>            |
| Comment:                                | Some parts without pavement         |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Average    |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 3                              |         |
| Restaurant                             | 0             | 2                              |         |
| Takeaway                               | 0             | 2                              |         |
| Pub / Bar                              | 0             | 1                              |         |
| Corner shop / Small convenience shop   | 0             | 1                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 1                              |         |
| Hotel                                  | 0             | 1                              |         |
| Gym / Sports centre                    | 1             | 0                              |         |
| Nursery                                | 0             | 0                              |         |

| Amenities / Facilities             |               |                                |         |
|------------------------------------|---------------|--------------------------------|---------|
| Type                               | Number onsite | Number within walking distance | Comment |
| Post office                        | 1             | 0                              |         |
| Other (specify):                   | 0             | 0                              |         |
| <i>Add lines above if required</i> |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input checked="" type="checkbox"/> |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input checked="" type="checkbox"/> |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                                        |                    |
|-----------------------------|----------------------------------------|--------------------|
|                             | Yes/No                                 | Impact             |
| Noise Pollution             | <input type="checkbox"/>               | No negative impact |
| Air Pollution               | <input type="checkbox"/>               | No negative impact |
| Odour                       | <input type="checkbox"/>               | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/>               | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/>               | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/>               | No negative impact |
| Comment:                    | Some minor noise from light industrial |                    |

| Potential for 24-hour working           |                                                                |
|-----------------------------------------|----------------------------------------------------------------|
| Is there potential for 24-hour working? | In Part                                                        |
| Comment:                                | Office and some light industrial which is further from housing |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

## Conclusion

An average quality business park with office, light industrial and trade counter properties. There is also a gym and post office on site but no vacant floorspace.

|            |                                                                                    |                                |                                   |                           |  |
|------------|------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------|--|
| Ref:       | H17                                                                                | Name:                          | Eversley Storage                  |                           |  |
| Size (ha): | 1ha                                                                                | Designation:                   | Locally Important Employment Site |                           |  |
| Map:       | Land lost to alternative use                                                       | Presence of non-employment use | Vacant land                       | Redevelopment opportunity |  |
|            |  |                                |                                   |                           |  |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 100%       |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                    |            |           |
|------------------------------------------|------------------------------------|------------|-----------|
| Leisure                                  | <input type="checkbox"/>           |            |           |
| Community                                | <input type="checkbox"/>           |            |           |
| Green Space                              | <input type="checkbox"/>           |            |           |
| Other (Specify)                          | <input type="checkbox"/>           |            |           |
| Type (Undeveloped / derelict)            | Select                             | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>           |            |           |
| Derelict properties                      | <input type="checkbox"/>           |            |           |
| Comment                                  |                                    |            |           |
| Comment                                  | Used for rental storage containers |            |           |

| Stock Condition                |                                               |
|--------------------------------|-----------------------------------------------|
| Perceived Age of Buildings     | Average                                       |
| Average Condition of Buildings | Good                                          |
| Comment:                       | A couple of buildings but mostly storage yard |

| Vacant Premises (observed)                          |     |
|-----------------------------------------------------|-----|
| Vacant Premises / Floorspace (estimated % of stock) | 0%  |
| Evidence of Marketing                               | No  |
| Comment:                                            | N/A |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| <i>Add lines above if required</i>                  |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                      |                          |                          |                                     |                                    |                          |

| Accessibility                                               |      |
|-------------------------------------------------------------|------|
| Condition of access roads to the site                       | Good |
| Suitability of access roads to accommodate traffic          | Good |
| Condition of roads within the site                          | Good |
| Suitability of roads within the site to accommodate traffic | Good |
| Comment:                                                    | N/A  |

| Connectivity                     |                                                                                                                                                                                                                                                                   |               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                                                                                         | Distance      |
| Access to Strategic Road Network | Yes - direct                                                                                                                                                                                                                                                      | Less than 1km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                    | Less than 2km |
| Pavement around the site         | None                                                                                                                                                                                                                                                              |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                              |               |
| Comment:                         | <p>The site has access to the A30 from a 2-minute drive through the A327.</p> <p>No public transport. The closest bus stop is located a 22-minute walk away from the site, with bus services to Wokingham Station (taking nearly 1 hour 20 minutes in total).</p> |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input type="checkbox"/>            |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input type="checkbox"/>            |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input type="checkbox"/>            |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 0                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 1                              |         |
| Pub / Bar                              | 0             | 0                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 0             | 1                              |         |
| Nursery                                | 0             | 0                              |         |

| Amenities / Facilities             |               |                                |         |
|------------------------------------|---------------|--------------------------------|---------|
| Type                               | Number onsite | Number within walking distance | Comment |
| Post office                        | 0             | 1                              |         |
| Other (Laser Tag Centre):          | 0             | 1                              |         |
| <i>Add lines above if required</i> |               |                                |         |

| Neighbouring Uses |                                     |
|-------------------|-------------------------------------|
| Residential       | <input type="checkbox"/>            |
| Retail            | <input type="checkbox"/>            |
| Leisure           | <input type="checkbox"/>            |
| Community         | <input type="checkbox"/>            |
| Green Space       | <input checked="" type="checkbox"/> |
| Other Employment  | <input type="checkbox"/>            |
| Comment:          | N/A                                 |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                  |
|-----------------------------------------|------------------|
| Is there potential for 24-hour working? | Yes              |
| Comment:                                | Site is secluded |

| Existing Planning Permissions  |              |                          |          |           |    |    |       |           |
|--------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                 | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| 5 Brickhouse, Eversley Haulage | /            |                          |          | 1,016     |    |    |       | 1.9       |
| Add lines above if required    |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This site is a single storage yard with a few buildings but mostly space for rentable storage units. There is a single occupier on the site with no vacant land or premises. |

|            |                                                                                                                                                                                                                                                                                                                               |              |                                          |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|
| Ref:       | H18                                                                                                                                                                                                                                                                                                                           | Name:        | Potters Industrial Park, Church Crookham |
| Size (ha): | 0.45 ha                                                                                                                                                                                                                                                                                                                       | Designation: | Locally Important Employment Site        |
| Map:       | <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Land lost to alternative use</span> <span>Presence of non-employment use</span> <span>Vacant land</span> <span>Redevelopment opportunity</span> </div>  |              |                                          |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 75%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 25%        |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |           |
|------------------------------------------|--------------------------|------------|-----------|
| Retail (other than trade counters)       | <input type="checkbox"/> |            |           |
| Leisure                                  | <input type="checkbox"/> |            |           |
| Community                                | <input type="checkbox"/> |            |           |
| Green Space                              | <input type="checkbox"/> |            |           |
| Other (Specify)                          | <input type="checkbox"/> |            |           |
| Type (Undeveloped / derelict)            | Select                   | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/> |            |           |
| Derelict properties                      | <input type="checkbox"/> |            |           |
| Comment                                  |                          |            |           |
| Comment                                  | N/A                      |            |           |

| Stock Condition                |                                                                |
|--------------------------------|----------------------------------------------------------------|
| Perceived Age of Buildings     | Old                                                            |
| Average Condition of Buildings | Poor                                                           |
| Comment:                       | Old light industrial units which have had limited maintenance. |

| Vacant Premises (observed)                          |                            |
|-----------------------------------------------------|----------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0%                         |
| Evidence of Marketing                               | No                         |
| Comment:                                            | No vacant properties/units |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading              |                                                                   |                                     |                          |                                     |                                    |                          |
|----------------------------------|-------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site    | On street                                                         | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input type="checkbox"/>         | <input checked="" type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision    |                                                                   |                                     | Insufficient             |                                     |                                    |                          |
| Loading facilities               |                                                                   |                                     | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate? |                                                                   |                                     | Insufficient             |                                     |                                    |                          |
| Comment:                         | Site is very busy, with limited loading space. Parking on street. |                                     |                          |                                     |                                    |                          |

| Accessibility                                               |               |
|-------------------------------------------------------------|---------------|
| Condition of access roads to the site                       | Average       |
| Suitability of access roads to accommodate traffic          | Too congested |
| Condition of roads within the site                          | Poor          |
| Suitability of roads within the site to accommodate traffic | Too congested |

| Accessibility |                                                                                                                                                                                                                                                                         |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comment:      | Access road would be fine if there was no parking on the side of the road. Because of this, there is a negative impact on two-way traffic on this access road, particularly for HGVs. Movement within the site is complicated as the site is very busy and constrained. |

| Connectivity                     |                                                                                                                                                                                     |                |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                           | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                      | Less than 5km  |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                      | Less than 500m |
| Pavement around the site         | Limited                                                                                                                                                                             |                |
| Cycle lanes around the site      | None                                                                                                                                                                                |                |
| Comment:                         | Access to the A287 via the residential Aldershot Road and then through Beacon Hill Road. Bus services are available from the site, connecting to Fleet Station (22-minute journey). |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input type="checkbox"/>            |
| Pavement                                | <input type="checkbox"/>            |
| Landscaped green space                  | <input type="checkbox"/>            |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input type="checkbox"/>            |
| Comment:                                | Poor public realm on site           |

