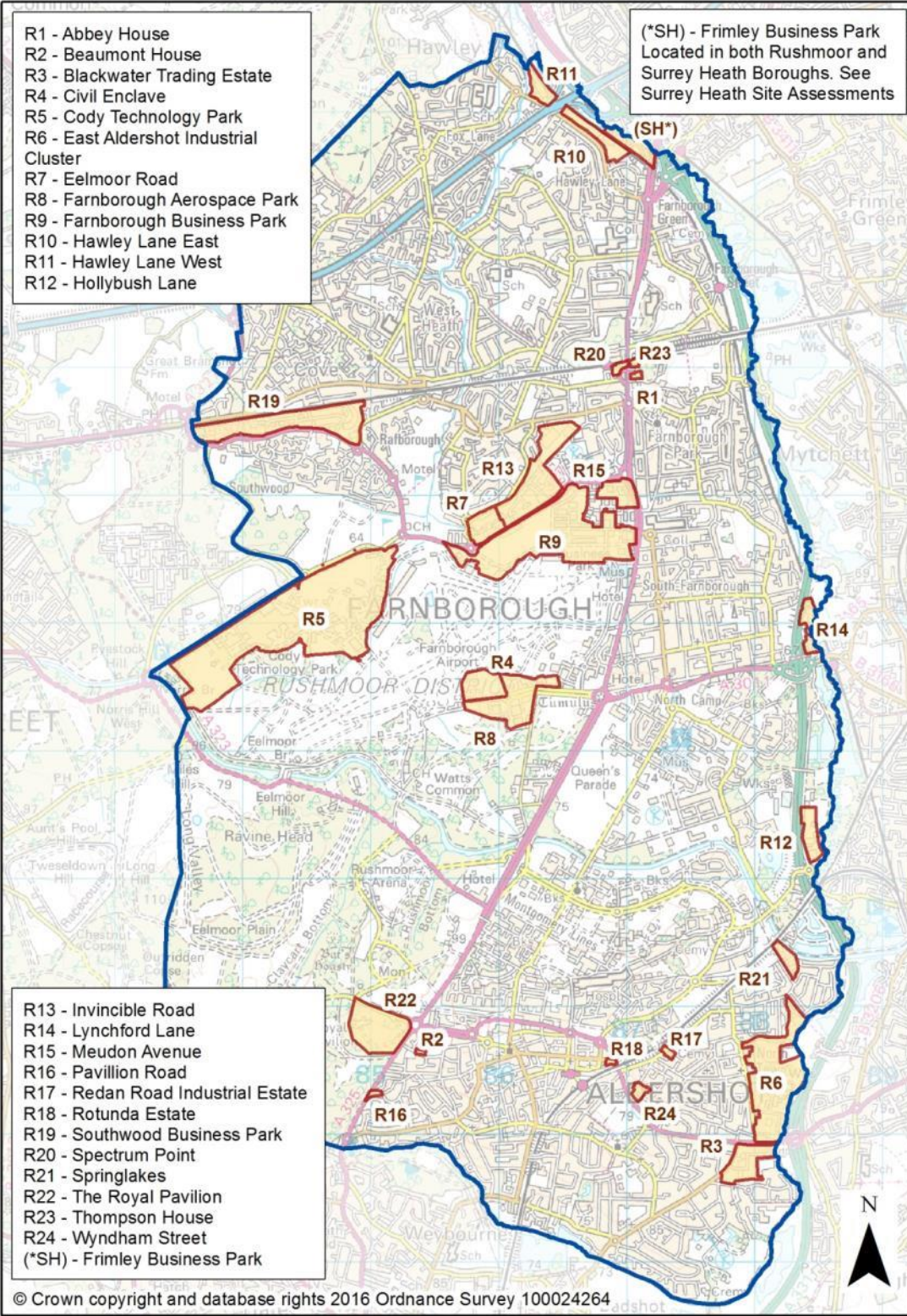

SECTION 2

RUSHMOOR
BOROUGH
EMPLOYMENT SITES

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- R1 - Abbey House
- R2 - Beaumont House
- R3 - Blackwater Trading Estate
- R4 - Civil Enclave
- R5 - Cody Technology Park
- R6 - East Aldershot Industrial Cluster
- R7 - Eelmoor Road
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- R10 - Hawley Lane East
- R11 - Hawley Lane West
- R12 - Hollybush Lane

(*SH) - Frimley Business Park
 Located in both Rushmoor and Surrey Heath Boroughs. See Surrey Heath Site Assessments



- R13 - Invincible Road
- R14 - Lynchford Lane
- R15 - Meudon Avenue
- R16 - Pavillion Road
- R17 - Redan Road Industrial Estate
- R18 - Rotunda Estate
- R19 - Southwood Business Park
- R20 - Spectrum Point
- R21 - Springlakes
- R22 - The Royal Pavilion
- R23 - Thompson House
- R24 - Wyndham Street
- (*SH) - Frimley Business Park

Site No: R1	Site Name: Abbey House	LPA: Rushmoor
Site Area: 0.51 ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Abbey House is a self-contained office block built in the late 1970's. It is located in a prominent location on the Farnborough Road (A325) and in close proximity to Farnborough Main Station. The site is located a short walk away from Farnborough town centre and a wide range of facilities and amenities.

The building had been vacant, but has recently undergone refurbishment by new owners. It was officially opened as the Arena Business Centre in June 2016 and is now partially occupied.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via the A331) – 3.7km	Rail Access: Farnborough Main Station – 300m Farnborough North Station – 1.1 miles
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Within the settlement of Farnborough (c. 600m from town centre)

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

Residential properties adjoin the site boundary to the north and south. The A325 borders the site to the west. The grounds of St Michaels Abbey border the site to the east.

ACCESS & PARKING

Car

Vehicle access to the site is from the A325 (Farnborough Road) via a shared access with St Michael's Abbey.

HGV

HGV access to the site is good and suitable for the office occupiers needs.

Public Transport

The site is located close to Farnborough railway station, which also serves as a bus interchange.

Servicing

Servicing is appropriate for the current uses.

Parking

Parking available within the site on surface level car parks. The level of parking provision is adequate.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

The site adjoins the St Michael's Conservation Area

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Arena Business Centre	B1a	4,800 sq. ft.					

CONCLUSIONS

Comments / Observations

The site provides office accommodation in a sustainable location. The building has been recently refurbished by new owners and has attracted new occupiers.



Site No: R2	Site Name: Beaumont House, Aldershot	LPA: Rushmoor
Site Area: 0.54 ha	Survey Date: October 2016	Name of Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Beaumont House was built in 1850s and is a Grade II* listed building. It was originally in use as a cavalry riding school, which formed part of the Beaumont Cavalry barracks, and has since been converted to office use. The site is currently occupied by a single business and is located in an area that is predominantly residential in nature. The site is located a short walk away from Aldershot town centre and a wide range of facilities and amenities.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via the A325/A331) - 10.7km. A3 (via A325 and A31) – 15.6km	Rail Access: Aldershot Rail Station – 1.5km
Quality of local roads: Good, with easy access to the A325.	Proximity to settlements: Within the settlement of Aldershot (c. 600m from town centre)

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

ACCESS & PARKING

Car

The site is accessed via a residential street (Auchinleck Way). This connects to Alexandra Road and A325 Farnborough Road.

HGV

The site is accessed via a residential street Auchinleck Way, which could accommodate HGV movements, although these are unlikely to be necessary for the current use of the site.

Public Transport

There is a bus stop within 400m of the site that is served by the service number 5 between Farnham and Aldershot.

Servicing

Appropriate for the current use of the site.

Parking

Good levels of onsite parking available which appear to be adequate for the current uses.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Grade II* Listed Building. Part of site within 400m of Thames Basin Heaths Special Protection Area.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

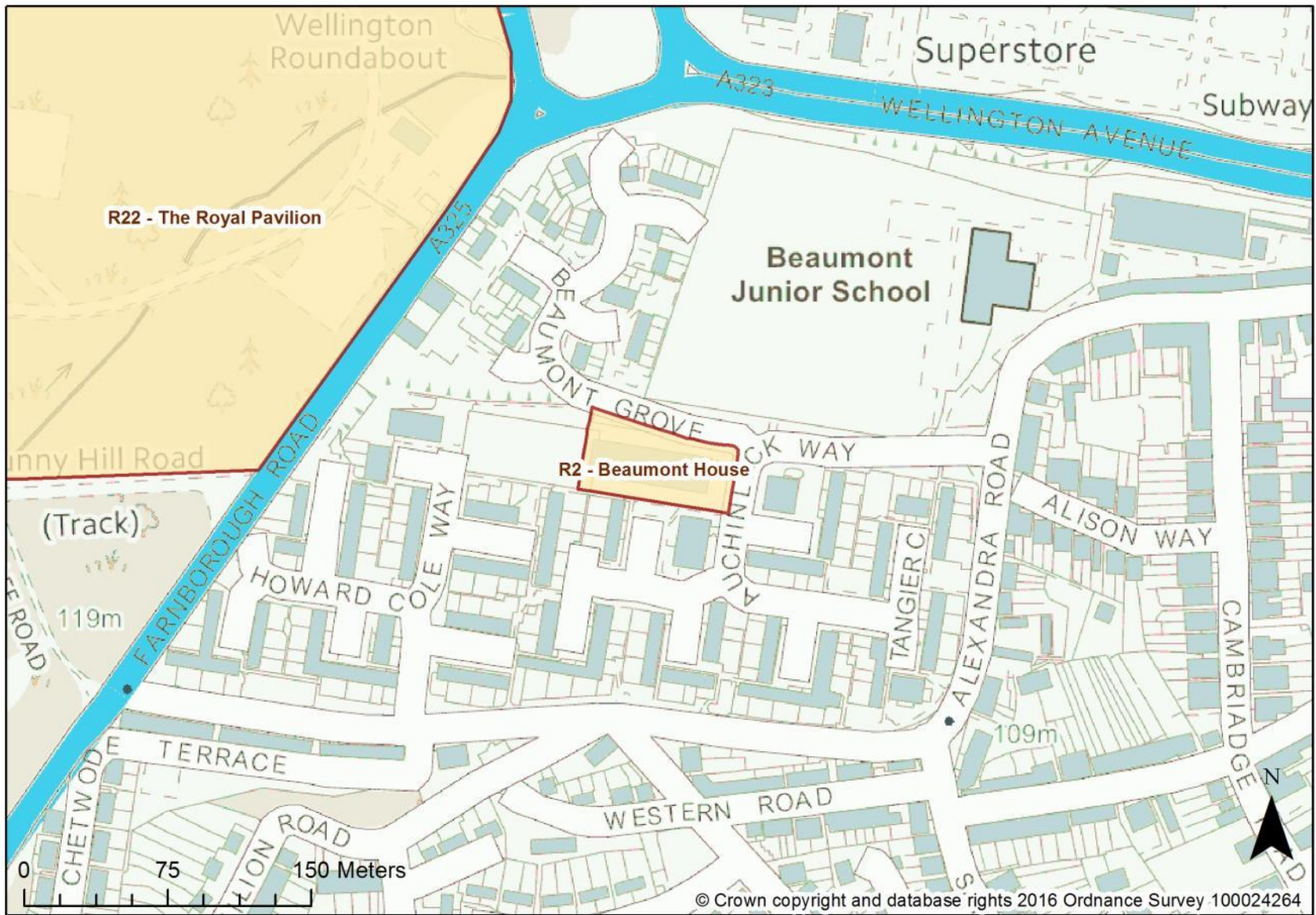
Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site provided quality office accommodation in a period building that meets the needs of the current occupier.



Site No: R3	Site Name: Blackwater Trading Estate	LPA: Rushmoor
Site Area: 7.6ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

The Blackwater Trading Estate is a large mixed-use area with a significant amount of non-B class activities established at the site (specifically along the key road frontages). There is an established core of older light industrial stock and activities located towards the rear of the site that meet the needs of SMEs and experience high occupancy levels.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via the A331) - 9.4km.	Rail Access: Aldershot Station – 2km
Quality of local roads: The site is accessed via the A323, which provides good access to local routes and the A331 junction.	Proximity to settlements: Close proximity to established residential areas. c.2.5km from Aldershot Town Centre.

FACILITIES

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

NON-B CLASS USES

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

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

The main non-B use class established at the site is car sales and repair fronting the A323. A cash and carry retail operation occupies a prominent frontage along Lower Farnham Road.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment is of a high quality along the main frontages, although this area is dominated by non-B class activities. The internal roads are less well maintained with little obvious public realm treatment or pedestrian provision.

Neighbouring uses:

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

Residential development borders the site to the south and west. The East Aldershot Industrial Cluster (Site R6) is located to the north of the site.

ACCESS & PARKING

Car

The site is easily accessible by private car. There are access points on to the A323 and Lower Farnham Road.

HGV

The site is easily accessible by HGV with access points from the A323 and Lower Farnham Road. Movements within the site may be constrained to the rear of the car dealerships due to on-street parking.

Public Transport

Bus services operate along the A323 and Lower Farnham Road and provide connections to a range of destinations.

Servicing

Most units or areas have their own servicing arrangements and generally appear adequate for use.

Parking

The larger units have parking within their site curtilage. However, there is a substantial amount of on street parking on the internal roads, which may cause access issues for larger vehicles (HGVs).

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Part of the site is within Flood Zone 2.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

The site was historically used as a gas works that produced and stored coal gas. Therefore, there may be a risk of contamination.

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

The site is allocated as a Key Employment Site in the adopted Rushmoor Core Strategy. It is proposed that the site is allocated as a Locally Important Employment site and the boundary is amended to remove land in the south western corner of the site because the office accommodation in this location has been acquired by Farnborough Airport (TAG) and is now contained within the Airport Planning Policy Boundary (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

There may be scope to regenerate some of the older units on the site with more modern small light industrial units should the sites become available for redevelopment.

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

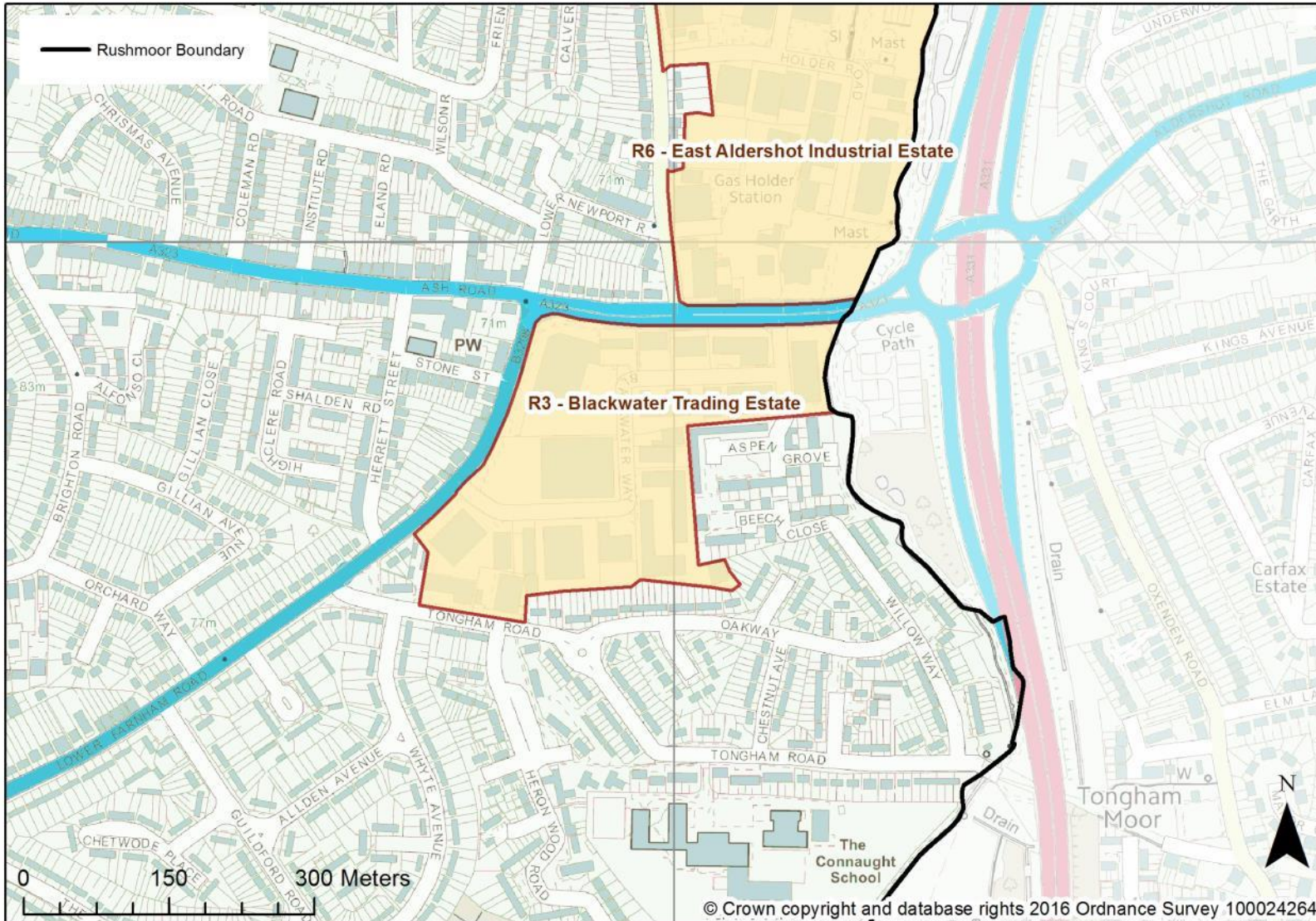
Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The Blackwater Trading Estate meets an identified need for smaller industrial premises that are predominantly occupied by SMEs, but also for larger premises that are increasingly in non-employment uses and are much more modern and better maintained. Some of the smaller industrial units may be reaching the end of the functional life and provide an opportunity to redevelop these units for modern small employment uses. The fact that there were no vacant units indicates the importance of maintaining a supply of affordable small employment units located close in close proximity to key transport links including the A331.