| Quality of Environment and Perception |                                                                                                                                                       |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cleanliness                           | Very dirty                                                                                                                                            |
| Perception of safety                  | Average                                                                                                                                               |
| Comment:                              | Whilst it is expected that this industrial site will not be very clean, the lack of space and poor maintenance of the site add to its poor condition. |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 1                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 2                              |         |
| Pub / Bar                              | 0             | 2                              |         |
| Corner shop / Small convenience shop   | 0             | 1                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 1                              |         |

| Amenities / Facilities      |               |                                |         |
|-----------------------------|---------------|--------------------------------|---------|
| Type                        | Number onsite | Number within walking distance | Comment |
| Large supermarket           | 0             | 0                              |         |
| Hotel                       | 0             | 0                              |         |
| Gym / Sports centre         | 0             | 1                              |         |
| Nursery                     | 0             | 0                              |         |
| Post office                 | 0             | 1                              |         |
| Other (specify):            | 0             | 0                              |         |
| Add lines above if required |               |                                |         |

| Neighbouring Uses |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                             |
| Retail            | <input type="checkbox"/>                                        |
| Leisure           | <input type="checkbox"/>                                        |
| Community         | <input type="checkbox"/>                                        |
| Green Space       | <input type="checkbox"/>                                        |
| Other Employment  | <input type="checkbox"/>                                        |
| Comment:          | The site is surrounded by residential properties from all sides |

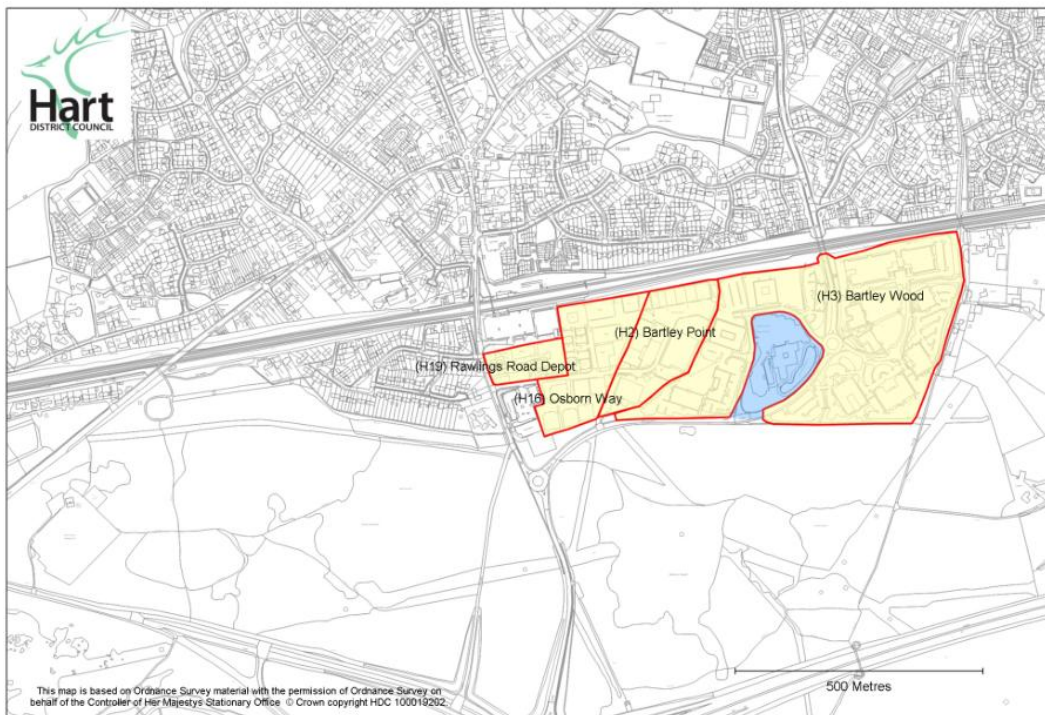
| Impact on Neighbouring Uses |                                     |                          |
|-----------------------------|-------------------------------------|--------------------------|
|                             | Yes/No                              | Impact                   |
| Noise Pollution             | <input checked="" type="checkbox"/> | Moderate negative impact |
| Air Pollution               | <input checked="" type="checkbox"/> | Moderate negative impact |
| Odour                       | <input type="checkbox"/>            | No negative impact       |
| Road Traffic - cars         | <input type="checkbox"/>            | No negative impact       |
| Road Traffic – vans         | <input checked="" type="checkbox"/> | Moderate negative impact |
| Road Traffic - HGVs         | <input checked="" type="checkbox"/> | Moderate negative impact |
| Comment:                    | N/A                                 |                          |

| Potential for 24-hour working           |                                                                                                                                        |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Is there potential for 24-hour working? | No                                                                                                                                     |
| Comment:                                | Close proximity to residential properties. Industrial activities on this site would not be compatible with residential areas at night. |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                                                                                                                                                                                           |
|-------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Characteristic                                  | Selection                | Comment (indicative %)                                                                                                                                                                    |
| Presence of vacant sites                        | <input type="checkbox"/> |                                                                                                                                                                                           |
| Presence of derelict properties                 | <input type="checkbox"/> |                                                                                                                                                                                           |
| Presence of low density properties              | <input type="checkbox"/> | All units are light industrial low density and poor condition. There could be an opportunity to redevelop this site – however, occupiers are probably attracted to this site by low rent. |

| Conclusion                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A small low quality light industrial estate surrounded by residential properties. The site is mostly small low-quality light industrial units and some car repairs. The site is very active with limited space and no vacant land or properties. |

|                                                                                                  |                                                                                                                                                                                                                                                                                 |              |                     |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|
| Ref:                                                                                             | H19                                                                                                                                                                                                                                                                             | Name:        | Rawlings Road Depot |
| Size (ha):                                                                                       | 0.9 ha                                                                                                                                                                                                                                                                          | Designation: |                     |
| Map:                                                                                             |  <p>This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright HDC 100019202.</p> |              |                     |
| <p><b>This site has been fully lost to residential, and therefore has not been surveyed.</b></p> |                                                                                                                                                                                                                                                                                 |              |                     |

|            |                                                                                                                                                                                                                                                |              |                                          |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|
| Ref:       | H20                                                                                                                                                                                                                                            | Name:        | Redfields Business Park, Church Crookham |
| Size (ha): | 2.4ha                                                                                                                                                                                                                                          | Designation: | Locally Important Employment Site        |
| Map:       | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div>  |              |                                          |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 40%        |
| General Industrial / Business Area          | <input checked="" type="checkbox"/> | 10%        |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 20%        |
| Trade Counters                              | <input checked="" type="checkbox"/> | 5%         |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 5%         |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input checked="" type="checkbox"/> | 15%        |

| Site Description (select all that apply) |                                                                                                                                                                                                                                                                                                             |            |           |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Student Housing                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Retail (other than trade counters)       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Leisure                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Community                                | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Green Space                              | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Other (Specify)                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Type (Undeveloped / derelict)            | Select                                                                                                                                                                                                                                                                                                      | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                                                                                                                                                                                                                                                                                    |            |           |
| Derelict properties                      | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                         | 5%         |           |
| Comment                                  |                                                                                                                                                                                                                                                                                                             |            |           |
| Comment                                  | Older industrial estate with some office blocks and some light industrial units. Part of the site (MRS Digital) is very modern office, Redfield stable is made of light industrial units (converted barns), and the rest is made of older industrial and office stock. One house located on Redfield Barns. |            |           |

| Stock Condition                |                                                                                                                                                                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Average                                                                                                                                                                                                                               |
| Average Condition of Buildings | Average                                                                                                                                                                                                                               |
| Comment:                       | Most stock is in average condition for industrial use, with some units in poorer condition. One vacant office block is available for rental (seemingly in poor condition). MRS Digital building is more modern and in good condition. |

| Vacant Premises (observed)                          |                                                                                                                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 10-20%                                                                                                                                                              |
| Evidence of Marketing                               | Yes - Limited                                                                                                                                                       |
| Comment:                                            | One office block available for rental. No clear evidence of other industrial premises being vacant, but there are no activities at some premises (possibly vacant). |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                     |                          |                          |                                     |                                    |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                           | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                     |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                                     |                          | Off-street loading       |                                     |                                    |                          |

| Parking and Loading              |                                                                                                                                                                                                    |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Are loading facilities adequate? | Sufficient                                                                                                                                                                                         |
| Comment:                         | Sufficient in most places (or even in excess). However, near some premises, there is a lack of parking and loading facilities (with car parked on road, and front yards spilling over their area). |