Site No: R4	Site Name: Civil Enclave	LPA: Rushmoor
Site Area: 6.6 ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

<p>The site provides modern and high quality small business floorspace including a mix of light industrial units and office suites catering for SMEs and growth companies. There is development land available to the east to enable the site to expand.</p> <p>The site appears to be popular with limited vacant floorspace available, despite the site being located away from key services and public transport.</p>
--

ACCESSIBILITY

<p>Distance to Strategic Road Network: M3 Junction 4 (via A331) – 7.4km M3 Junction 4a (via A325/A327) – 8.4km</p>	<p>Rail Access: North Camp Station - 3.2km Farnborough Main Station - 3.8km</p>
<p>Quality of local roads: The site is accessed via Aerospace Boulevard (dual carriageway) that connects with the local road network (including the A325) from the Queens Roundabout.</p>	<p>Proximity to settlements: The site is located in the south-western edge of the settlement of Farnborough (c. 3km from the town centre) and 1.9km from North Camp district centre.</p>

FACILITIES

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

NON-B CLASS USES

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

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

A Driver Test Centre occupies one office unit and a large area of hard standing area to the rear of the office units that is used for vehicle testing.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

The site adjoins Farnborough Aerospace Park (site R8) and Farnborough Airport.

ACCESS & PARKING

Car

The site is located approximately 1km from the Queens Roundabout. This connects the A323 with Lynchford Road, which provides direct connections to the A331 (2.6km from the site entrance). The site is located off Aerospace Boulevard (a dual carriageway) that serves the Farnborough Aerospace Park and Civil Enclave site. The roads are of good quality and improvements have recently been completed to signalise and increase the capacity of the Queens Roundabout.

HGV

The current uses are unlikely to require frequent HGV movements. However, the local and internal roads are more than adequate for such uses.

Public Transport

The number 42 service operated by Stagecoach serves the adjacent Farnborough Aerospace Centre site to provide connections to the town centre and rail station. This limited service only runs at certain times of the day.

Servicing

The light industrial units have front loading with dedicated forecourt areas.

Parking

Parking is allocated per unit and appears adequate for the current uses at the site.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

Planning permission was granted in January 2016 for the development 14,489sqm (GIA) of industrial/warehouse units with ancillary offices (B1c/B2 and/or B8 Use Classes). The site is allocated in the Rushmoor Core Strategy as a Key Employment Site. It is proposed that the site is allocated as a Strategic Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Planning permission was granted in January 2016 for the development 14,489sqm (GIA) of industrial/warehouse units with ancillary offices (B1c/B2 and/or B8 Use Classes)

Vacant Premises

Yes (please provide further information below) No

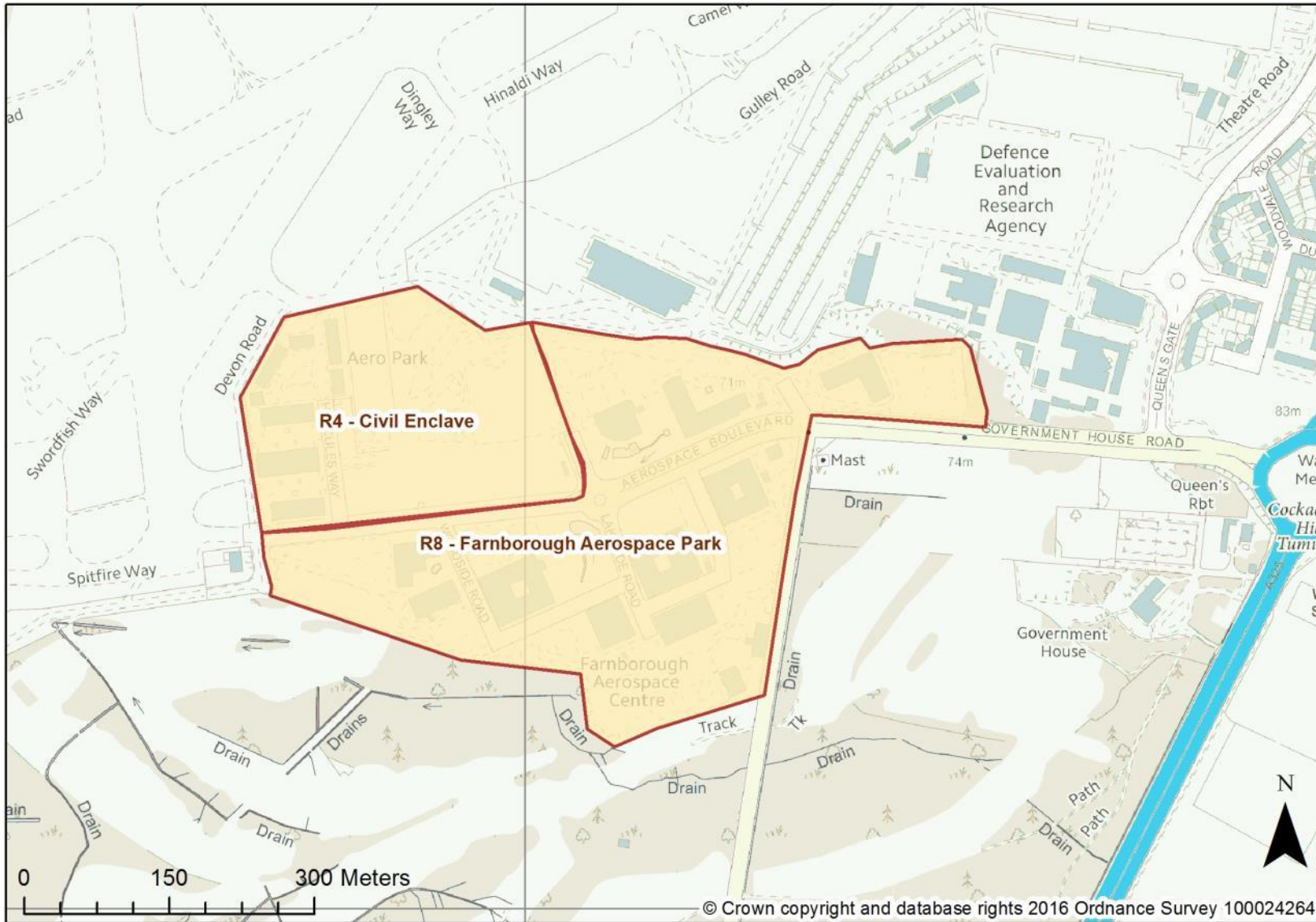
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
30-33 Farnborough Aero Park, Hercules Way	B1a	2,372 sq. ft.					

CONCLUSIONS

Comments / Observations

The Civil Enclave is an attractive location for SMEs and growth companies, located adjacent to Farnborough Airport. The site has been popular since completion and experiences high occupancy levels despite the sites location away from key services. The supports a range of businesses, including those in the professional and business services sector and also advanced Aerospace, which are well aligned with both the M3 priority sectors and the FEA growth sectors.

The site is complementary to the Aerospace Park, although it is important that the next phase of development does not have any negative impact on the established uses.



Site No: R5	Site Name: Cody Technology Park	LPA: Hart & Rushmoor
Site Area: 85.8ha	Survey Date: October 2016	Surveyor(s): IM

SITE DESCRIPTION

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

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

General comments / description of site

Cody Technology Park is an extensive site, located between Farnborough and Fleet and adjacent to Farnborough Airport. The site is set within its own security cordon providing a mix of B1 office space, research and development floorspace and associated testing floorspace. There are extensive on-site staff facilities, dedicated car parking, energy generation and telecommunications infrastructure to meet the needs of occupiers.

Some floorspace is currently being marketed at the site following the consolidation of operations at the site by the core occupiers and rebranding of the site as Cody Technology Park.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4a – 3.5km.	Rail Access: Farnborough Main Station – 4.3km Fleet Train Station – 5.1km
Quality of local roads: The site can be accessed from two entrance points. Pyestock gate provides access from the A327 (via Bramshot Lane) and the main access gate is located on Ively Road.	Proximity to settlements: The site is located approximately 3.5 km Farnborough town centre and 5.2 km from Fleet town centre.

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment is well maintained and managed throughout the site

Neighbouring uses:

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

The site is located adjacent to Farnborough Airport and is enclosed by vegetation to the other site boundaries. Two residential properties are located close to the main site entrance off Ively Road.

ACCESS & PARKING

Car

Car access is directly into the site through security gates from one of two entrance points, which provide good access to the local road network.

HGV

HGV access is directly into the site through security gates from one of two entrance points. HGV access within the site is good.

Public Transport

No public transport services enter the site or run past it, although private bus services are operated for employees of the site and provide connections to the main railway stations (Farnborough Main and Farnborough North).

Servicing

Adequate servicing facilities provided within the site

Parking

Available on-site, surface, secure parking for employees and for visitors. Seemed to be more than adequate provision at the time of the site visit, however, this could in part be down to the site not currently being fully occupied.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Part of the site is a Site of Special Scientific Interest (SSSI). Adjacent to the Basingstoke Canal Conservation Area.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Gas pipeline running underneath parts of the site could limit any redevelopment proposals that come forward.

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

The site is allocated as a Key Employment Site in the Rushmoor Core Strategy. It is proposed that the site is allocated as a Strategic Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

There is scope to increase the amount of employment floorspace at the site by around 19,500sqm of floorspace in accordance with a Deed dated 17th January 1995 and the Certificate of Existing Lawfulness (2005).

Vacant Premises

Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
A4, Ively Road	B1a	4,996 sq. ft.					
A4, Old Ively Road	B1a	5,590 sq. ft.					
A2, Old Ively Road	B1a	25,500 sq. ft.					
A3, Old Ively Road	B1a	22,000 sq. ft.					
A6, Ively Road	B1a	11,539 sq. ft.					

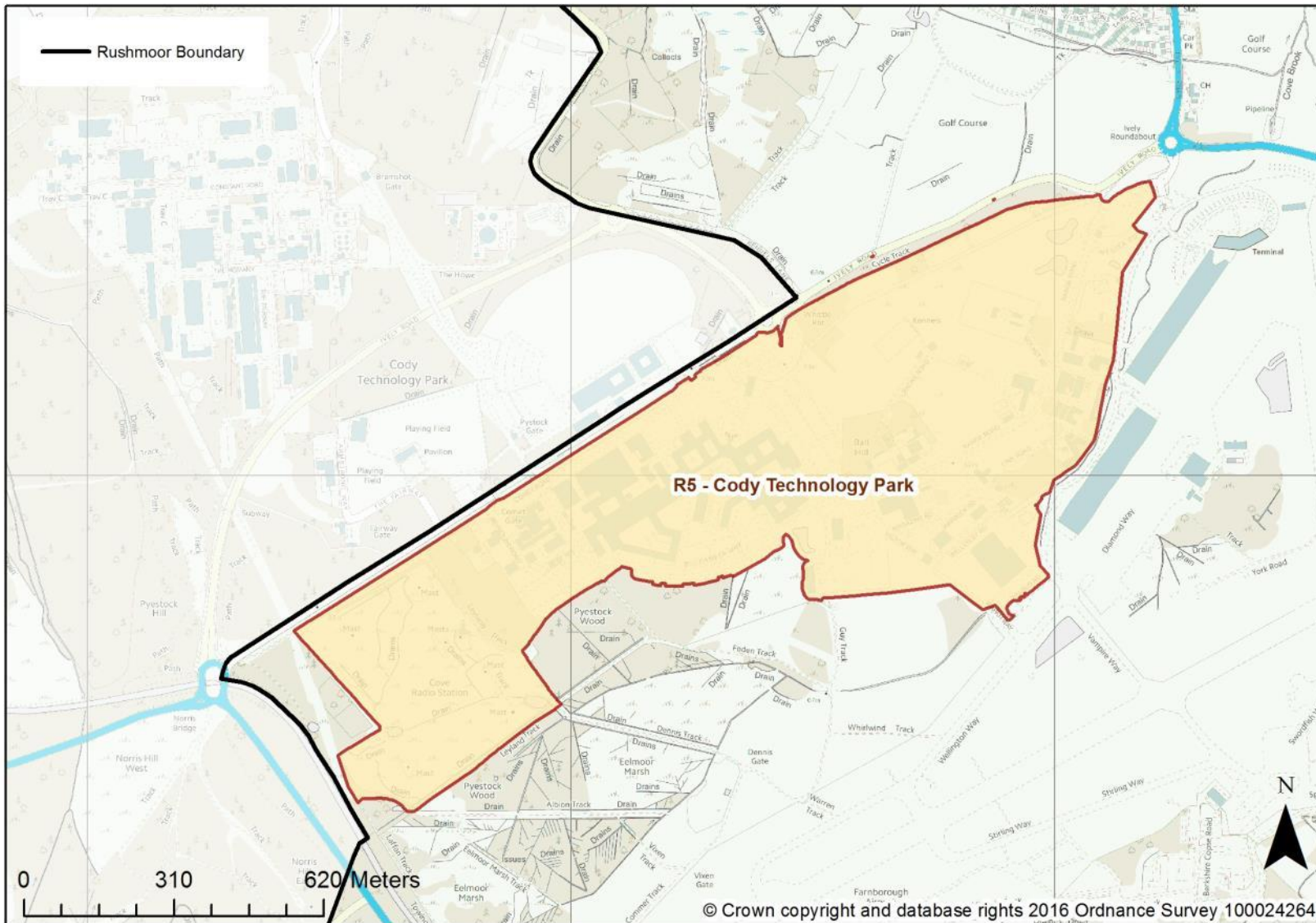
CONCLUSIONS

Comments / Observations

Cody Technology Park straddles two local authority areas (Hart and Rushmoor) with the majority of the site being located in Rushmoor. The site provides a secure environment for companies requiring privacy and a sizable proportion of the site is covered by a SSSI designation.

The current range of uses including office space, light manufacturing, R&D and testing facilities for a range of industries including, aviation, military and energy which are well aligned with both the M3 priority sectors and the FEA growth sectors. The site's capability and capacity for development is set out under a Certificate of Lawfulness and was originally built using Crown Immunity powers.

The site is occupied by a range of high technology companies including some global multi-nationals in is considered to be a strategic site for supporting growth sectors in the wider Blackwater Valley.



Site No: R6	Site Name: East Aldershot Industrial Cluster	LPA: Rushmoor
Site Area: 26.3ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

This large site is located to the east of Aldershot, covering an area bordered by the A331/River Blackwater to the east and North Lane to the west. The site consists of various established warehouse parks, including industrial workshops, business centres and trade units. There are defined areas within this wider site that fulfil distinct functions, for example small modern industrial units at Pegasus Court, small light industrial units at Brook Trading Estate and larger warehousing/manufacturing units at Blackwater Park. Together these distinct areas form a defined industrial cluster with good connectivity to the strategic road network (M3 via the A331). The building stock ranges from 1950s/1960s industrial workshops and manufacturing units to more modern larger warehouses and there is evidence of ongoing regeneration and refurbishment of stock at the site. The more recent developments at the site consist of small flexible employment units and warehouse units with ancillary office space.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via the A331) - 9.7km.	Rail Access: Aldershot Railway Station – 2 km
Quality of local roads: The site is accessed via North Lane, which provides good onward connection to local routes and the A331 junction.	Proximity to settlements: The site is located within the settlement boundary of Aldershot is adjoins established residential areas. c. 2.5km from Aldershot Town Centre.

FACILITIES

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

NON-B CLASS USES

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

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

Trade counter uses are established at the site, along with higher education provision (Farnborough College of Technology in Blackwater Park), a children's nursery and car sales.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The site has a good quality environment along the main frontage onto the A323 (albeit non B-class activity) and in general the environment of the site is suitable for the current uses at the site.

Neighbouring uses:

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

The site also adjoins a sewage treatment works.

ACCESS & PARKING

Car

There are multiple access points to the site, which covers a sizable area to the east of Aldershot. Access can be gained from the A323 and a number of access points from North Lane. The site consists of a number of 'sub sites' and the majority of these have their own access points. The internal roads are generally in good condition and generally clear from obstruction.

HGV

The site has good access from the strategic and local road network and is located in close proximity to the A323/A331 junction. The internal roads are generally in good condition and designed (width of roads and provision of turning points) to accommodate HGV movements.

Public Transport

A number of bus services can be accessed from the A323 (to the south), North Lane (to the west). Aldershot Rail Station is approximately 2km from the site.

Servicing

There is generally good servicing provision, but it does vary, as would be expected in such a large site. However, most units or areas have their own servicing arrangements that appear to be adequate for the current uses.

Parking

Parking is variable across the site given its size and developed form. Most units or 'sub sites' have parking contained within the curtilage although there is some limited on street parking on service roads, which can impede HGV access in certain areas.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Parts of the site are within flood zones 2 and 3. There is a group Tree Preservation Order on the boundary of Elliott Park section of the cluster.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Part of the site was historically used as a gas works that produced and stored coal gas. Therefore, there may be a risk of contamination. There is also a gas pipeline running under the site.

Planning Status (select all that apply):

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

Additional comments:

This large site has been developed over a period of time and as the site has evolved parts of the site have been regenerated in the recent past to replace obsolete employment accommodation with modern units. Part of the site fronting the A323 is currently being redeveloped to provide a self-storage facility. The site is allocated in the Rushmoor Core Strategy as three individual Key Employment Sites. It is proposed that the site is allocated as a Strategic Employment Site and the boundary is amended to remove the non-B Class uses in the southern part of the site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Parts of the gas works (open storage) currently appear to be underutilised and may come forward for redevelopment in the future. There is scope to intensify the more dated parts of the site fronting Eastern Road to deliver modern industrial accommodation to meet the needs of the market. There is planning consent to enable the redevelopment of unit 1a Eastern Road to deliver five modern warehousing units although construction has yet to commence.

Undeveloped Land

- Yes (please provide further information below) No

There is a 0.8ha parcel of land available to the rear of 102/120 North Lane that is currently being marketed for use as employment land that could potentially be developed to provide additional employment land.

Vacant Premises

- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 2, Fairfax Industrial Estate	B1c, B2, B8	1,817 sq. ft.					
Unit 11, Pegasus Court	B1c, B2, B8	2,742 sq. ft.					

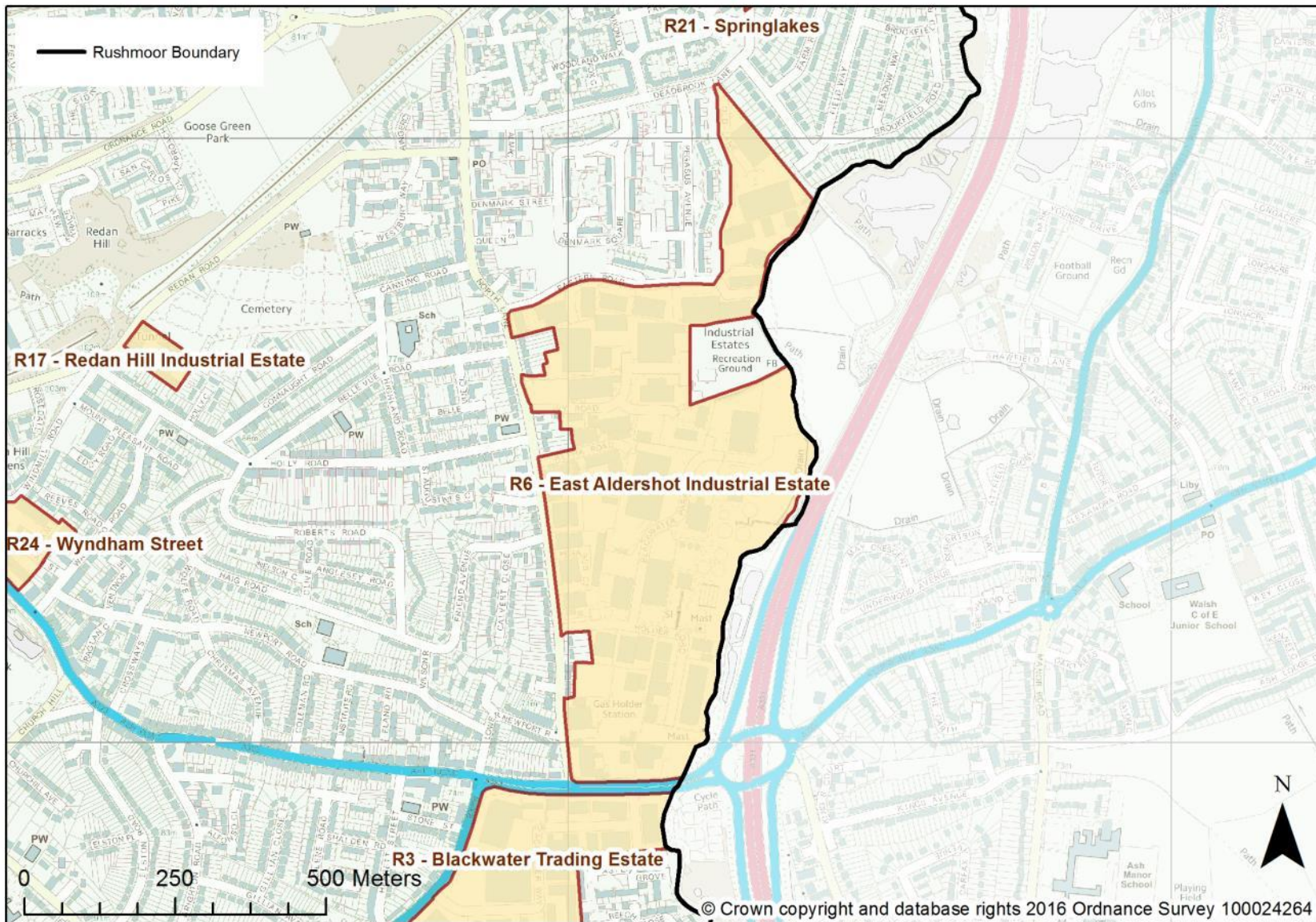
CONCLUSIONS

Comments / Observations

The East Aldershot Industrial Cluster is a large, well-established site that has good local and strategic access. The site is well integrated into the surrounding urban fabric and has numerous access points to support the 'sub sites'. The site fulfils an important role in housing businesses in industrial sectors, ranging from SMEs in small flexible units to large modern warehousing units. There is minimal landscaping to the site but it is considered to be suitable for the current uses. The site is performing well with low vacancy rates and overall the portfolio of buildings available are generally in good condition, although some of the older units would benefit from refurbishment.

There is opportunity to regenerate and intensify uses at the site through development of part of the Southern Gas site (if surplus land is available), plots of vacant land, and, the re-development of buildings for employment uses once they become obsolete.

The site provides valuable accommodation to support business in traditional and advanced manufacturing sectors and some non-employment uses at the site (such as Farnborough Technology College). Due to its size, ongoing development opportunities and wide range of accommodation attracting both SMEs and larger organisations, the East Aldershot Industrial Cluster has the potential and capacity as a site to attract future economic development to the Functional Economic Area and is considered to fulfil a strategic role.



Site No: R7	Site Name: Eelmoor Road	LPA: Rushmoor
Site Area: 4.8ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

Eelmoor Road is an established mixed employment site located close to Farnborough town centre. The site provides a range of unit types and uses, although predominantly B2/B8 uses with ancillary office space. There is a household waste recycling centre at eastern end of the site and associated waste processing. There is a small business centre (predominantly office with some hybrid units) providing relatively modern accommodation.

Access to the site is generally good although the waste recycling centre can create internal congestion during peak periods. The site is well occupied with low vacancy levels.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4A – 4.6km M3 Junction 4 – 5.9km	Rail Access: Farnborough Main Station - 2.3km Farnborough North Station – 3.7km
Quality of local roads: The site has good accessibility to the A327 and the internal roads are of good quality.	Proximity to settlements: The site is located within the settlement of Farnborough and close to the town centre (c. 1.8km)

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FACILITIES

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

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NON-B CLASS USES

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

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

Waste and recycling processing.

ENVIRONMENT

Quality of environment for current use:

Very good

Good

Poor

Very Poor

Mixed within site. Generally environment is adequate, however road surfaces and 'landscaping' is not particularly well maintained

Is the site environment appropriate for the current uses?

Yes

No (please provide further information below)

The site is considered to be suitable for current uses.

Neighbouring uses:

Residential

Leisure

Retail

Town Centre

Airport

Railway

Highway

Office

Industrial

Warehousing

Education

Other (please specify)

The site abuts Invincible Road, but there are no direct linkages through for motorists or pedestrians. The site is surrounded by roads on three sides, which provides a buffer to residential uses beyond.

ACCESS & PARKING

Car

Access by car is generally good with good access from the A327. Although at certain there is localised congestion within the site caused by traffic queuing to enter the waste recycling centre.

- HGV** The site has good access for HGV's, although the internal road layout and lanes could hinder access (specifically at peak times for the recycling centre) to larger vehicles.

- Public Transport** None observed

- Servicing** Servicing appears to be fit for purpose with most units tending to have specific bays or spaces for loading.

- Parking** Parking appears to be appropriate for the current uses and is specific to each unit and well used.

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

- Yes No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk Heritage and Conservation Environmental Designation: Tree Preservation Order

Trees protected by TPOs on northern boundary of site. Small part of the site within flood zone 2 and 3.

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Potential contamination from the Waste Recycling Centre.

Planning Status (select all that apply):

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

Additional comments:

Established fully developed site that is allocated as a key employment site in the Rushmoor Core Strategy. It is proposed that the site is allocated as a Locally Important Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Potential for limited intensification if sites were to become available to provide more modern accommodation and more flexible units (specifically in B1c / B2 uses).

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

- Yes (please provide further information below) No

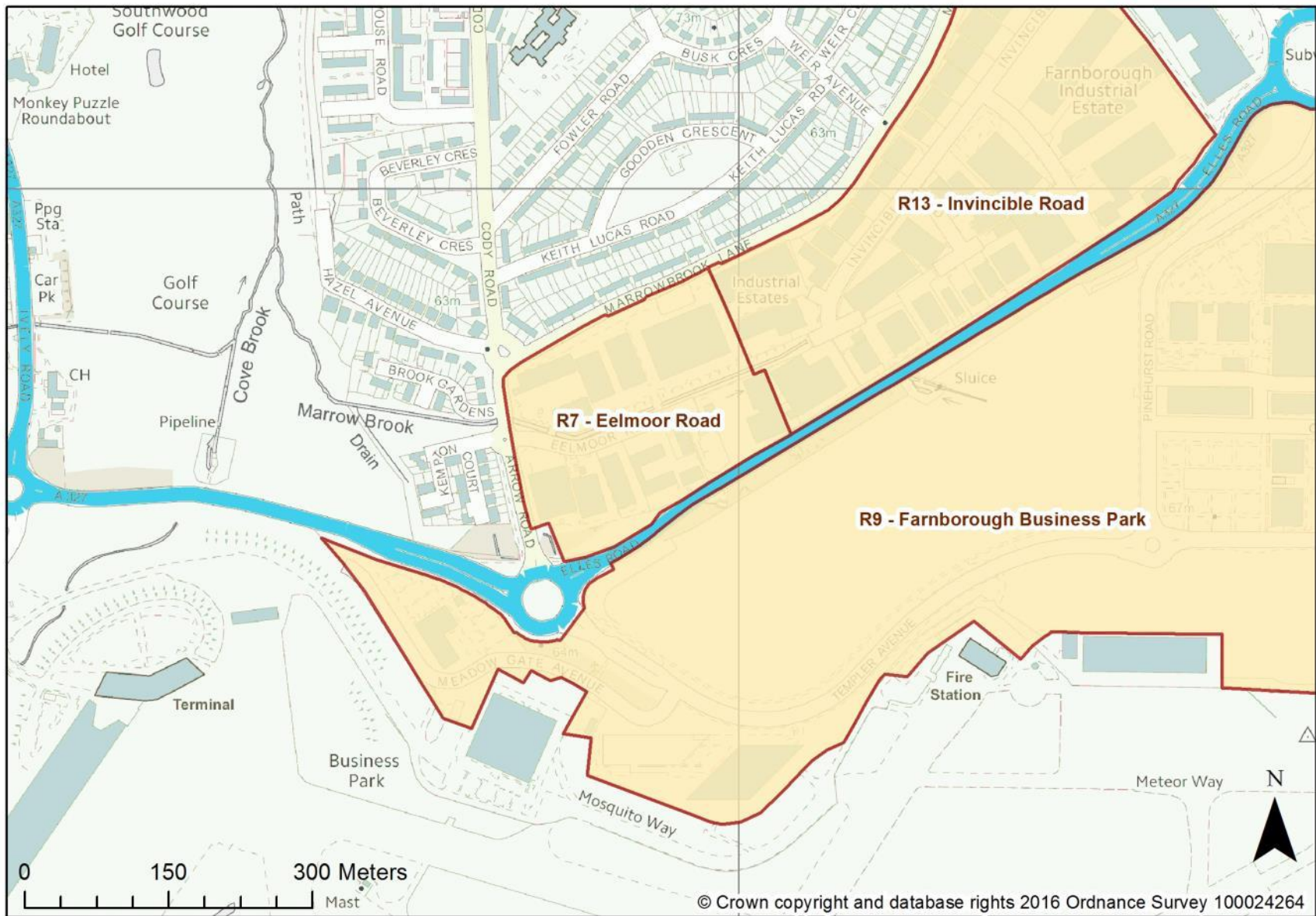
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 6,	B1-B8	2,656 sq. ft.					

Farnborough Business Centre							
Unit 5, Arrow Industrial Estate	B1-B8	2,051 sq. ft.					
Unit 8, Arrow Industrial Estate	B1-B8	2,126 sq. ft.					
1 Eelmoor Road	B1	15,000 sq. ft.					

CONCLUSIONS

Comments / Observations

The site meets local needs by providing industrial accommodation is close proximity to Rushmoor town centre. The majority of stock at the site is relatively old (specifically the larger units to the North) and in the medium to long term these units may provide opportunities for either refurbishment or redevelopment (if they were to become vacant) to provide more modern flexible floorspace to meet the needs of the market.