| Accessibility                                               |                                                                                                                                                                                                                            |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition of access roads to the site                       | Good                                                                                                                                                                                                                       |
| Suitability of access roads to accommodate traffic          | Good                                                                                                                                                                                                                       |
| Condition of roads within the site                          | Good                                                                                                                                                                                                                       |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                                                                                                                                       |
| Comment:                                                    | Roads are overall in good condition and sufficiently wide. In some places, car parks on the side of the road limit the flow of the traffic (however, no evidence of heavy traffic in the area). Some potholes in the road. |

| Connectivity                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Less than 1km  |
| Pavement around the site         | Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| Cycle lanes around the site      | Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |
| Comment:                         | Access to the M3 via the A287. However, the junction the M3 is located nearly 10km away from the site. There is limited public transport around the site, with the nearest bus stop located nearly 1km away from the site. This remoteness of the site will limit its attractiveness for major regional and national industrial/logistics businesses of office occupiers.<br>Some pavement and cycle lanes, however, they are not everywhere (and cycle lanes are not obvious). |                |

| Quality of Environment and Public Realm |                                                                                                               |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/>                                                                           |
| Pavement                                | <input checked="" type="checkbox"/>                                                                           |
| Landscaped green space                  | <input type="checkbox"/>                                                                                      |
| Bins                                    | <input checked="" type="checkbox"/>                                                                           |
| Benches                                 | <input type="checkbox"/>                                                                                      |
| Tables                                  | <input type="checkbox"/>                                                                                      |
| Cycle parking                           | <input type="checkbox"/>                                                                                      |
| Comment:                                | Overall, relatively poor public realm – with the exception of MRS Digital site which is of very high quality. |

| Quality of Environment and Perception |                                                                                                                                                                                              |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cleanliness                           | Dirty                                                                                                                                                                                        |
| Perception of safety                  | Average                                                                                                                                                                                      |
| Comment:                              | The condition of the site is to be expected, due to the concentration of light industrial activities. However, cleanliness around the site could be improved through better site management. |

| Amenities / Facilities                 |               |                                |                                |
|----------------------------------------|---------------|--------------------------------|--------------------------------|
| Type                                   | Number onsite | Number within walking distance | Comment                        |
| Café                                   | 0             | 1                              |                                |
| Restaurant                             | 0             | 0                              |                                |
| Takeaway                               | 0             | 0                              |                                |
| Pub / Bar                              | 0             | 0                              |                                |
| Corner shop / Small convenience shop   | 0             | 0                              |                                |
| Small supermarket (i.e. Tesco Express) | 0             | 1                              |                                |
| Large supermarket                      | 0             | 0                              |                                |
| Hotel                                  | 0             | 0                              |                                |
| Gym / Sports centre                    | 1             | 1                              |                                |
| Nursery                                | 0             | 1                              |                                |
| Post office                            | 0             | 0                              | Mail box located near the site |
| Other (specify):                       | 0             | 0                              |                                |
| Add lines above if required            |               |                                |                                |

| Neighbouring Uses |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                        |
| Retail            | <input type="checkbox"/>                                                   |
| Leisure           | <input type="checkbox"/>                                                   |
| Community         | <input type="checkbox"/>                                                   |
| Green Space       | <input checked="" type="checkbox"/>                                        |
| Other Employment  | <input type="checkbox"/>                                                   |
| Comment:          | Care homes near MRS Digital. The site is mainly surrounded by green space. |

| Impact on Neighbouring Uses |                                     |                                                     |
|-----------------------------|-------------------------------------|-----------------------------------------------------|
|                             | Yes/No                              | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input checked="" type="checkbox"/> | No negative impact - no sensitive neighbouring uses |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                     |
|-----------------------------------------|-----------------------------------------------------|
| Is there potential for 24-hour working? | In Part                                             |
| Comment:                                | Particularly on the most secluded part of the site. |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                                          |
|-------------------------------------------------|--------------------------|------------------------------------------|
| Characteristic                                  | Selection                | Comment (indicative %)                   |
| Presence of vacant sites                        | <input type="checkbox"/> |                                          |
| Presence of derelict properties                 | <input type="checkbox"/> | One office is vacant (in poor condition) |
| Presence of low density properties              | <input type="checkbox"/> |                                          |

| Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The site can be divided into three sections: MRS Digital (on Blue Prior Business Park), Redfield Stables and Redfield Business Park. MRS Digital is a modern office building, located in a well-designed and maintained surrounding. Redfield Stables are old stables converted into light industrial units. This part of the site also accommodates a house. Finally, Redfield Business Park (the largest part of the site), offers a range of small and medium light industrial and warehousing units, as well as a few office blocks. Buildings in this are of dated and not always well-maintained. The public realm on this site is also poor. The site has potential for intensification through redevelopment.</p> |

|            |                                                                                                                                               |              |                                   |  |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|--|
| Ref:       | H21                                                                                                                                           | Name:        | Beacon Hill Road, Church Crookham |  |
| Size (ha): | 2.9ha                                                                                                                                         | Designation: | Locally Important Employment Site |  |
| Map:       | <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> |              |                                   |  |
|            |                                                                                                                                               |              |                                   |  |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input checked="" type="checkbox"/> |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 75%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |
| Retail (other than trade counters)          | <input checked="" type="checkbox"/> | 25%        |

| Site Description (select all that apply) |                                                                                                                                                                |            |           |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Leisure                                  | <input type="checkbox"/>                                                                                                                                       |            |           |
| Community                                | <input type="checkbox"/>                                                                                                                                       |            |           |
| Green Space                              | <input type="checkbox"/>                                                                                                                                       |            |           |
| Other (Specify)                          | <input type="checkbox"/>                                                                                                                                       |            |           |
| Type (Undeveloped / derelict)            | Select                                                                                                                                                         | Percentage | Ha (est.) |
| Vacant Land                              | <input type="checkbox"/>                                                                                                                                       |            |           |
| Derelict properties                      | <input type="checkbox"/>                                                                                                                                       |            |           |
| Comment                                  |                                                                                                                                                                |            |           |
| Comment                                  | New industrial units located in a secured industrial estate. Some new retail units located at the south west quarter part of the site (Aldi and Home Bargains) |            |           |

| Stock Condition                |        |
|--------------------------------|--------|
| Perceived Age of Buildings     | Modern |
| Average Condition of Buildings | Good   |
| Comment:                       | N/A    |

| Vacant Premises (observed)                          |                                                                                                                                                          |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 5-10%                                                                                                                                                    |
| Evidence of Marketing                               | Yes - Limited                                                                                                                                            |
| Comment:                                            | Some industrial units are vacant (one or two) – behind Aldi and Home Bargains. All the new units on the northern part of the site (10 units) are leased. |

| Properties Marketed Online (not necessarily vacant)     |            |        |                  |
|---------------------------------------------------------|------------|--------|------------------|
| Unit Name / Address                                     | Unit Type  | Aspect | Floorspace (sqm) |
| Quantum Business Park / Beacon Hill Rd, Fleet, GU52 8EA | Industrial | Good   | 2,139            |
| Add lines above if required                             |            |        |                  |

| Parking and Loading                 |                                                                                                                                |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                                                                                      | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                                |                          | Too much                 |                                     |                                    |                          |
| Loading facilities                  |                                                                                                                                |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                                                                                |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | Good parking facilities, however, in excess on most of the site (some parking is used by customers of Aldi and Home Bargains). |                          |                          |                                     |                                    |                          |

| Accessibility                                               |                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition of access roads to the site                       | Good                                                                                                                                                                                                                                                                     |
| Suitability of access roads to accommodate traffic          | Good                                                                                                                                                                                                                                                                     |
| Condition of roads within the site                          | Good                                                                                                                                                                                                                                                                     |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                                                                                                                                                                                     |
| Comment:                                                    | Site is located along a main road, with good access – suitable for large vehicles and two-way traffic. Industrial units located behind Aldi and Home Bargains may be less attractive to industrial occupiers given their access is made through the retailers' car park. |

| Connectivity                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |
| Comment:                         | <p>M3 can be reached via rural roads and is 8km away from the site. This will limit the attractiveness of the site for regional and national distributors. Alternative is to get onto the M3 via the A287, but requires to drive over 10km to reach the junction.</p> <p>There is also limited public transport available, with a bus stop located near the site, which provides bus services to Fleet Station (15-minute journey).</p> <p>Good pavement on either side of the main road. No cycle lanes.</p> |                |

| Quality of Environment and Public Realm |                                            |
|-----------------------------------------|--------------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/>        |
| Pavement                                | <input checked="" type="checkbox"/>        |
| Landscaped green space                  | <input checked="" type="checkbox"/>        |
| Bins                                    | <input checked="" type="checkbox"/>        |
| Benches                                 | <input checked="" type="checkbox"/>        |
| Tables                                  | <input checked="" type="checkbox"/>        |
| Cycle parking                           | <input type="checkbox"/>                   |
| Comment:                                | Good quality public realm across the site. |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Very clean |
| Perception of safety                  | Feels safe |
| Comment:                              |            |