Site No: R8	Site Name: Farnborough Aerospace Park	LPA: Rushmoor
Site Area: 13.9 ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Farnborough Aerospace Park is a prominent and sizable business park that is located adjacent to Farnborough Airport. The site has a spacious layout with well-maintained landscaping and contains relatively modern, good quality office units. The site is home to a number of high profile multinational occupiers in the Advanced Aerospace sector including BAE Systems, Lockheed Martin and Johnson Controls. The site has a range of on-site facilities to serve occupiers and is well located for strategic transport links being located approximately 2.5km from the A331.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via A331) – 7.4km M3 Junction 4a (via A325/A327) – 8.4km	Rail Access: North Camp Station - 3.2km Farnborough Main Station - 3.8km
Quality of local roads: The site is accessed via Aerospace Boulevard (dual carriageway) that connects with the local road network (including the A325) from the Queens Roundabout.	Proximity to settlements: The site is located in the south-western edge of the settlement of Farnborough (c. 3km from the town centre) and 1.9km from North Camp district centre.

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

The site adjoins the Civil Enclave employment site (R4) and Farnborough Airport.

ACCESS & PARKING

Car

The site is located approximately 1km from the Queens Roundabout. This connects the A323 with Lynchford Road, which provides direct connections to the A331 (2.4km from the site entrance). The site is located off Aerospace Boulevard (a dual carriageway) that serves the Farnborough Aerospace Park and Civil Enclave site. The roads are of good quality and improvements have recently been completed to signalise and increase the capacity of the Queens Roundabout.

HGV

The current uses are unlikely to require frequent HGV movements. However, the local and internal roads are more than adequate for such uses.

Public Transport

The number 42 service operated by Stagecoach serves the site to provide connections to the town centre and rail station. This limited service only runs at certain times of the day.

Servicing

Servicing is appropriate for the current uses.

Parking

Parking is provided in both open and decked parking is available with provision allocated to specific office blocks. The parking ration at the site is generous and there was no evidence of any shortage of parking capacity during the site visit.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Site adjoins a SINC

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

A well-established business park that has been fully implemented. The site is allocated in the Rushmoor Core Strategy as a Key Employment Site. It is proposed that the site is allocated as a Strategic Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

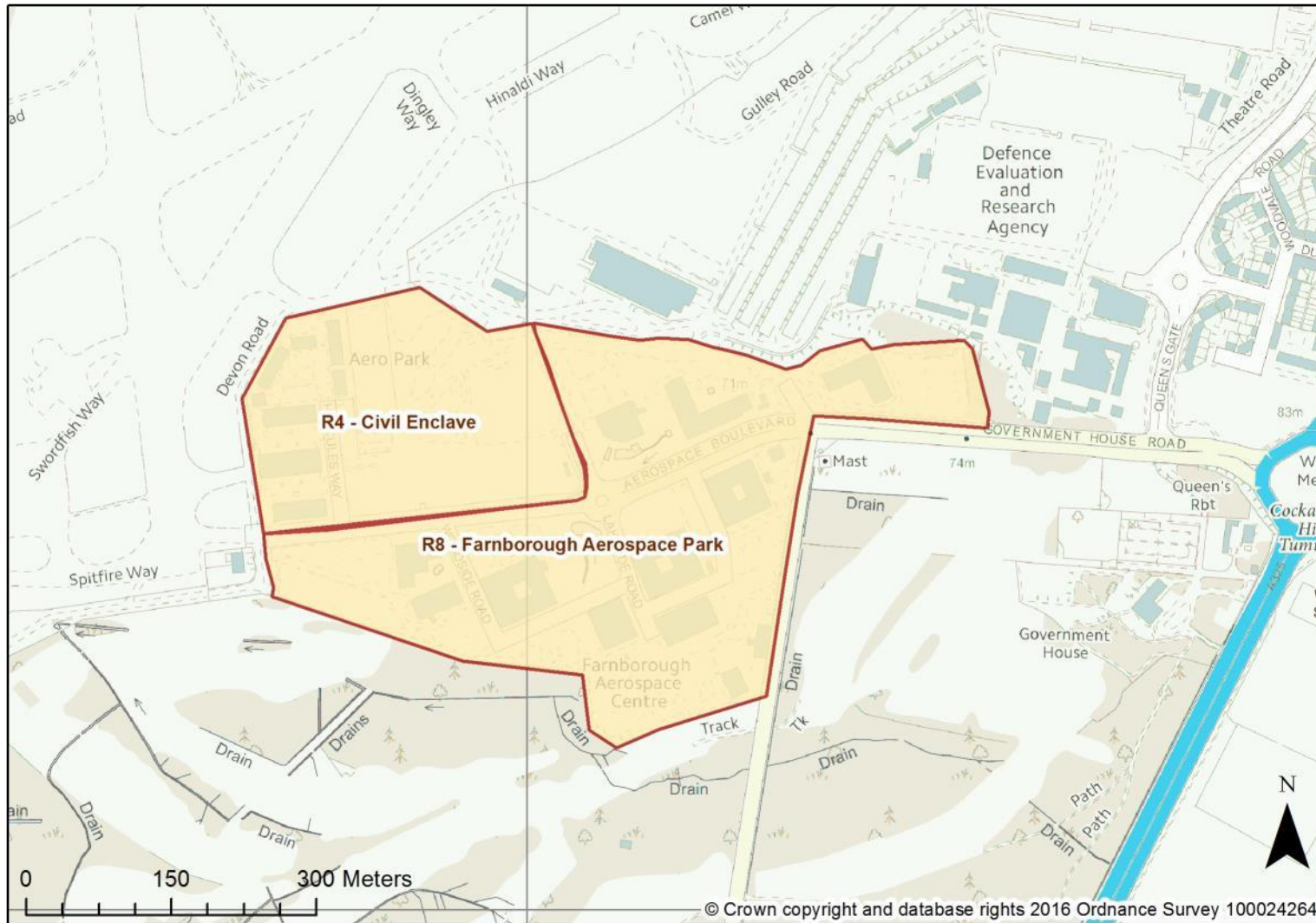
Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Brennan House	B1a/b	30,869 sq. ft.					
Infor House	B1a/b	6,556 sq. ft.					
Geneva House	B1a/b	12,730 sq. ft.					

CONCLUSIONS

Comments / Observations

The site provides high quality office space with mature landscaping and generous onsite parking provision. The site is occupied by a range of high value businesses with a cluster of aerospace and research and technology firms, including BAE systems. Such occupiers are well aligned with both the M3 priority sectors and the FEA growth sectors.



Site No: R9	Site Name: Farnborough Business Park	LPA: Rushmoor
Site Area: 43.3ha	Survey Date: October 2016	Surveyor(s): CK, IM, SR,

SITE DESCRIPTION

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

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

General comments / description of site

<p>Farnborough Business Park is a high quality business park located in a highly prominent location adjoining Farnborough Airport and fronting the A327. The site provides a mix of unit types and uses including a purpose built office campus for a multi-national occupier to services office accommodation for SMEs. On site facilities include a bar/ café at the Hub and the Village Urban Resort (Hotel, Restaurant, Bar and Fitness Centre).</p> <p>The site consists of office based research and development uses, specialising in ICT, digital media and global research capabilities . These are well aligned with both the M3 priority sectors and the FEA growth sectors. It is a high quality site that is well maintained, with modern offices, prominent signage and attractive landscaping.</p> <p>New office floorspace has recently been developed on the site in the form of two new office buildings. One of the buildings has been fully let. There are areas of undeveloped land, available for future expansion.</p>

ACCESSIBILITY

<p>Distance to Strategic Road Network: M3 Junction 4 (via A325 and A331) – 5.2km M3 Junction 4a (via A327) – 5.1km</p>	<p>Rail Access: Farnborough Main Station – 2km Farnborough North Station – 2.9km</p>
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Quality of local roads: The quality of roads within the site are very good and the local road network is of high quality.	Proximity to settlements: Within the settlement of Farnborough and in close proximity to Farnborough Town Centre (c. 1km)
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FACILITIES

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

NON-B CLASS USES

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

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

Costco warehouse (wholesale retail), hotel, restaurants and children's nursery.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

High quality extensive landscaping that is well maintained.

Neighbouring uses:

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

ACCESS & PARKING

Car

The site has excellent road access with three access points providing connections to the local road network and one additional 'restricted' access point. The internal roads are of a high quality and the site has relatively good access to motorway network.

HGV

HGV access it generally not required for the majority of site occupants, but the local and internal roads are more than suitable for accommodating HGV movements. The predominant generator of HGV movements is Costco located to the north west of the site.

Public Transport

No public transport services operate within the site, but privately operated shuttle buses currently operate to transport business park employees to local rail stations and the town centre.

Servicing

Suitable for current users with integral service areas.

Parking

Significant managed parking provision within the site that is linked to specific buildings. Parking is provided through both multi-storey and surface level parking.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Two Grade I Listed Buildings – Building R133 at Former Royal Aircraft Establishment and Building Q121 at Former Royal Aircraft Establishment.

Two Grade II Listed Buildings – Portable Airship Hanger (formerly buildings R51 and Q65 and Building R52 at Former Royal Aircraft Establishment.

Two locally listed buildings on O’Gorman Avenue

Adjacent to Site of Importance for Nature Conservation (SINC)

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Part of site within Airport Safety Zone

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

There is approximately 10ha of undeveloped land available with outline planning consent at the site to enable the business park to expand. The site is allocated as a Strategic Employment Site in the Rushmoor Core Strategy. It is proposed that the site is allocated as a Strategic Employment Site (Local Plan Preferred Approach, June 2015) and the boundary is amended to remove the established non-B Class uses in the northern part of the site

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below)

No

Undeveloped Land

Yes (please provide further information below)

No

Approximately 10 ha of land with outline planning consent for development which is undeveloped.

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
I Pinehurst	B1a	36,070 sq. ft.					
The Hub	B1a	6,000 sq. ft.					

25 Templer Avenue	B1a	10,099 sq. ft.					
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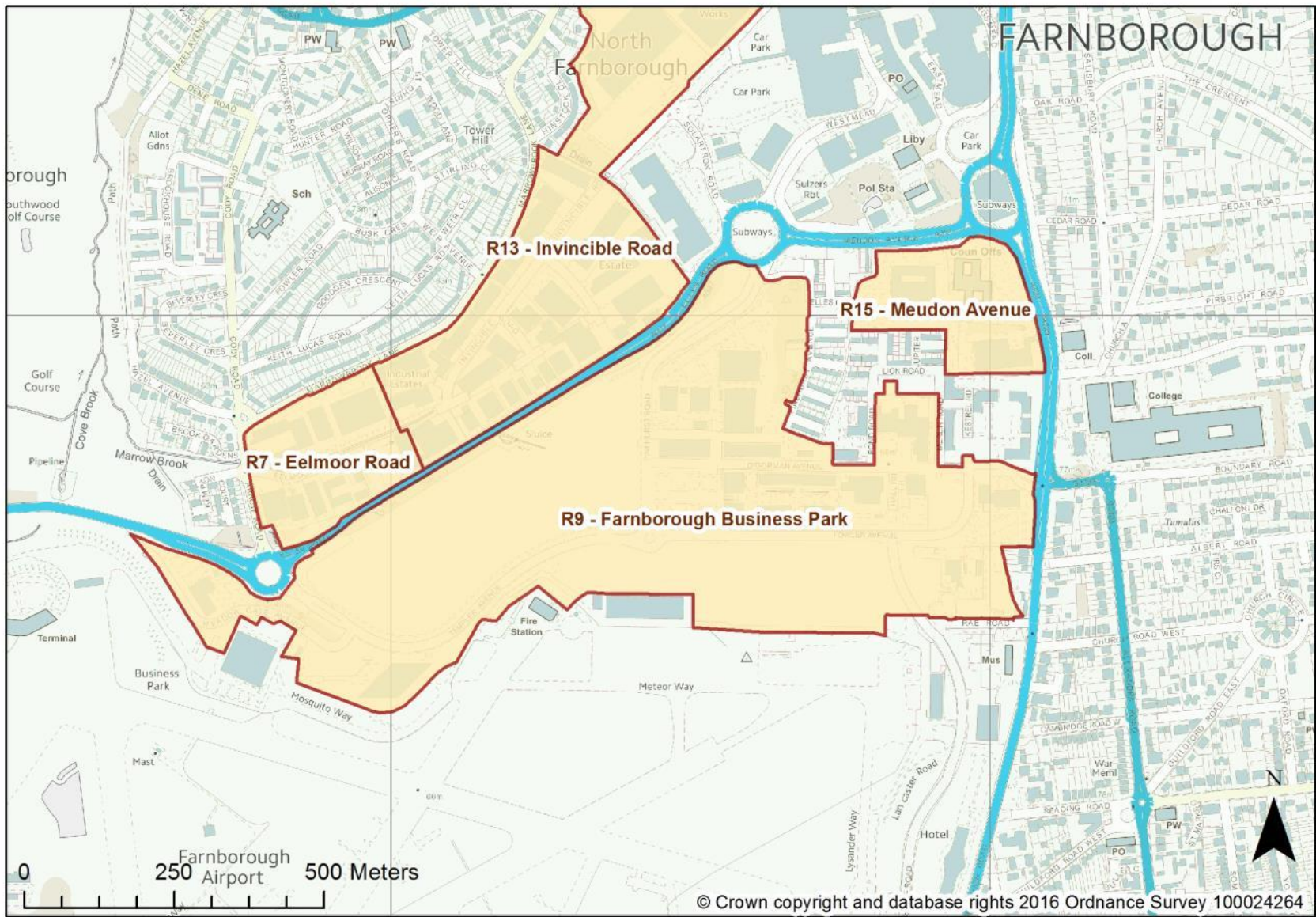
CONCLUSIONS

Comments / Observations

The site provides high quality new office development in an attractive business park environment. It caters for a mix of occupiers from SMEs to multinational companies. The sites range of on-site facilities and services, prominence and edge of centre location appear to be proving highly attractive to business seeking modern office accommodation in the Blackwater Valley.

Recent speculative office development at the site and high occupancy indicates that the site is a highly desirable location and that the sites owners are confident in attracting future occupiers to the site.

The site provides valuable accommodation to support the professional and business services sector with strong representation from businesses specialising in ICT, digital media and global research capabilities. The site provides undeveloped land to enable further expansion of the site to attract new businesses to this location.



Site No: R10	Site Name: Hawley Lane East	LPA: Rushmoor
Site Area: 4.9ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Hawley Lane East is an established multi-occupier industrial employment area that has good local and strategic access. The site fulfils an important role in accommodating a range of business including SMEs as well as larger employers. There are a number of non- traditional employment uses at the site, including self-storage, vehicle repairs and trade counter uses.

Generally, the site contains good quality stock, including some new build and refurbished units. Some of the units are located within self-contained and secure sites. The site appears to be relatively popular with businesses across a range of sectors.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 – 1.8km.	Rail Access: Frimley Station – 1.7km Farnborough North – 2.1km Farnborough Main Station – 2.4km
Quality of local roads: The site has multiple access points to the B3272 provides good onward	Proximity to settlements: Site located within the settlement of Farnborough c. 1.7km from Frimley High

connections to the A331 which connects the M3 and the A3.

Street and c. 3km from Farnborough Town Centre.

FACILITIES

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

Local shopping parade at Churchill crescent provides some convenience retail.

NON-B CLASS USES

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

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

Some trade counter uses at the site.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment is good and meets the needs of the occupiers.

Neighbouring uses:

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

The site fronts on to the B3212 (Hawley Lane) with the rear gardens of residential properties opposite the site. The rear of the site backs on to the railway line and to the south is screened by a line of trees.

ACCESS & PARKING

Car

The site has multiple direct access points from Hawley Lane and has good access to the local and strategic highway network.

HGV

The site has direct access from Hawley Lane and the road layout internally is good and suitable for HGV movements. The site has good access to the local and strategic highway network.

Public Transport Bus Service No2 passes the northern part of the site.

Servicing There is generally good servicing provision, but it does vary. The majority of units have sufficient delivery space or servicing and loading areas.

Parking Parking provided to front of site or within the curtilage of the self-contained units at the site. The level of provision appears to be appropriate for the current uses. It is unclear whether all spaces are allocated to individual units.

Is the access and parking adequate for the uses within the site?
 Yes No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk Heritage and Conservation Environmental Designation:
 Tree Preservation Order

Majority of site within Flood zone 2

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

The site is an established site allocation and the eastern end of the site has recently been developed to deliver modern employment units. It is proposed that the site is allocated as a Locally Important Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

The larger units could potentially be split to smaller units to meet market demands.

Undeveloped Land

- Yes (please provide further information below) No

There is a vacant land area at the site that is currently the subject of a planning application to deliver 7 units for B1(c), B2 and B8 uses at this site.

Vacant Premises

- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
1a-1b Hawley	B2	5,700 sq. ft.					

Lane							
Unit 6, Evolution	B8	7,782 sq. ft.					
Unit 2, 106 Hawley Lane	B2	13,215 sq. ft.					
Unit 4, Evolution	B2	18,837 sq. ft.					

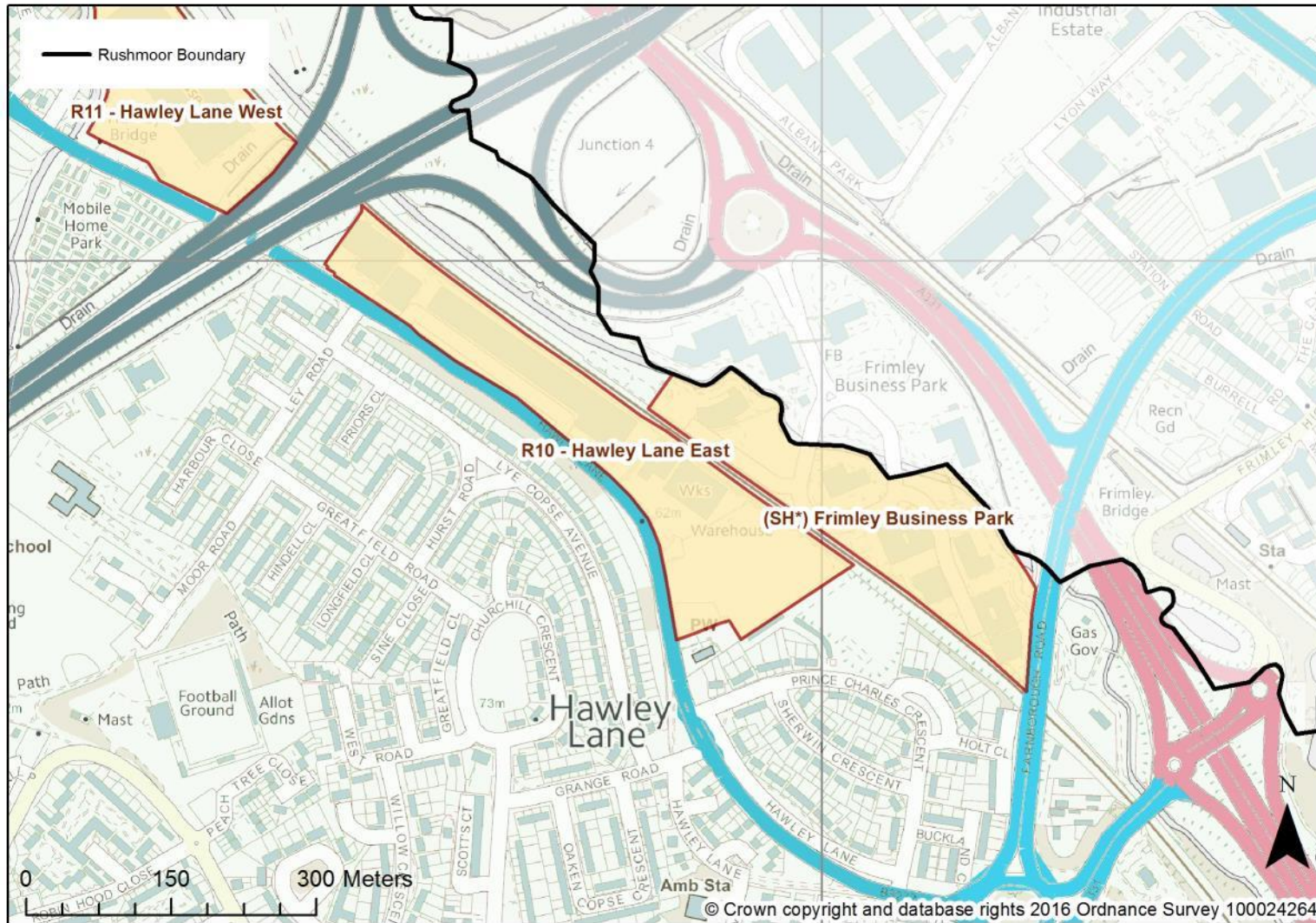
CONCLUSIONS

Comments / Observations

Hawley Lane East is a well established site that has good local and strategic access that plays an important role in housing industrial businesses, specifically SMEs. The site can be split into three distinct sections:

- Eastern section – is previously developed land and the site has been cleared and is being marketed for design and build opportunities. Planning consent has been granted to redevelop part of this site to provide a range of modern B1c, B2 and B8 units in four buildings.
- Central section – provides well maintained (albeit older) B2/B8 units with some trade counter uses. The units are generally well occupied demonstrating that they meet a need and a unit has recently been split and refurbished to supply three smaller quality units.
- Western end is predominantly occupied by self-storage and trade counter uses.

In general, the site is well occupied and meets business needs.



Site No: R11	Site Name: Hawley Lane West	LPA: Rushmoor
Site Area: 3.3ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

The site contains a single storey, pitched roof warehouse/distribution unit occupied by a single occupier (Bentalls). The building was built in the early 1980s and has substantial loading and docking bays with good eaves heights. The site has good accessibility by HGV with access from Hawley Lane (B3272) and is in close proximity to the A331 and M3.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 – 2.4km	Rail Access: Frimley Station - 2.3km
Quality of local roads: The site has a primary frontage onto the B3272 which provides good onward connections to the A331 which connects the M3 and the A3.	Proximity to settlements: Within settlement boundary of Farnborough. c.3.6km from Farnborough Town Centre and c.2.2km from Frimley High Street.

FACILITIES

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

Local shopping parade at Churchill crescent provides some convenience retail.

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

The site adjoins the highway and opposite the site entrance is a residential caravan park. The rear of the site backs on to the railway line and the site abuts the M3.

ACCESS & PARKING

Car

The site has good access from Hawley Lane and car parking is wholly contained within the site.

HGV

The site has good access for HGVs with direct access from Hawley Lane, which provides connections to the A331 and the M3.

Public Transport

The site is not located close to a railway station. However, the bus service No2 passes the site and providing a twice hourly service to Farnborough, Frimley and Camberley.

Servicing

Servicing provided within site boundaries and is appropriate for the current uses.

Parking

There is a large area of hardstanding to the front of the site for car and HGV parking and there appears to be ample space available and no conflicts observed during the site visit.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk (Zone 2)

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Trees on boundary protected by group Tree Preservation Order. Majority of site within Flood Zone 2

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

The site is designated as a Key Employment Site in the Rushmoor Core Strategy. It is proposed that the site is allocated as a Locally Important Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

If the current occupier were to vacate the site in the future it is considered that a comprehensive redevelopment of the site for employment uses, specifically small flexible industrial units (B1c / B2 / B8) units could be delivered.

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

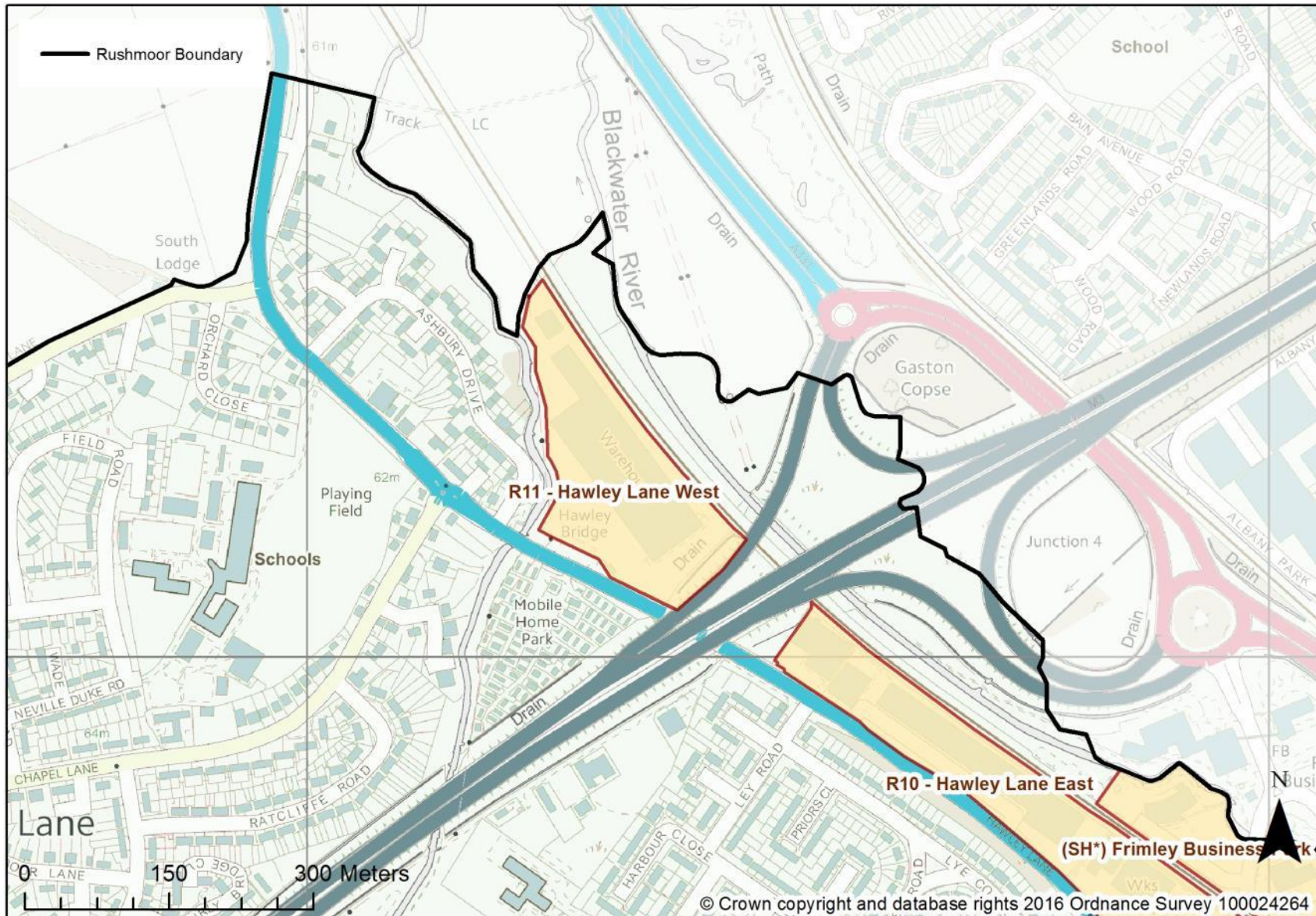
Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site is being utilised by a single business (Bentalls) as a distribution hub for the retail business. The site is located in a prominent location (visible from the M3) with good access to the local and strategic road network. The buildings are in good condition and the eaves heights appear to be suitable for the current occupier.



Site No: R12	Site Name: Hollybush Lane	LPA: Rushmoor
Site Area: 5.6ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

The site is located adjacent to the A331 Blackwater Valley Relief Road, although there is no direct access from it. The site provides accommodation for bad neighbour uses in a relatively isolated location away from sensitive neighbouring uses and is bounded by established vegetation and the Blackwater River. The site is occupied by a range of business predominantly in the metal / vehicle recycling business, although there are some trade counter uses at the site and vehicle maintenance related uses.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via A331) - 8.7km.	Rail Access: Ash Station – 2.7km Ash Vale Station – 2.7km Aldershot – 2.8km
Quality of local roads: The site adjoins the A331 but to access this route requires travel along local roads for approximately 3.5km.	Proximity to settlements: Aproximately 300m from the settlement of Ash Vale and c. 3km from Aldershot Town Centre

FACILITIES

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

NON-B CLASS USES

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

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

Some trade counter uses at the site and a mix of Sui Generis uses relating to vehicle components.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Given the nature of the uses at the site the environment is considered to be generally of good quality. However, there was some evidence of deterioration of internal roads (privately managed) to the rear of the site.

Neighbouring uses:

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

Established vegetation and woodland screening the site from neighbouring uses including two residential dwellings.

ACCESS & PARKING

Car

Access to the site is generally good. The site is located adjacent to the A331 Blackwater Valley Relief road. However, the nearest access point is to the A331 is 3-4km from the site and all of the available routes require travel through some residential areas.

HGV

The site is located adjacent to the A331 Blackwater Valley Relief road. However, the nearest access point is to the A331 at Aldershot is 3-4km from the site and both of the routes available require travel through residential areas. The route via North Lane and Ordnance Road is better suited to HGV vehicles accessing the site and the internal roads can easily accommodate large HGVs.

Public Transport

None observed

Servicing

Servicing was appropriate for the current uses on the site.

Parking

Parking appeared to be appropriate for the current uses on the site with each unit providing parking within the curtilage.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk: **Flood Zone 2**

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

The majority of the site is within flood zone 2.

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

The land is potentially contaminated from historic and current uses at the site.

Planning Status (select all that apply):

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

Additional comments:

It is proposed that the site is allocated as a Locally Important Employment Site (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

There is some scope to intensify uses at the site if the existing mix of occupiers changes or there is a consolidation of the waste processing occupiers.

Undeveloped Land

- Yes (please provide further information below) No

There is a small area of land (approximately 0.15 ha) towards the rear of the site that does not currently appear to be being utilised.

Vacant Premises

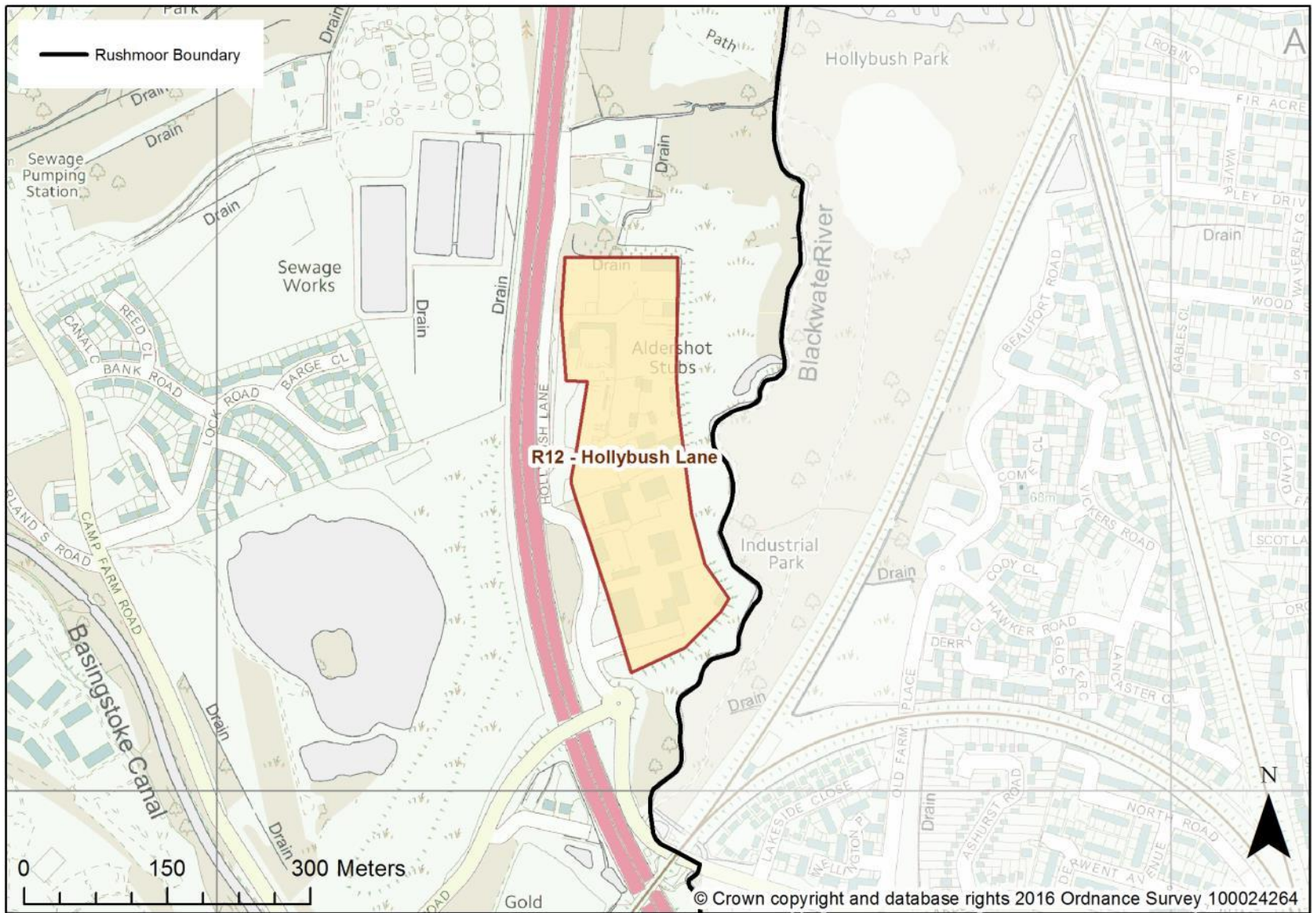
- Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site provides a well-managed bad neighbour use cluster in a relatively isolated location. The site is fully occupied and is meeting local needs for such sites, despite the average access to the strategic road network.