| Amenities / Facilities                 |               |                                |             |
|----------------------------------------|---------------|--------------------------------|-------------|
| Type                                   | Number onsite | Number within walking distance | Comment     |
| Café                                   | 0             | 0                              |             |
| Restaurant                             | 0             | 0                              |             |
| Takeaway                               | 0             | 0                              |             |
| Pub / Bar                              | 0             | 1                              |             |
| Corner shop / Small convenience shop   | 0             | 0                              |             |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |             |
| Large supermarket                      | 2             | 0                              |             |
| Hotel                                  | 0             | 0                              |             |
| Gym / Sports centre                    | 0             | 1                              | Outdoor gym |
| Nursery                                | 0             | 2                              |             |
| Post office                            | 0             | 0                              |             |
| Other (specify):                       | 1             | 0                              | Padel       |
| Add lines above if required            |               |                                |             |

| Neighbouring Uses |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                     |
| Retail            | <input type="checkbox"/>                                                                |
| Leisure           | <input type="checkbox"/>                                                                |
| Community         | <input checked="" type="checkbox"/>                                                     |
| Green Space       | <input checked="" type="checkbox"/>                                                     |
| Other Employment  | <input type="checkbox"/>                                                                |
| Comment:          | Sports pitch to the north. An Aldi and Home Bargains (retail) are located on this site. |

| Impact on Neighbouring Uses |                                                                                                                                                                                                                                      |                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|                             | Yes/No                                                                                                                                                                                                                               | Impact                   |
| Noise Pollution             | <input type="checkbox"/>                                                                                                                                                                                                             | No negative impact       |
| Air Pollution               | <input type="checkbox"/>                                                                                                                                                                                                             | No negative impact       |
| Odour                       | <input type="checkbox"/>                                                                                                                                                                                                             | No negative impact       |
| Road Traffic - cars         | <input checked="" type="checkbox"/>                                                                                                                                                                                                  | Moderate negative impact |
| Road Traffic – vans         | <input type="checkbox"/>                                                                                                                                                                                                             | No negative impact       |
| Road Traffic - HGVs         | <input type="checkbox"/>                                                                                                                                                                                                             | No negative impact       |
| Comment:                    | Road traffic (cars) is mainly generated by Aldi and Home Bargains. This may negatively impact on the attractiveness of industrial units behind those retail shops for occupiers (as access is made through the retailers' car park). |                          |

| Potential for 24-hour working           |                                                                                                                                                                                           |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there potential for 24-hour working? | Yes                                                                                                                                                                                       |
| Comment:                                | The site is relatively secluded, with green space and football pitch around. Some residential on the other side of the road. Current activities on site do not cause any negative impact. |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Good quality industrial/retail park offering large, modern units – mainly for distribution and warehousing activities. The presence of retail activities on the site will negatively impact the attractiveness of industrial units which are located behind. |

|            |                                                                                                                                                                                                                                               |              |                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------|
| Ref:       | H22                                                                                                                                                                                                                                           | Name:        | Waterfront Business Park, Fleet |
| Size (ha): | 4.4ha                                                                                                                                                                                                                                         | Designation: | Strategic Employment Site       |
| Map:       | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div>  |              |                                 |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input checked="" type="checkbox"/> |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input type="checkbox"/>            |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input checked="" type="checkbox"/> | 35%        |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 15%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input checked="" type="checkbox"/> | 20%        |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 5%         |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input checked="" type="checkbox"/> | 5%         |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                                |            |           |
|------------------------------------------|------------------------------------------------|------------|-----------|
| Retail (other than trade counters)       | <input type="checkbox"/>                       |            |           |
| Leisure                                  | <input type="checkbox"/>                       |            |           |
| Community                                | <input type="checkbox"/>                       |            |           |
| Green Space                              | <input type="checkbox"/>                       |            |           |
| Other (a post Office & hotel)            | <input checked="" type="checkbox"/>            | 15%        |           |
| Type (Undeveloped / derelict)            | Select                                         | Percentage | Ha (est.) |
| Vacant Land                              | <input checked="" type="checkbox"/>            | 5%         |           |
| Derelict properties                      | <input type="checkbox"/>                       |            |           |
| Comment                                  |                                                |            |           |
| Comment                                  | One vacant office could be considered derelict |            |           |

| Stock Condition                |                                                                                   |
|--------------------------------|-----------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Average                                                                           |
| Average Condition of Buildings | Good                                                                              |
| Comment:                       | Most stock dates to 1990s. Trade counters and light industrial are slightly older |

| Vacant Premises (observed)                          |                                           |
|-----------------------------------------------------|-------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 5-10%                                     |
| Evidence of Marketing                               | Yes - Limited                             |
| Comment:                                            | One large office block is vacant/derelict |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                                                                                      |                                     |                          |                                     |                                    |                                     |
|-------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| Dedicated parking within site       | On street                                                                                            | (Double) Yellow lines               | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| Quantum of car park provision       |                                                                                                      |                                     | Too much                 |                                     |                                    |                                     |
| Loading facilities                  |                                                                                                      |                                     | Off-street loading       |                                     |                                    |                                     |
| Are loading facilities adequate?    |                                                                                                      |                                     | Sufficient               |                                     |                                    |                                     |
| Comment:                            | Some evidence of HGVs parking on street suggesting insufficient loading facilities for some premises |                                     |                          |                                     |                                    |                                     |

| Accessibility                                      |      |
|----------------------------------------------------|------|
| Condition of access roads to the site              | Good |
| Suitability of access roads to accommodate traffic | Good |
| Condition of roads within the site                 | Good |

| Accessibility                                               |     |      |
|-------------------------------------------------------------|-----|------|
| Suitability of roads within the site to accommodate traffic |     | Good |
| Comment:                                                    | N/A |      |

| Connectivity                     |                                                                                                                                                                                                                                                                         |                |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                                                               | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                          | Less than 5km  |
| Access to Public Transport       | Yes - bus & train                                                                                                                                                                                                                                                       | Less than 500m |
| Pavement around the site         | Good                                                                                                                                                                                                                                                                    |                |
| Cycle lanes around the site      | Limited                                                                                                                                                                                                                                                                 |                |
| Comment:                         | Access to M3 (located to the north of the site) via Cove Road. As the site is located opposite Fleet Station, it benefits from excellent public transport connectivity. However, the proximity to the station will have an impact on traffic around this transport hub. |                |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input checked="" type="checkbox"/> |
| Pavement                                | <input checked="" type="checkbox"/> |
| Landscaped green space                  | <input checked="" type="checkbox"/> |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input checked="" type="checkbox"/> |
| Tables                                  | <input checked="" type="checkbox"/> |
| Cycle parking                           | <input checked="" type="checkbox"/> |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities                 |               |                                |                             |
|----------------------------------------|---------------|--------------------------------|-----------------------------|
| Type                                   | Number onsite | Number within walking distance | Comment                     |
| Café                                   | 0             | 2                              |                             |
| Restaurant                             | 0             | 3                              |                             |
| Takeaway                               | 0             | 3                              |                             |
| Pub / Bar                              | 0             | 3                              |                             |
| Corner shop / Small convenience shop   | 0             | 1                              |                             |
| Small supermarket (i.e. Tesco Express) | 0             | 1                              | Co-op within 15-minute walk |
| Large supermarket                      | 0             | 0                              |                             |

| Amenities / Facilities      |               |                                |                    |
|-----------------------------|---------------|--------------------------------|--------------------|
| Type                        | Number onsite | Number within walking distance | Comment            |
| Hotel                       | 1             | 0                              | Premier Inn onsite |
| Gym / Sports centre         | 0             | 2                              |                    |
| Nursery                     | 0             | 3                              |                    |
| Post office                 | 0             | 1                              |                    |
| Other (specify):            | 0             | 0                              |                    |
| Add lines above if required |               |                                |                    |

| Neighbouring Uses |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                                                                                           |
| Retail            | <input type="checkbox"/>                                                                                                                                      |
| Leisure           | <input type="checkbox"/>                                                                                                                                      |
| Community         | <input type="checkbox"/>                                                                                                                                      |
| Green Space       | <input checked="" type="checkbox"/>                                                                                                                           |
| Other Employment  | <input type="checkbox"/>                                                                                                                                      |
| Comment:          | Located in the west of Fleet Pond Nature Reserve, and surrounded by residential (to the south and west), with Fleet Station located immediately to the north. |