Site No: R13	Site Name: Invincible Road	LPA: Rushmoor
Site Area: 20.6ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

An established mixed quality industrial estate located in close proximity to Farnborough Town Centre. The estate has evolved over recent years with a significant retail/trade counter cluster establishing itself to the east of the site closest to the town centre boundary.

The site consists of a range of units ranging from smaller units on the Kingsgrove Industrial Estate to larger warehouse facilities. The majority of the buildings were built in the 1970's or 1980's. The public realm of the site is relatively poor and access can be constrained by parked vehicles, however vacancy rates are generally low at the site. The manufacturing firm Triumph occupy a significant number of units at the site.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via A331) – 5.4km. M3 Junction 4a (via A327) – 5.5km	Rail Access: Farnborough Main Station – 1.3km
Quality of local roads: The Estate fronts the A327. However access is via the Sulzers roundabout/Solartron Road which also provides access to Solartron Retail Park, Asda superstore/Princes Mead and the Horizon Retail Park, a new	Proximity to settlements: The site is located within the settlement of Farnborough and within close proximity to the Town Centre (c. 500m)

retail development under construction. The internal roads are in variable condition.

FACILITIES

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

NON-B CLASS USES

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

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

Cluster of sui generis trade counters, vehicle repair and two bulky goods retailers (B&Q and Wickes) are located on the site.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

The main road (Invincible) running through the centre of the site is of reasonable quality. However, a number of the 'other roads' are less well maintained and offer a poor quality environment.

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Given the nature of uses at the site, it is considered that overall the environment is appropriate for the current uses. Although, the site would benefit from some environmental enhancements.

Neighbouring uses:

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

The site is self-contained with one vehicular access point. The site is adjacent to Eelmoor Road Industrial Estate, although there is no linkages between the two sites.

ACCESS & PARKING

Car

Access to the site is acceptable being located close to the A327, although the single access point can become congested at peak periods. The internal roads can become congested due to on street vehicle parking.

HGV

Access to the site is acceptable being located close to the A327, although the single access point can become congested at peak periods. The internal roads can become congested due to on street vehicle parking which can cause issues for HGV vehicles accessing and servicing the site.

Public Transport

None observed within the site, however given the sites proximity to the town centre a wide range of bus services can be accessed from West Mead and Victoria Road.

Servicing

Some servicing and loading on street, specifically on the units located along the side roads. The larger units tend to have their own on-site servicing facilities.

Parking

Mixed provision, with some units having generous onsite parking provision. A considerable amount of on street parking was observed within the site which indicates that parking provision for some units is insufficient to meet current needs.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

Fully developed site with no extant planning permissions for site redevelopment / intensification. The site is an allocated key employment site in the Rushmoor Core Strategy. It is proposed that the site is allocated as a Strategic Employment site and the Preferred Approach is to de-allocate 4.5ha, which includes an area occupied by the retail store B&Q and the adjoining Esterline (formerly Western Aerospace) manufacturing facility (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Six of the units at Invincible Road are occupied by a single occupier and if they were to vacate the site this would significantly increase vacancy levels. A substantial increase in vacant units could provide the opportunity for a phased / partial redevelopment of the site to provide more modern flexible business accommodation and to provide improved access through the provision of an additional access to the A327.

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c,	Size of unit / amount of	Market attractiveness				Suitable for conversion to non-employment use?
			Good	Refurbishment	Obsolete	Redevelopment	

	B2, B8)	floorspace marketed		required		opportunity	(please specify)
10 Invincible Road	B8	7,759 sq. ft.					
16 Invincible Road	B2	5,050 sq. ft.					
Elles House, 4b Invincible Road	B1	339 sq. ft.					

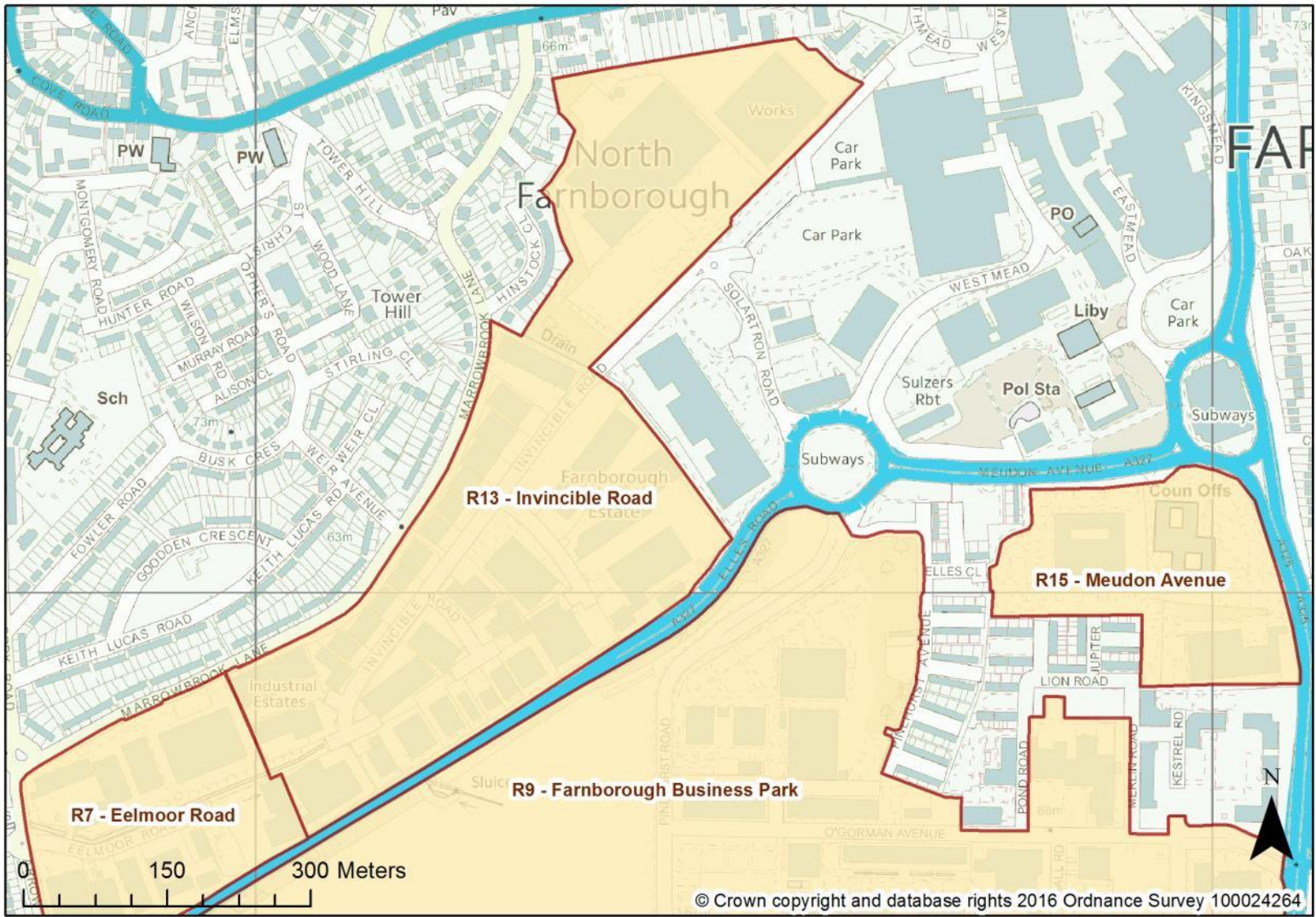
CONCLUSIONS

Comments / Observations

The site is well established and provides a multi-use B and non-B class floorspace close to the town centre, which meets the needs of SMEs and larger companies in key sectors such as Advanced Aerospace. The environment within the site is acceptable for the current uses but would benefit from enhancement. Despite the age of some of the stock, the site experiences relatively high occupancy levels and the quality of the stock appears to be appropriate for the uses within the site.

There has been an increase in retail uses on the site. Although these uses are largely grouped together to the east of the site closest to the town centre and adjacent Retail Park. There is a high profile single occupier 'pepper potted' across the site and any withdrawal by occupier will increase vacancy rates at the site substantially, but could enable the comprehensive redevelopment of the site.

It may be advisable to redraw the boundary of the site to exclude the eastern sections closest to the town centre, which is more clearly dominated by retail uses (specifically bulky goods retail). This will enable a more effective policy of protection of remaining B class activity to be implemented. In addition, ongoing engagement with the high profile single occupier should be undertaken to provide an 'early warning' if they intend to relocate from the site.



Site No: R14	Site Name: Lynchford Lane	LPA: Rushmoor
Site Area: 3.9ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

Lynchford Lane is a relatively small employment area that is located adjacent to the A331 and in close proximity to North Camp station. The site is split by the Blackwater River, which forms the boundary between Rushmoor and Guildford Boroughs. The site is occupied by a range of uses including some bad neighbour uses (which suit the sites location), an office development and a garden materials supply business. The parts of the site located in Guildford Borough is occupied by a large factory and the Royston Business Centre.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 - 5km.	Rail Access: North Camp station – 300m
Quality of local roads: The site is located adjacent to a junction the A331 which provides excellent connections to the local and strategic highway network. The internal roads are suitable for the current uses.	Proximity to settlements: Close proximity to the settlements of North Camp, Ash Vale and Mytchett. C. 2.8km from Farnborough Town Centre.

FACILITIES

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

Public House located adjacent to North Camp station.

NON-B CLASS USES

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

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

Building and garden materials supplier (Kebur) occupies circa 0.68 ha of the site and a waste metal recycling facility (sui generis).

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

ACCESS & PARKING

Car

The site is located adjacent to the A331 junction with Lynchford Road and therefore access by private car is good. The internal roads are of average quality.

HGV

The site is located adjacent to the A331 junction with Lynchford Road and therefore access by HGV is good. The internal roads are of average quality but parking restrictions are in place and adhered to which aids access to the site.

Public Transport

The site is located approximately 150m away from North Camp rail station which is also served by the number 41 bus service that provides infrequent services to Farnborough and Ash.

Servicing

The servicing arrangements appeared to be appropriate for the current uses.

Parking

Parking is mostly contained within the curtilage of buildings and where this was not the case, parking appeared to be managed in places (specifically fronting the Kebur site) as there was evidence of commuter parking at the site frontage.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Flood Zone 2 and small parts within Flood Zone 3.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

The site has a history of being occupied by bad neighbour uses and therefore there may be some land contamination at the site. In addition, there is some utilities infrastructure that runs underneath the site, which could constrain redevelopment.

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented
 Partially Implemented
 Cleared Site

Additional comments:

The site is allocated in the Rushmoor Core Strategy as a Key Employment Site. It is proposed that the site is allocated as a Locally Important Employment Site.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below)
 No

Undeveloped Land

Yes (please provide further information below)
 No

Vacant Premises

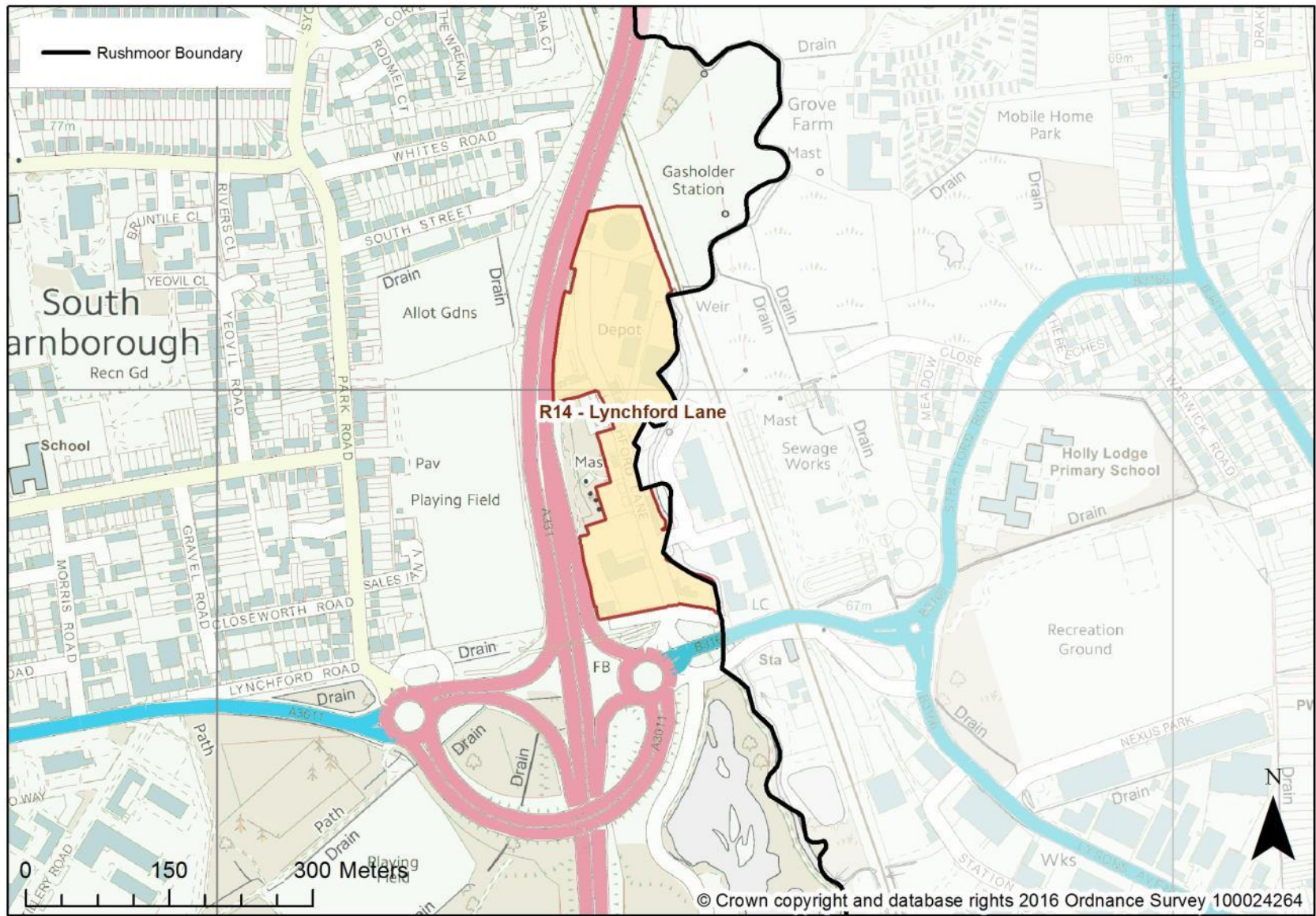
Yes (please provide further information below)
 No

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

CONCLUSIONS

Comments / Observations

Lynchford Lane is a relatively small employment area that is located adjacent to the A331 and in close proximity to North Camp station. The site is occupied by a range of uses including some bad neighbour uses (which suit the sites location), an office development and a garden materials supply business. The site does not appear to be managed but is functioning well with all of the units at the site being occupied.



Site No: R15	Site Name: Meudon Avenue	LPA: Rushmoor
Site Area: 4.9ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

<input checked="" type="checkbox"/> Edge of centre / out of town	<input type="checkbox"/> Town Centre	<input type="checkbox"/> Rural
<input type="checkbox"/> Incubator / SME Cluster Site	<input type="checkbox"/> Research and Technology / Science Park	<input type="checkbox"/> High Quality Business Park
<input type="checkbox"/> Warehouse / Distribution Park	<input type="checkbox"/> General Industry / Business Area	<input type="checkbox"/> Heavy / Specialist Industrial Site
<input type="checkbox"/> Site for Specific Occupier(s)	<input type="checkbox"/> Recycling / Environmental Industrial Sites	<input type="checkbox"/> Prominent Site
<input checked="" type="checkbox"/> Other: Civic Offices and standalone B1 offices		

General comments / description of site

The site is located in an edge of centre location and is occupied by four buildings, one of which is a Victorian building that has been converted to residential apartments. The remaining three Buildings originate from the 1980's, one of the buildings is vacant, one is occupied by IBM (due to vacate the site in 2016) and the other building occupied by Rushmoor Borough Council.

The buildings are located in a relatively prominent location (although set back from the road) fronting the A327 and A325 and are well located for public transport services. The buildings appear to be well maintained and are set in established landscaped grounds.

ACCESSIBILITY

Distance to Strategic Road Network: M3 junction 4 – 3.7km	Rail Access: Farnborough Main Station – 1.2km Farnborough North – 2.1km
Quality of local roads: The quality of local roads are good with the A327 and A325 being key local routes.	Proximity to settlements: Within the settlement of Farnborough. Close proximity to the town centre (c. 500m).

FACILITIES

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

NON-B CLASS USES

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

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

One of the office units on the site fronting the Farnborough Road has been converted to residential use.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The site is set in established landscaped grounds with the buildings being set back and partially screened from the highway

Neighbouring uses:

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

ACCESS & PARKING

Car There are dedicated access points for the three office buildings that provide direct access to either the A325 or A327.

HGV Adequate for current uses.

Public Transport Frequent public transport services operate along Farnborough Road and there is a bus interchange a short walk away from the site.

Servicing Servicing provision appears to be appropriate for current uses.

Parking Ample managed parking is provided for staff and visitors.

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

- Yes No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk Heritage and Conservation Environmental Designation: Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

Established and fully developed low-density site that is allocated as a Key Employment Site in the Rushmoor Core Strategy. The Preferred Approach is to de-allocate this site for employment uses and allocate part of the site for residential use.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

There is the potential for the partial or comprehensive redevelopment of the site if the current occupiers vacate to deliver mixed-use development. It is understood that IBM will be vacating the site when their lease expires in 2016.

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

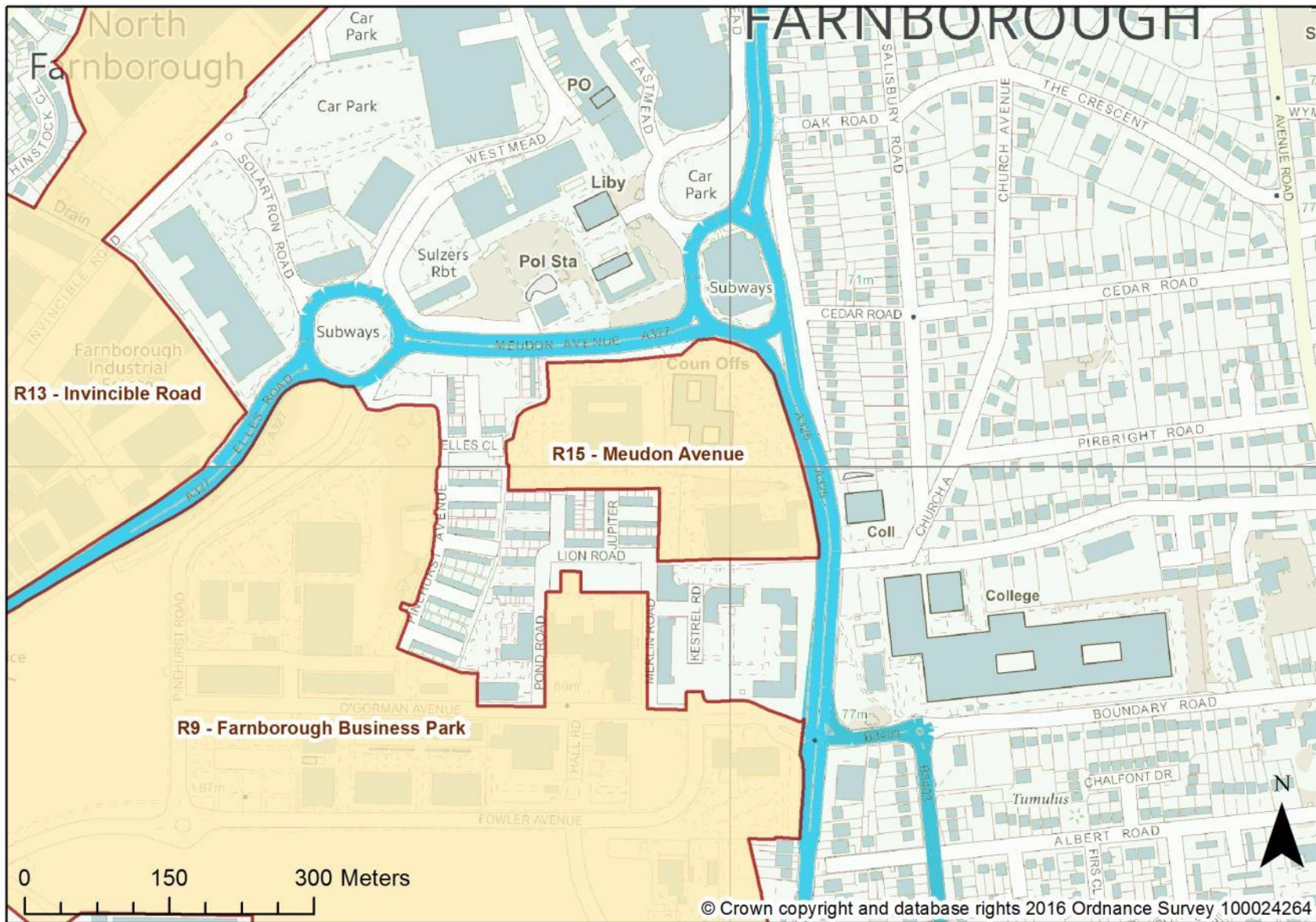
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Meudon House	B1a	7,507 sq m					Residential

CONCLUSIONS

Comments / Observations

The site is located in an edge of centre location. Part of the site has been redeveloped as residential and two of the three remaining have or due to be vacated by IBM in 2016. The stock originates from the 1980's and whilst the buildings appear to be in good condition, they may require refurbishment to attract new occupiers. The site is located close to a range of amenities and facilities and well connected by public transport.

The increasing delivery and availability of more modern Grade A office stock at higher profile locations in the local area is likely to make the letting of any vacant units at the site difficult unless they are refurbished.



Site No: R16	Site Name: Pavillion Road, Aldershot	LPA: Rushmoor
Site Area: 0.35ha	Survey Date: October 2016	Name of Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

The site is located in a prominent location fronting the A325 Farnborough Road. The range of warehousing / industrial units form an automotive cluster (vehicle rental, sales and repair).

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via A325 and A331) – 10.3km. M3 Junction 4a – 9.2km A3 (via A31) – 14.6km	Rail Access: Aldershot Station - 1.8km Farnborough Main – 6.3km
Quality of local roads: Good access to the A325 and other local routes.	Proximity to settlements: Located on the western edge of Aldershot (c. 1.5km from Town Centre).

FACILITIES

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

NON-B CLASS USES

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

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

Car sales and car rentals (Sui generis use) uses occupy approximately 40% of the site whilst vehicle repair operations are also undertaken at the site.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

ACCESS & PARKING

Car

The site is easily accessible from the A325 (Farnborough Road) with some units having direct access with the other units being accessed from Pavilion Road that connects to the A325 via a signalised junction.

HGV

HGV access to the site is good, although larger HGV vehicles may have difficulty accessing the units that are serviced from Pavilion Road.

Public Transport

None observed, although the nearest bus stop is circa 700m from the site.

Servicing

The sites fronting the A325 have relatively small servicing areas. At the time of the site visit, a vehicle transporter was parked on Farnborough Road and unloading vehicles onto the highway. The servicing areas from the units fronting Pavilion Road appeared to be acceptable for the current uses.

Parking

Due to nature of the uses on the site (predominantly vehicle repair, sales and rental), there was some evidence of vehicles related to these occupiers being parking on surrounding roads, including Pavilion Way, however this does not appear to cause any significant issues for neighbouring uses.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site provides a cluster of automotive related business that do not fall within the traditional employment use classes. However, the uses are considered suitable for the location and meet an identified need for such uses in a relatively prominent location.



Site No: R17	Site Name: Redan Hill Industrial Estate	LPA: Rushmoor
Site Area: 0.7 ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

<p>This managed site provides 14 purpose built B1c/b2 units of differing sizes and scales that are located in relatively close proximity to Aldershot Town Centre.</p> <p>The site is predominantly occupied by light industrial activity with some limited trade counter activity.</p>

ACCESSIBILITY

<p>Distance to Strategic Road Network: Access to M3 at junction 4, 10.3km away, via the A331 primary route.</p>	<p>Rail Access: Located 1.4km from Aldershot Railway Station</p>
<p>Quality of local roads: The site is accessed via Redan Road which provides good onward connection to local routes (including the A323) and the Aldershot A331 junction.</p>	<p>Proximity to settlements: The site is located within the settlement boundary of Aldershot and adjoins established residential areas.</p>

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The site appears to be well maintained with central and public area in good condition.

Neighbouring uses:

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

Cemetery

ACCESS & PARKING

Car

The site is easily accessible by private vehicle and is accessed directly from a relatively minor road (Redan Road).

HGV

Access is considered to be adequate but there may be limitations on manoeuvring within the site.

Public Transport

A bus service runs within 400m of the site providing services to Aldershot Town Centre and Farnham. Aldershot Rail station is also a relatively short distance away from the site (approximately 600m).

Servicing

Each unit has its own loading space to the front which are accessed from a central courtyard. Each unit has full height roller shutter doors.

Parking

Parking is organised with dedicated bays and appears to be sufficient for the site.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

SINC located adjacent to site

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

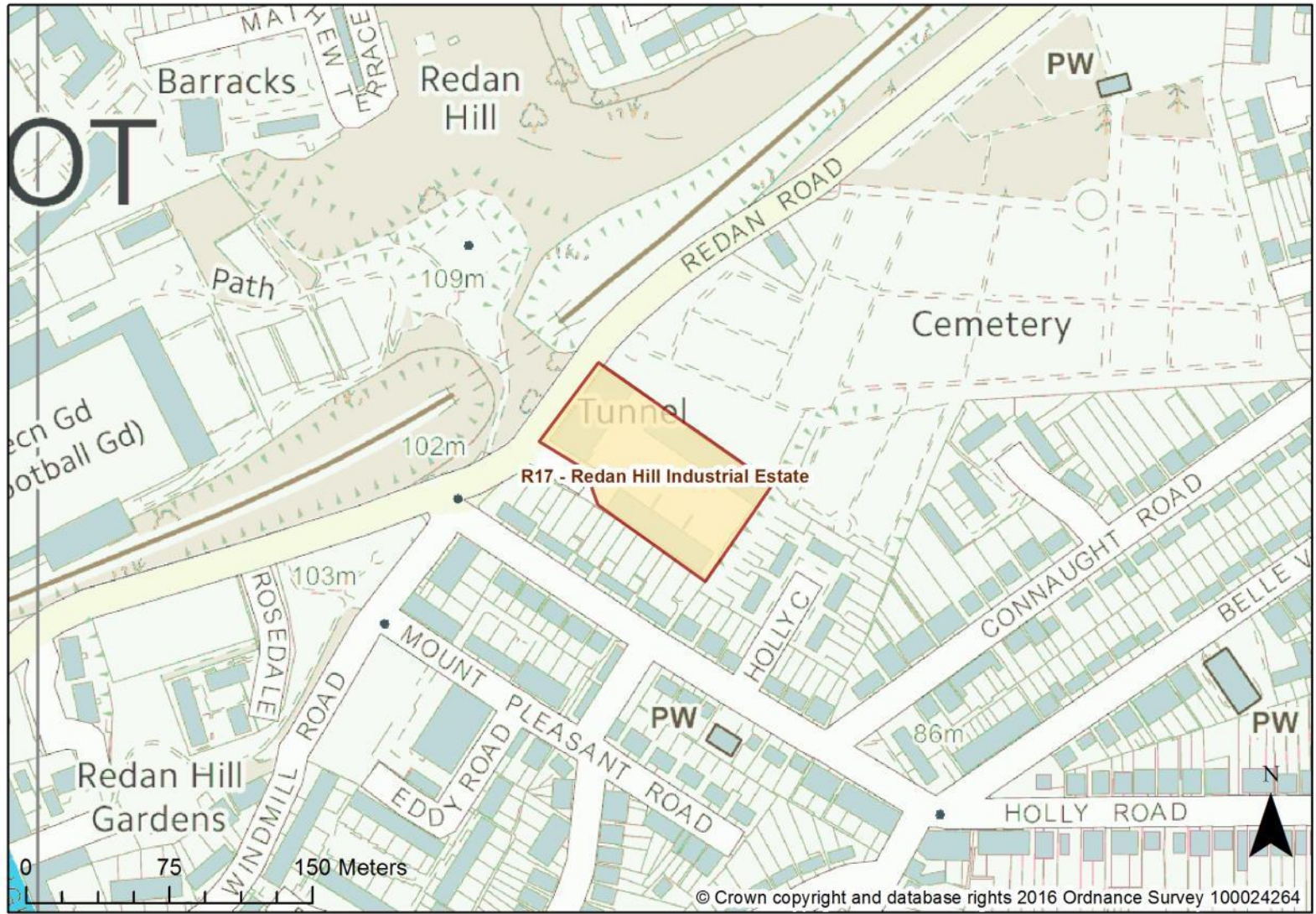
Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site provides light industrial units of differing sizes a short distance away from Aldershot Town Centre. The site is managed and appears to be well maintained. The site experiences high occupancy and there are no obvious conflicts with neighbouring uses. It is considered that the site will continue to perform well and meet the needs of SMEs.



Site No: R18	Site Name: Rotunda Estate	LPA: Rushmoor
Site Area: 0.35 ha	Survey Date: October 2016	Name of Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

The Rotunda Estate is located in close proximity to Aldershot Town Centre and provides ten industrial / warehousing units of varying sizes in a relatively prominent location fronting the High Street and adjoining the railway line. The site is occupied by a mix of uses including vehicle repair and metal fabrication. The site is located in a highly accessible location close to a wide range of services and amenities.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 - 10.4km M3 Junction 4a – 10.4km A3 (via A331) – 12.2km	Rail Access: Aldershot Rail Station – 500m.
Quality of local roads: Good, with good access to the A325.	Proximity to settlements: Within the settlement of Aldershot. In close proximity to the town centre (c. 500m)

FACILITIES

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

NON-B CLASS USES

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

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

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

ENVIRONMENT

Quality of environment for current use:

Very good
 Good
 Poor
 Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

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

Football stadium and residential properties adjoin the site.