| Impact on Neighbouring Uses |                                                |                                                     |
|-----------------------------|------------------------------------------------|-----------------------------------------------------|
|                             | Yes/No                                         | Impact                                              |
| Noise Pollution             | <input checked="" type="checkbox"/>            | No negative impact - no sensitive neighbouring uses |
| Air Pollution               | <input type="checkbox"/>                       | No negative impact                                  |
| Odour                       | <input type="checkbox"/>                       | No negative impact                                  |
| Road Traffic - cars         | <input type="checkbox"/>                       | No negative impact                                  |
| Road Traffic – vans         | <input type="checkbox"/>                       | No negative impact                                  |
| Road Traffic – HGVs         | <input type="checkbox"/>                       | No negative impact                                  |
| Comment:                    | Limited noise and road traffic (vans and HGVs) |                                                     |

| Potential for 24-hour working           |                              |
|-----------------------------------------|------------------------------|
| Is there potential for 24-hour working? | In Part                      |
| Comment:                                | Relatively secluded in parts |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                                     |                                                 |
|-------------------------------------------------|-------------------------------------|-------------------------------------------------|
| Characteristic                                  | Selection                           | Comment (indicative %)                          |
| Presence of vacant sites                        | <input checked="" type="checkbox"/> | 5%                                              |
| Presence of derelict properties                 | <input checked="" type="checkbox"/> | 5%                                              |
| Presence of low density properties              | <input type="checkbox"/>            | Low density trade counters and light industrial |

| Conclusion                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A good quality business park offering a range of uses (office, light industrial, trade counters, post office). Part of the site has been converted to residential and some of the site has vacant land and a building. |

|            |                                                                                                                                                                                              |              |                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------|
| Ref:       | H23                                                                                                                                                                                          | Name:        | Wychwood Carp Farm |
| Size (ha): | 0.3 ha                                                                                                                                                                                       | Designation: | N/A                |
| Map:       | <p>This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright HDC 100019202.</p> |              |                    |

**This site has not been allocated in the previous Local Plan, and therefore has not been surveyed.**

|            |                                                                                    |                                |                                   |                           |
|------------|------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------|
| Ref:       | H24                                                                                | Name:                          | Finn's Business Park, Crondall    |                           |
| Size (ha): | 0.65ha                                                                             | Designation:                   | Locally Important Employment Site |                           |
| Map:       | Land lost to alternative use                                                       | Presence of non-employment use | Vacant land                       | Redevelopment opportunity |
|            |  |                                |                                   |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 35%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input checked="" type="checkbox"/> | 60%        |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Retail (other than trade counters)       | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Leisure                                  | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Community                                | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Green Space                              | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Other (Specify)                          | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Type (Undeveloped / derelict)            | Select                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Percentage |
| Vacant Land                              | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5%         |
| Derelict properties                      | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |
| Comment                                  | <p>Low density industrial estate, with half of the site providing small offices, and other half providing industrial units with office above (mainly used for light industrial activities and warehousing/distribution).</p> <p>A small plot of land seems to be vacant/under-used (on the right as you enter the site). However, this is a narrow strip of land, so will present limited opportunities for development (could be use as car park however, and existing car park could be redeveloped).</p> |            |

| Stock Condition                |                                                                                                                                                         |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Average                                                                                                                                                 |
| Average Condition of Buildings | Average                                                                                                                                                 |
| Comment:                       | Average condition of buildings for their use (probably attractive to occupiers looking for low cost accommodation). They are maintained but look dated. |

| Vacant Premises (observed)                          |                                                                                     |
|-----------------------------------------------------|-------------------------------------------------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 5-10%                                                                               |
| Evidence of Marketing                               | No                                                                                  |
| Comment:                                            | Potentially three units (out of 28) are currently vacant, based on estate map/sign. |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Too much                 |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |

| Parking and Loading |                                                                                                                                |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Comment:            | There is a lot of parking at the front of the industrial estate, with very few cars parked on the day of visit (Thursday 3pm). |

| Accessibility                                      |                                                                                                                             |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Condition of access roads to the site              | Poor                                                                                                                        |
| Suitability of access roads to accommodate traffic | Too narrow                                                                                                                  |
| Condition of roads within the site                 | Average                                                                                                                     |
| Suitability of access roads to accommodate traffic | Good                                                                                                                        |
| Comment:                                           | Road leading to the site is very narrow and not suitable for two-way traffic and for larger vehicles (large vans and HGVs). |

| Connectivity                     |                                                                                                                                                                                                                                                                                                                                                                                                                       |                |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                                                                                                                                                                                                                             | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                                                                                                                                                        | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                                                                                                                                                                        | Less than 1km  |
| Pavement around the site         | None                                                                                                                                                                                                                                                                                                                                                                                                                  |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                                                                                                                                                                  |                |
| Comment:                         | <p>The M3 can be reached via the A287 – however, roads to access the A287 are narrow and won't cater for the traffic of large vehicles.</p> <p>There is some public transport in the area, with the nearest bus stop being located 0.6km away (and offers bus services to Fleet Station, taking nearly 1h to reach the station from the site).</p> <p>There is no pavement of cycle lanes on and around the site.</p> |                |

| Quality of Environment and Public Realm |                                                  |
|-----------------------------------------|--------------------------------------------------|
| Street lighting                         | <input type="checkbox"/>                         |
| Pavement                                | <input type="checkbox"/>                         |
| Landscaped green space                  | <input type="checkbox"/>                         |
| Bins                                    | <input type="checkbox"/>                         |
| Benches                                 | <input type="checkbox"/>                         |
| Tables                                  | <input type="checkbox"/>                         |
| Cycle parking                           | <input type="checkbox"/>                         |
| Comment:                                | Site is in good condition but has no facilities. |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities                 |               |                                |                                |
|----------------------------------------|---------------|--------------------------------|--------------------------------|
| Type                                   | Number onsite | Number within walking distance | Comment                        |
| Café                                   | 0             | 1                              |                                |
| Restaurant                             | 0             | 0                              |                                |
| Takeaway                               | 0             | 0                              |                                |
| Pub / Bar                              | 0             | 1                              |                                |
| Corner shop / Small convenience shop   | 0             | 0                              |                                |
| Small supermarket (i.e. Tesco Express) | 0             | 1                              |                                |
| Large supermarket                      | 0             | 0                              |                                |
| Hotel                                  | 0             | 0                              |                                |
| Gym / Sports centre                    | 0             | 1                              |                                |
| Nursery                                | 0             | 0                              |                                |
| Post office                            | 0             | 0                              | Post box located near the site |
| Other (specify):                       | 0             | 0                              |                                |
| Add lines above if required            |               |                                |                                |

| Neighbouring Uses |                                                         |
|-------------------|---------------------------------------------------------|
| Residential       | <input type="checkbox"/>                                |
| Retail            | <input type="checkbox"/>                                |
| Leisure           | <input type="checkbox"/>                                |
| Community         | <input type="checkbox"/>                                |
| Green Space       | <input checked="" type="checkbox"/>                     |
| Other Employment  | <input checked="" type="checkbox"/>                     |
| Comment:          | Surrounded by green space and a commercial storage site |

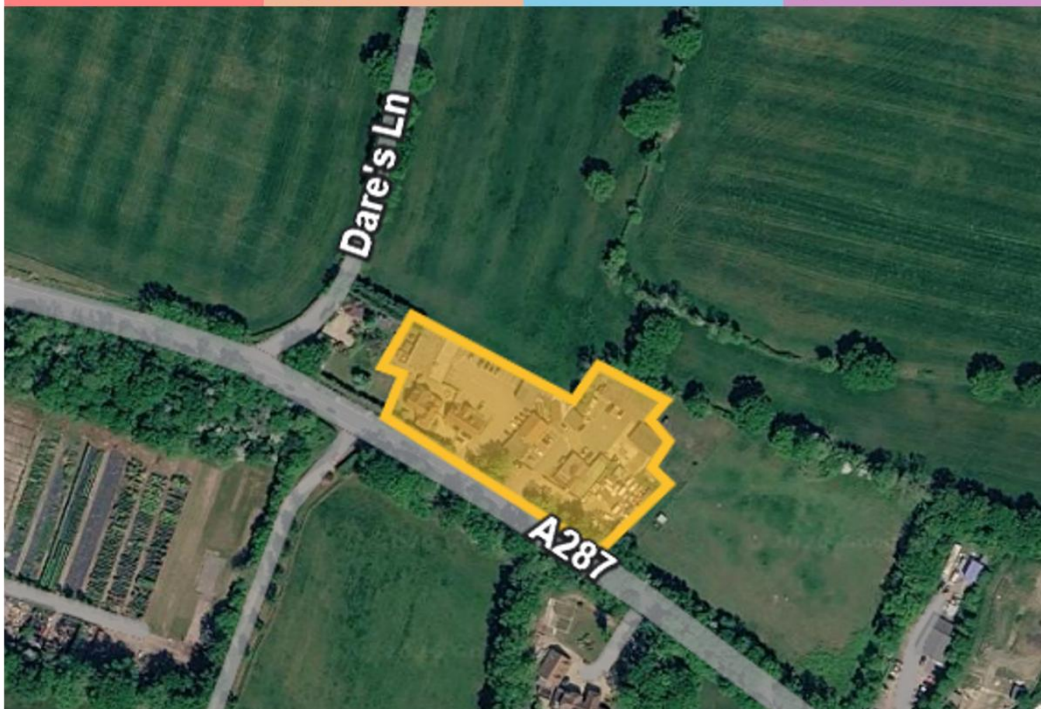
| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                     |
|-----------------------------------------|---------------------|
| Is there potential for 24-hour working? | Yes                 |
| Comment:                                | Fully secluded site |

| Existing Planning Permissions      |              |                          |          |           |    |    |       |           |
|------------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                     | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                                    |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                                |              |                          |          |           |    |    |       |           |
| <i>Add lines above if required</i> |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                                                                             |
|-------------------------------------------------|--------------------------|-----------------------------------------------------------------------------|
| Characteristic                                  | Selection                | Comment (indicative %)                                                      |
| Presence of vacant sites                        | <input type="checkbox"/> |                                                                             |
| Presence of derelict properties                 | <input type="checkbox"/> |                                                                             |
| Presence of low density properties              | <input type="checkbox"/> | Low density units. Office space could be redeveloped to deliver more space. |

| Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This remote site provides small office and light industrial/distribution units. However, access to the site is restricted by the narrow road and will not be suitable to larger vehicles. The quality of the properties is average (with properties being dated and of relatively low quality) – probably attracting demand from small local businesses who require storage space or a workshop at an affordable cost.</p> |

|            |                                                                                     |                                |                               |                           |
|------------|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------|---------------------------|
| Ref:       | New1                                                                                | Name:                          | Dares Farm (no official name) |                           |
| Size (ha): | 0.7 ha                                                                              | Designation:                   | No designation                |                           |
| Map:       | Land lost to alternative use                                                        | Presence of non-employment use | Vacant land                   | Redevelopment opportunity |
|            |  |                                |                               |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 100%       |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |
|------------------------------------------|--------------------------|------------|
| Student Housing                          | <input type="checkbox"/> |            |
| Retail (other than trade counters)       | <input type="checkbox"/> |            |
| Leisure                                  | <input type="checkbox"/> |            |
| Community                                | <input type="checkbox"/> |            |
| Green Space                              | <input type="checkbox"/> |            |
| Other (Specify)                          | <input type="checkbox"/> |            |
| Type (Undeveloped / derelict)            | Select                   | Percentage |
| Vacant Land                              | <input type="checkbox"/> |            |
| Derelict properties                      | <input type="checkbox"/> |            |
| Comment                                  | N/A                      |            |

| Stock Condition                |                                                                                                      |
|--------------------------------|------------------------------------------------------------------------------------------------------|
| Perceived Age of Buildings     | Old                                                                                                  |
| Average Condition of Buildings | Average                                                                                              |
| Comment:                       | Old barns converted into light industrial units. In average to good condition depending on the unit. |

| Vacant Premises (observed)                          |                                              |
|-----------------------------------------------------|----------------------------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                                         |
| Evidence of Marketing                               | No                                           |
| Comment:                                            | Potentially one unit vacant out of 12 units. |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                                                                                                                                                                                                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                                                                                                                                                                                                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>                                                                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                                                                                                                                                                                                          |                          | Insufficient             |                                     |                                    |                          |
| Loading facilities                  |                                                                                                                                                                                                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                                                                                                                                                                                                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | Loading facilities are limited (some shared yard space) but seem sufficient for activities on site. Limited parking available on the site, which would limit any expansion/intensification of this site. |                          |                          |                                     |                                    |                          |

| Accessibility                                      |      |
|----------------------------------------------------|------|
| Condition of access roads to the site              | Good |
| Suitability of access roads to accommodate traffic | Good |

| Accessibility                                      |                                                                                                                                                                                         |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition of roads within the site                 | Average                                                                                                                                                                                 |
| Suitability of roads within to accommodate traffic | Too narrow                                                                                                                                                                              |
| Comment:                                           | There are no “roads” within the site, just an entrance and access to yards/units. The access is relatively narrow which would limit two-way traffic and the access for larger vehicles. |

| Connectivity                     |                                                                                                                                                                                       |                 |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Type                             | Selection                                                                                                                                                                             | Distance        |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                        | Less than 10km  |
| Access to Public Transport       | None                                                                                                                                                                                  | Choose an item. |
| Pavement around the site         | None                                                                                                                                                                                  |                 |
| Cycle lanes around the site      | None                                                                                                                                                                                  |                 |
| Comment:                         | The M3 can be reached via the A287 (close to 10km away). There is no public transport around the site, therefore, this will reduce its attractiveness for any larger office employer. |                 |

| Quality of Environment and Public Realm |                                                             |
|-----------------------------------------|-------------------------------------------------------------|
| Street lighting                         | <input type="checkbox"/>                                    |
| Pavement                                | <input type="checkbox"/>                                    |
| Landscaped green space                  | <input checked="" type="checkbox"/>                         |
| Bins                                    | <input type="checkbox"/>                                    |
| Benches                                 | <input type="checkbox"/>                                    |
| Tables                                  | <input type="checkbox"/>                                    |
| Cycle parking                           | <input type="checkbox"/>                                    |
| Comment:                                | Site looks fine and maintained, but has limited facilities. |

| Quality of Environment and Perception |            |
|---------------------------------------|------------|
| Cleanliness                           | Clean      |
| Perception of safety                  | Feels safe |
| Comment:                              | N/A        |

| Amenities / Facilities               |               |                                |         |
|--------------------------------------|---------------|--------------------------------|---------|
| Type                                 | Number onsite | Number within walking distance | Comment |
| Café                                 | 0             | 0                              |         |
| Restaurant                           | 0             | 0                              |         |
| Takeaway                             | 0             | 0                              |         |
| Pub / Bar                            | 0             | 0                              |         |
| Corner shop / Small convenience shop | 0             | 0                              |         |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 0             | 0                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 0                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                                           |
|-------------------|-----------------------------------------------------------|
| Residential       | <input type="checkbox"/>                                  |
| Retail            | <input type="checkbox"/>                                  |
| Leisure           | <input type="checkbox"/>                                  |
| Community         | <input type="checkbox"/>                                  |
| Green Space       | <input checked="" type="checkbox"/>                       |
| Other Employment  | <input type="checkbox"/>                                  |
| Comment:          | Some houses nearby but not directly adjacent to the site. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |               |
|-----------------------------------------|---------------|
| Is there potential for 24-hour working? | Yes           |
| Comment:                                | Secluded site |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This secluded site offers small light industrial units (in converted barns). The site is very remote with no public transport and no amenities within walking distance. This will limit the opportunities of the site to attract occupiers (mainly suitable for small, local, businesses which require cheap space for retail of light industrial activities). The site is very constrained, with limited parking and yard space, and therefore offers no intensification opportunities.</p> |

|            |                                                                                     |                                |                                  |                           |
|------------|-------------------------------------------------------------------------------------|--------------------------------|----------------------------------|---------------------------|
| Ref:       | New2                                                                                | Name:                          | Taplins Court (no official name) |                           |
| Size (ha): | 1.4 ha                                                                              | Designation:                   | No designation                   |                           |
| Map:       | Land lost to alternative use                                                        | Presence of non-employment use | Vacant land                      | Redevelopment opportunity |
|            |  |                                |                                  |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 80%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 20%        |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |
| Residential                                 | <input type="checkbox"/>            |            |
| Student Housing                             | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                          |            |
|------------------------------------------|--------------------------|------------|
| Retail (other than trade counters)       | <input type="checkbox"/> |            |
| Leisure                                  | <input type="checkbox"/> |            |
| Community                                | <input type="checkbox"/> |            |
| Green Space                              | <input type="checkbox"/> |            |
| Other (Specify)                          | <input type="checkbox"/> |            |
| Type (Undeveloped / derelict)            | Select                   | Percentage |
| Vacant Land                              | <input type="checkbox"/> |            |
| Derelict properties                      | <input type="checkbox"/> |            |
| Comment                                  | N/A                      |            |

| Stock Condition                |         |
|--------------------------------|---------|
| Perceived Age of Buildings     | Average |
| Average Condition of Buildings | Average |
| Comment:                       | N/A     |

| Vacant Premises (observed)                          |                             |
|-----------------------------------------------------|-----------------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                        |
| Evidence of Marketing                               | Yes - Limited               |
| Comment:                                            | At least one unit available |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            |                          | N/A                      |                          |                                     |                                    |                          |

| Accessibility                                               |            |
|-------------------------------------------------------------|------------|
| Condition of access roads to the site                       | Average    |
| Suitability of access roads to accommodate traffic          | Good       |
| Condition of roads within the site                          | Average    |
| Suitability of roads within the site to accommodate traffic | Too narrow |

| Accessibility |                                                                                                                              |
|---------------|------------------------------------------------------------------------------------------------------------------------------|
| Comment:      | Road within the site is narrow particularly towards the back of the site. Main road to access the site is a small rural road |

| Connectivity                     |                                                                                                                                                                                                                                                                                        |               |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Type                             | Selection                                                                                                                                                                                                                                                                              | Distance      |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                                         | Less than 5km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                                                                                         | Less than 2km |
| Pavement around the site         | None                                                                                                                                                                                                                                                                                   |               |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                                                   |               |
| Comment:                         | 2-minute drive to A30 (located north of the site); 10-minute drive to access the M3 (located southeast of the site).<br>The closest bus stop is located in Hartley Wintney nearly 15-minute walk away from the site. The closest station, Winchfield station is a 35-minute walk away. |               |

| Quality of Environment and Public Realm |                                     |
|-----------------------------------------|-------------------------------------|
| Street lighting                         | <input type="checkbox"/>            |
| Pavement                                | <input type="checkbox"/>            |
| Landscaped green space                  | <input type="checkbox"/>            |
| Bins                                    | <input checked="" type="checkbox"/> |
| Benches                                 | <input type="checkbox"/>            |
| Tables                                  | <input type="checkbox"/>            |
| Cycle parking                           | <input type="checkbox"/>            |
| Comment:                                | N/A                                 |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 0                              |         |
| Restaurant                             | 0             | 1                              |         |
| Takeaway                               | 0             | 0                              |         |
| Pub / Bar                              | 0             | 0                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |

| Amenities / Facilities             |               |                                |         |
|------------------------------------|---------------|--------------------------------|---------|
| Type                               | Number onsite | Number within walking distance | Comment |
| Hotel                              | 0             | 0                              |         |
| Gym / Sports centre                | 0             | 0                              |         |
| Nursery                            | 0             | 1                              |         |
| Post office                        | 0             | 0                              |         |
| Other (specify):                   | 0             | 0                              |         |
| <i>Add lines above if required</i> |               |                                |         |

| Neighbouring Uses |                                         |
|-------------------|-----------------------------------------|
| Residential       | <input checked="" type="checkbox"/>     |
| Retail            | <input type="checkbox"/>                |
| Leisure           | <input type="checkbox"/>                |
| Community         | <input type="checkbox"/>                |
| Green Space       | <input checked="" type="checkbox"/>     |
| Other Employment  | <input type="checkbox"/>                |
| Comment:          | A few houses on either side of the site |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                                            |
|-----------------------------------------|----------------------------------------------------------------------------|
| Is there potential for 24-hour working? | No                                                                         |
| Comment:                                | Potentially not suitable due to being in rural location with houses nearby |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A small rural industrial estate with mostly light industrial units and some car repair units as well as a storage yard at the back. The environment is average quality for the kind of uses on site. At least one unit is advertised as vacant. |

|                                                                                     |                              |                                |                               |                           |
|-------------------------------------------------------------------------------------|------------------------------|--------------------------------|-------------------------------|---------------------------|
| Ref:                                                                                | New3                         | Name:                          | Granary Court Business Centre |                           |
| Size (ha):                                                                          | 0.7 ha                       | Designation:                   | No designation                |                           |
| Map:                                                                                | Land lost to alternative use | Presence of non-employment use | Vacant land                   | Redevelopment opportunity |
|  |                              |                                |                               |                           |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input checked="" type="checkbox"/> | 40%        |
| General Industrial / Business Area          | <input type="checkbox"/>            |            |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input checked="" type="checkbox"/> | 40%        |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |

| Site Description (select all that apply) |                                     |            |
|------------------------------------------|-------------------------------------|------------|
| Other Employment: (specify)              |                                     |            |
| Type (Non-Employment)                    | Select                              | Percentage |
| Residential                              | <input type="checkbox"/>            |            |
| Student Housing                          | <input type="checkbox"/>            |            |
| Retail (other than trade counters)       | <input checked="" type="checkbox"/> | 20%        |
| Leisure                                  | <input type="checkbox"/>            |            |
| Community                                | <input type="checkbox"/>            |            |
| Green Space                              | <input type="checkbox"/>            |            |
| Other (Specify)                          | <input type="checkbox"/>            |            |
| Type (Undeveloped / derelict)            | Select                              | Percentage |
| Vacant Land                              | <input type="checkbox"/>            |            |
| Derelict properties                      | <input type="checkbox"/>            |            |
| Comment                                  | N/A                                 |            |

| Stock Condition                |         |
|--------------------------------|---------|
| Perceived Age of Buildings     | Average |
| Average Condition of Buildings | Average |
| Comment:                       | N/A     |

| Vacant Premises (observed)                          |                      |
|-----------------------------------------------------|----------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                 |
| Evidence of Marketing                               | No                   |
| Comment:                                            | No vacant floorspace |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            |                          | N/A                      |                          |                                     |                                    |                          |

| Accessibility                                      |         |
|----------------------------------------------------|---------|
| Condition of access roads to the site              | Average |
| Suitability of access roads to accommodate traffic | Good    |

| Accessibility                                               |                                                                                                                                                                                                         |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Condition of roads within the site                          | Average                                                                                                                                                                                                 |
| Suitability of roads within the site to accommodate traffic | Good                                                                                                                                                                                                    |
| Comment:                                                    | Road within the site is made of a private path of average quality. This is suitable for current activities but would require upgrading and widened if the site was to accommodate heavy goods vehicles. |

| Connectivity                     |                                                                                                                                                                                                                      |                |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Type                             | Selection                                                                                                                                                                                                            | Distance       |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                       | Less than 10km |
| Access to Public Transport       | Yes - bus only                                                                                                                                                                                                       | Less than 500m |
| Pavement around the site         | None                                                                                                                                                                                                                 |                |
| Cycle lanes around the site      | None                                                                                                                                                                                                                 |                |
| Comment:                         | 10-minute drive to M3 via North Warnborough.<br>The closest bus stop is located in South Warnborough, 5-minute walk away from the site. The closest station, Alton station is a 35-minute bus journey from the site. |                |

| Quality of Environment and Public Realm |                          |
|-----------------------------------------|--------------------------|
| Street lighting                         | <input type="checkbox"/> |
| Pavement                                | <input type="checkbox"/> |
| Landscaped green space                  | <input type="checkbox"/> |
| Bins                                    | <input type="checkbox"/> |
| Benches                                 | <input type="checkbox"/> |
| Tables                                  | <input type="checkbox"/> |
| Cycle parking                           | <input type="checkbox"/> |
| Comment:                                | N/A                      |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities               |               |                                |         |
|--------------------------------------|---------------|--------------------------------|---------|
| Type                                 | Number onsite | Number within walking distance | Comment |
| Café                                 | 0             | 0                              |         |
| Restaurant                           | 0             | 0                              |         |
| Takeaway                             | 0             | 0                              |         |
| Pub / Bar                            | 0             | 1                              |         |
| Corner shop / Small convenience shop | 0             | 1                              |         |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |
| Large supermarket                      | 0             | 0                              |         |
| Hotel                                  | 0             | 0                              |         |
| Gym / Sports centre                    | 0             | 0                              |         |
| Nursery                                | 0             | 0                              |         |
| Post office                            | 0             | 0                              |         |
| Other (specify):                       | 0             | 0                              |         |
| Add lines above if required            |               |                                |         |

| Neighbouring Uses |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                                                       |
| Retail            | <input type="checkbox"/>                                                                                                  |
| Leisure           | <input type="checkbox"/>                                                                                                  |
| Community         | <input type="checkbox"/>                                                                                                  |
| Green Space       | <input checked="" type="checkbox"/>                                                                                       |
| Other Employment  | <input type="checkbox"/>                                                                                                  |
| Comment:          | South Warnborough is located south west of the site. The majority of the surrounding area is made of agricultural fields. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                                                                                                                           |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there potential for 24-hour working? | Yes                                                                                                                                                       |
| Comment:                                | The site is relatively secluded from residential properties, particularly the north half of the site. It could therefore be suitable for 24-hour working. |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------|
| A small rural business centre, providing small light industrial units for services, car repairs and retail space. |

|            |                                                                                                                                                                                                                                                |              |                                |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------|
| Ref:       | New4                                                                                                                                                                                                                                           | Name:        | Merronbrook (no official name) |
| Size (ha): | 1.8 ha                                                                                                                                                                                                                                         | Designation: | No designation                 |
| Map:       | <div> <div>Land lost to alternative use</div> <div>Presence of non-employment use</div> <div>Vacant land</div> <div>Redevelopment opportunity</div> </div>  |              |                                |

| Site Location       |                                     |
|---------------------|-------------------------------------|
| Town Centre         | <input type="checkbox"/>            |
| Edge of Town Centre | <input type="checkbox"/>            |
| Rural               | <input checked="" type="checkbox"/> |

| Site Description (select all that apply)    |                                     |            |
|---------------------------------------------|-------------------------------------|------------|
| Type (Employment)                           | Select                              | Percentage |
| Office Park                                 | <input type="checkbox"/>            |            |
| High Quality Business Park                  | <input type="checkbox"/>            |            |
| Incubator / SME Cluster Site                | <input type="checkbox"/>            |            |
| Research and Technology / Science Park      | <input type="checkbox"/>            |            |
| Light Industrial Estate                     | <input type="checkbox"/>            |            |
| General Industrial / Business Area          | <input checked="" type="checkbox"/> | 100%       |
| Heavy / Specialist Industrial Site          | <input type="checkbox"/>            |            |
| Warehousing / Distribution Park             | <input type="checkbox"/>            |            |
| Trade Counters                              | <input type="checkbox"/>            |            |
| Car Repairs                                 | <input type="checkbox"/>            |            |
| Recycling / Waste Management / Utility Site | <input type="checkbox"/>            |            |
| Other Employment: (specify)                 |                                     |            |
| Type (Non-Employment)                       | Select                              | Percentage |

| Site Description (select all that apply) |                                                            |            |
|------------------------------------------|------------------------------------------------------------|------------|
| Residential                              | <input type="checkbox"/>                                   |            |
| Student Housing                          | <input type="checkbox"/>                                   |            |
| Retail (other than trade counters)       | <input type="checkbox"/>                                   |            |
| Leisure                                  | <input type="checkbox"/>                                   |            |
| Community                                | <input type="checkbox"/>                                   |            |
| Green Space                              | <input type="checkbox"/>                                   |            |
| Other (Specify)                          | <input type="checkbox"/>                                   |            |
| Type (Undeveloped / derelict)            | Select                                                     | Percentage |
| Vacant Land                              | <input type="checkbox"/>                                   |            |
| Derelict properties                      | <input type="checkbox"/>                                   |            |
| Comment                                  | Site occupied by Merronbrook, a timber frame manufacturer. |            |

| Stock Condition                |         |
|--------------------------------|---------|
| Perceived Age of Buildings     | Average |
| Average Condition of Buildings | Average |
| Comment:                       | N/A     |

| Vacant Premises (observed)                          |                      |
|-----------------------------------------------------|----------------------|
| Vacant Premises / Floorspace (estimated % of stock) | 0-5%                 |
| Evidence of Marketing                               | No                   |
| Comment:                                            | No vacant floorspace |

| Properties Marketed Online (not necessarily vacant) |           |        |                  |
|-----------------------------------------------------|-----------|--------|------------------|
| Unit Name / Address                                 | Unit Type | Aspect | Floorspace (sqm) |
| N/A                                                 |           |        |                  |
| Add lines above if required                         |           |        |                  |

| Parking and Loading                 |                          |                          |                          |                                     |                                    |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|------------------------------------|--------------------------|
| Dedicated parking within site       | On street                | (Double) Yellow lines    | Red lines                | Controlled parking / paid (outdoor) | Controlled parking / paid (indoor) | Residents only           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>           | <input type="checkbox"/> |
| Quantum of car park provision       |                          |                          | Sufficient               |                                     |                                    |                          |
| Loading facilities                  |                          |                          | Off-street loading       |                                     |                                    |                          |
| Are loading facilities adequate?    |                          |                          | Sufficient               |                                     |                                    |                          |
| Comment:                            | N/A                      |                          |                          |                                     |                                    |                          |

| Accessibility                                      |            |
|----------------------------------------------------|------------|
| Condition of access roads to the site              | Average    |
| Suitability of access roads to accommodate traffic | Too narrow |
| Condition of roads within the site                 | Average    |

| Accessibility                                               |                                                                                                |      |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|------|
| Suitability of roads within the site to accommodate traffic |                                                                                                | Good |
| Comment:                                                    | Rural roads to access the site, which are narrow and do not allow for two-way traffic of HGVs. |      |

| Connectivity                     |                                                                                                                                                                                                                                                                    |                 |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Type                             | Selection                                                                                                                                                                                                                                                          | Distance        |
| Access to Strategic Road Network | Yes - indirect                                                                                                                                                                                                                                                     | Less than 10km  |
| Access to Public Transport       | None                                                                                                                                                                                                                                                               | Choose an item. |
| Pavement around the site         | None                                                                                                                                                                                                                                                               |                 |
| Cycle lanes around the site      | None                                                                                                                                                                                                                                                               |                 |
| Comment:                         | 10-minute drive to M3 via North Warnborough but requires driving through narrow rural roads and villages (Mattingley, Hook), therefore reducing the attractiveness of the site for logistics.<br>There is no public transport within walking distance of the site. |                 |

| Quality of Environment and Public Realm |                          |
|-----------------------------------------|--------------------------|
| Street lighting                         | <input type="checkbox"/> |
| Pavement                                | <input type="checkbox"/> |
| Landscaped green space                  | <input type="checkbox"/> |
| Bins                                    | <input type="checkbox"/> |
| Benches                                 | <input type="checkbox"/> |
| Tables                                  | <input type="checkbox"/> |
| Cycle parking                           | <input type="checkbox"/> |
| Comment:                                | N/A                      |

| Quality of Environment and Perception |         |
|---------------------------------------|---------|
| Cleanliness                           | Average |
| Perception of safety                  | Average |
| Comment:                              | N/A     |

| Amenities / Facilities                 |               |                                |         |
|----------------------------------------|---------------|--------------------------------|---------|
| Type                                   | Number onsite | Number within walking distance | Comment |
| Café                                   | 0             | 0                              |         |
| Restaurant                             | 0             | 0                              |         |
| Takeaway                               | 0             | 0                              |         |
| Pub / Bar                              | 0             | 0                              |         |
| Corner shop / Small convenience shop   | 0             | 0                              |         |
| Small supermarket (i.e. Tesco Express) | 0             | 0                              |         |

| Amenities / Facilities      |               |                                |         |
|-----------------------------|---------------|--------------------------------|---------|
| Type                        | Number onsite | Number within walking distance | Comment |
| Large supermarket           | 0             | 0                              |         |
| Hotel                       | 0             | 0                              |         |
| Gym / Sports centre         | 0             | 0                              |         |
| Nursery                     | 0             | 0                              |         |
| Post office                 | 0             | 0                              |         |
| Other (specify):            | 0             | 0                              |         |
| Add lines above if required |               |                                |         |

| Neighbouring Uses |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Residential       | <input checked="" type="checkbox"/>                                                                                                      |
| Retail            | <input type="checkbox"/>                                                                                                                 |
| Leisure           | <input type="checkbox"/>                                                                                                                 |
| Community         | <input type="checkbox"/>                                                                                                                 |
| Green Space       | <input checked="" type="checkbox"/>                                                                                                      |
| Other Employment  | <input type="checkbox"/>                                                                                                                 |
| Comment:          | The site is located nearby residential properties (Hazeley Bottom). The majority of the surrounding area is made of agricultural fields. |

| Impact on Neighbouring Uses |                          |                    |
|-----------------------------|--------------------------|--------------------|
|                             | Yes/No                   | Impact             |
| Noise Pollution             | <input type="checkbox"/> | No negative impact |
| Air Pollution               | <input type="checkbox"/> | No negative impact |
| Odour                       | <input type="checkbox"/> | No negative impact |
| Road Traffic - cars         | <input type="checkbox"/> | No negative impact |
| Road Traffic – vans         | <input type="checkbox"/> | No negative impact |
| Road Traffic - HGVs         | <input type="checkbox"/> | No negative impact |
| Comment:                    | N/A                      |                    |

| Potential for 24-hour working           |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there potential for 24-hour working? | No                                                                                                                                              |
| Comment:                                | The site is directly adjacent to some residential properties (including its entrance), therefore limiting the potential for 24-hour activities. |

| Existing Planning Permissions |              |                          |          |           |    |    |       |           |
|-------------------------------|--------------|--------------------------|----------|-----------|----|----|-------|-----------|
| Unit / Address                | Planning Ref | Change (floorspace, sqm) |          |           |    |    |       | Land (ha) |
|                               |              | E(g(i))                  | E(g(ii)) | E(g(iii)) | B2 | B8 | Other |           |
| N/A                           |              |                          |          |           |    |    |       |           |
| Add lines above if required   |              |                          |          |           |    |    |       |           |

| Opportunity for Intensification / Redevelopment |                          |                        |
|-------------------------------------------------|--------------------------|------------------------|
| Characteristic                                  | Selection                | Comment (indicative %) |
| Presence of vacant sites                        | <input type="checkbox"/> |                        |
| Presence of derelict properties                 | <input type="checkbox"/> |                        |
| Presence of low density properties              | <input type="checkbox"/> |                        |

| Conclusion                                                                          |
|-------------------------------------------------------------------------------------|
| A small industrial site fully occupied by Merronbrook, a timber frame manufacturer. |