ACCESS & PARKING

- Car

Vehicle access to the site is from Victoria Road, which provides access to the A323 and other local roads.
- HGV

HGV access to the site is good with the roads connecting the site being wide enough to facilitate HGV movements
- Public Transport

The site is located close to Aldershot Railway Station and adjacent to the bus station.
- Servicing

Servicing is appropriate for the current uses.
- Parking

There is some evidence of congestion within the shared area of hard standing in the centre of the site which could impede servicing. This could be a result of the vehicle repair operations that take place at the site requiring a number of customer vehicles to be on site at once.

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

- Yes No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk Heritage and Conservation Environmental Designation: Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

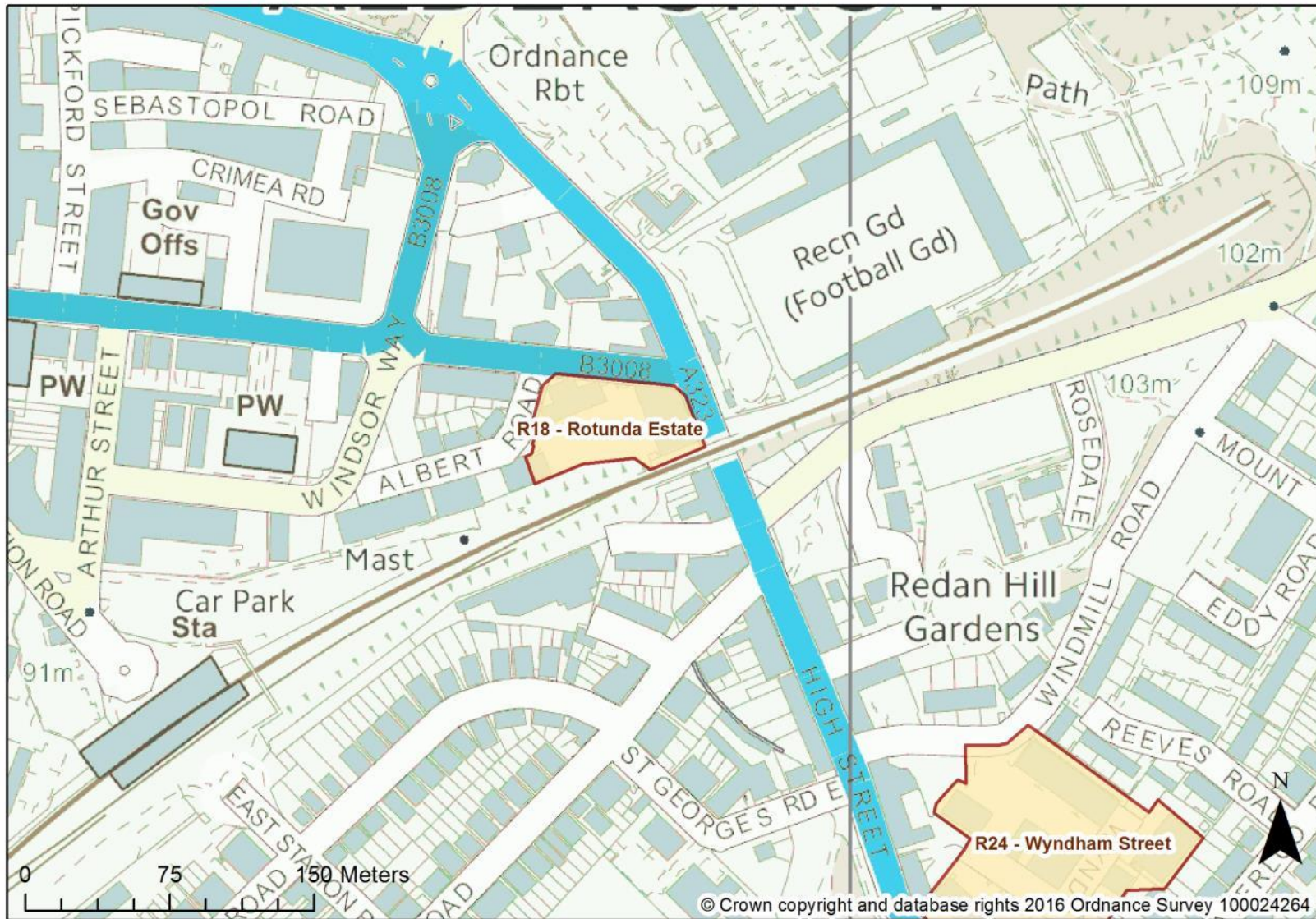
Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
7 Albert Road	B2	2,405 sq ft					

CONCLUSIONS

Comments / Observations

The site provides fulfils a local need for small industrial units for a range of business sectors, including metal fabrication and vehicle repair in a highly sustainable location. The range of uses at the site are considered suitable for the location and meet an identified need for such uses in a relatively central location.



Site No: R19	Site Name: Southwood Business Park	LPA: Rushmoor
Site Area: 20.8ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

The site is a mixed employment area located to the north west of Farnborough. It adjoins the A327 and is located in close proximity to the M3. The site is considered to generally be a quality businesses area with five distinct areas of activity / character, which are detailed below:

- BMW Head Quarters (former Nokia Campus)
- Yodel Warehouse (former Brakes Distribution)
- Discovery Park (B1a/b)
- Southwood Business Park (B1c / B2)
- The Crescent (B1a/b)

There are a range of premises provided at the site with the majority being from the 1980's to 2000's and occupancy levels are high, apart from the Crescent Office development.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4a – 2.1km	Rail Access: Fleet Station - 3.8km Farnborough Main Station – 3.4km
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Quality of local roads: The site front onto the A327 which provides a good quality connection to the M3 and also to Farnborough Airport and Farnborough Town Centre.	Proximity to settlements: Within the settlement of Farnborough.
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FACILITIES

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

NON-B CLASS USES

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

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

Petrol Station

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Generally, good, although would benefit from environmental enhancements.

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The Crescent could benefit from some environmental enhancements if it is to compete with alternate vacant office stock in the local area.

Neighbouring uses:

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

To the West the site is bounded by Summit Avenue and there are residential, retail and leisure facilities on the opposite side of this road. The railway line bounds the site to the East and there are some residential properties bordering the Crescent Office development to the South.

ACCESS & PARKING

Car

There site has multiple access points. The BMW campus and Yodel buildings having their own access points on to the A237. The remaining areas have three shared access points on to the A327. The internal road networks are off good quality.

HGV

There site has multiple access points with the BMW campus and Yodel buildings having their own access points to the A237 with the remaining areas of the site being accessed by three shared access points to the A327. The internal roads are of good quality and can accommodate large HGV movements.

Public Transport

There are some public bus services operating along the A327, however no services were observed operating within the site.

Servicing

Servicing appears to be appropriate for the current mix of uses. The light industrial units have separate (rear) servicing access which appears to be meeting the needs of occupiers.

Parking

Some secured parking (Discovery Park and the Crescent). Parking appears to be specific to individual units and there were no issues of vehicles parked on the service roads indicating ample provision for current uses.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

- Flood Risk Heritage and Conservation Environmental Designation: Tree Preservation Order

A number of trees protected by tree preservation order within and on the boundary of the site.

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

The site is an allocated key employment site that is fully developed with the exception of a cleared plot of land on the frontage to A327 (Summit Avenue). This site has planning consent for a petrol filling station, which is now complete, and a small number of retail units although development is yet to commence. It is proposed that the site is allocated as a Strategic Employment Site. The preferred approach is to amend the boundary to de-allocate the Crescent office development and adjacent land at Aldrin Place. The office accommodation at this Crescent is no longer meeting market needs and is unable to compete with more modern and accessible office accommodation within the borough and wider Functional Economic Area. A petrol filling station was recently completed and there is extant planning permission for non B-class uses on the site.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

There may be scope to redevelop the Crescent for alternate employment uses to complement the adjoining offer or redevelop the site as a mixed use scheme.

Undeveloped Land

Yes (please provide further information below) No

Large cleared plot of land on the frontage to A327 (Summit Avenue). This site has planning consent for a petrol filling station, which has been developed, and a small number of retail units, which are yet to commence.

Vacant Premises

Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Voyager House, Apollo Rise	B1	14,240 sq ft	Building recently refurbished				
Cygnus, Southwood Crescent	B1a/b	N/A					
Delta, Southwood Crescent	B1a/b	N/A					
Europa, Southwood Crescent	B1a/b	N/A					
Futura,	B1a/b	N/A					

Southwood Crescent							
Galaxy, Southwood Crescent	B1a/b	N/A					
Hermes, Southwood Crescent	B1a/b	N/A					

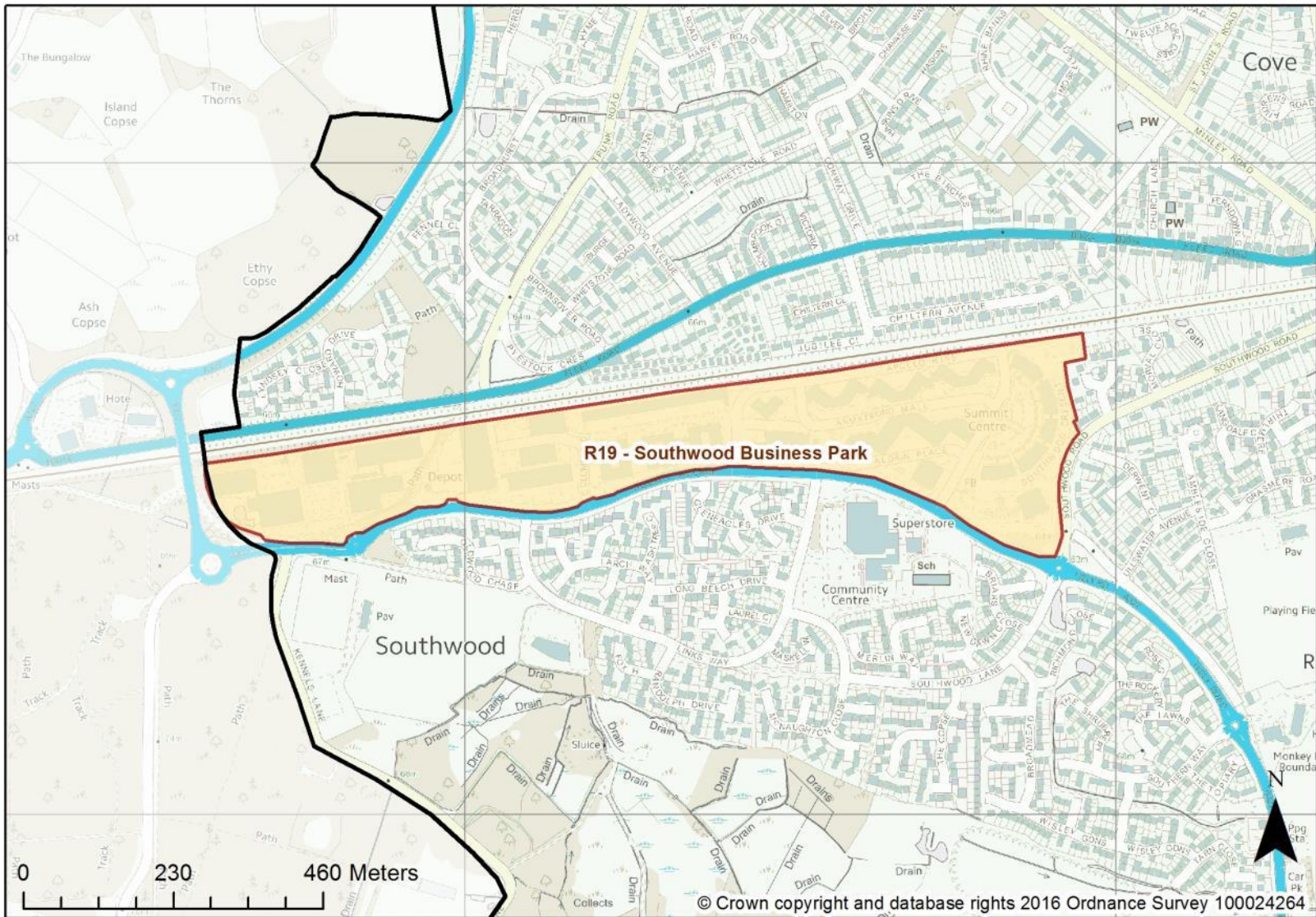
CONCLUSIONS

Comments / Observations

Overall, a successful site which is well occupied and provides a range of employment floorspace types and meets and identified need. The site is located in a good location for access to the M3 via Junction 4a. There are facilities located in close proximity to the site including a supermarket and public house.

There is a clear cluster of ICT related activity at Discovery Park, some likely to be datacentre / business continuity centre type activities with low employment densities. The site therefore supports an Enterprise M3 priority sector and FEA growth sector.

There is evidence of selective redevelopment and refurbishment at the site along with generally low vacancy levels, indicating that the site remains a viable business proposition. However, there are high levels of vacant office floorspace at The Crescent Office Park, which is no longer meeting market needs and this part of the site is now being promoted for residential redevelopment.



Site No: R20	Site Name: Spectrum Point	LPA: Rushmoor
Site Area: 0.8ha	Survey Date: October 2016	Name of Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Spectrum Point is a high specification office development adjacent to Farnborough Main Railway Station. It provides 85,000 sq ft of multi-let office floorspace a short walk away from the town centre. The site is highly accessible by a range of modes and had a good standard of onsite parking provision. The site is occupied by IT and digital media sectors, which aligns with the Enterprise M3 priority sectors.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 - 2.6km.	Rail Access: Adjacent to Farnborough Main Rail Station
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Within the settlement of Farnborough in close proximity to the town centre.

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

Adjacent to Farnborough Main Station car park, which is one of the main access points to the site.

ACCESS & PARKING

Car

The site is located off the A325, which provides connections to the local area and strategic highway network. The sites car parking provision is predominantly undercroft and can be accessed via the entrance to the railway station or from the Ham and Blackbird Roundabout.

HGV

HGV access is appropriate for the current uses.

Public Transport

The site is located adjacent to Farnborough Main rail station that provides frequent services to London Waterloo and other destinations. There is also a bus interchange located within the station grounds providing access to a range of services.

Servicing

The sites servicing arrangements are appropriate for its current use.

Parking

The site has relatively generous on site parking provision given its proximity to public transport interchanges. In addition, there are a number of pay and display car parks in the local area if additional parking were to be required.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

It is proposed that the site is allocated as a Locally Important Employment Site.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

Spectrum Point is located in a highly attractive location adjacent to Farnborough Main Railway station and a short distance away from Farnborough Town centre. The site provides quality office stock in a highly accessible location with good levels of onsite parking provision and is fully occupied.



Site No: R21	Site Name: Springlakes	LPA: Rushmoor
Site Area: 2.3 ha	Survey Date: October 2016	Name of Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

Springlakes is a well-maintained and organised site, predominantly used for light industrial uses. The stock appears to originate from the 1980s and a refurbishment programme appeared to be underway with some units having being recently refurbished to a high standard. The site is well let and is organised around communal courtyards with central parking areas, however the site lacks prominence due to its location at the end of a road serving residential areas.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 – 10.8km. A3 (via A31) – 12.8km	Rail Access: Aldershot Station – 2.2km Ash Vale Station – 3.9km
Quality of local roads: The site is located 2.1km from the Junction with the A331 which accessed from local roads.	Proximity to settlements: Located adjoining residential areas of Aldershot.

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

The site adjoins an established residential area to the east and south east, whilst there is more recent residential development has been completed to the west and south west of the site.

ACCESS & PARKING

Car

The site is accessed via residential streets although these appear to be of an adequate size and capacity.

HGV

The site is accessed via residential streets which appear to be of an adequate size and capacity to accommodate HGV movements. The internal roads of the site are suitable for HGV movements.

Public
Transport

Two bus services operate within 400m of the site that provide connections to Aldershot and Farnham.

Servicing

All buildings benefit from roller shutter doors and external loading areas which are accessed via central / shared courtyard areas.

Parking

The parking supply does not appear to be allocated to specific units, although parking is provided alongside the units. The supply of parking appears plentiful.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

There is a group of trees to the east of the site that are protected by TPOs and also a sizable area to the west of the site where a blanket TPO covers the established wooded area. Adjacent to Basingstoke Canal Conservation Area.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

The site does have a significant level change, however development has been designed to accommodate this and it does not present any issues for the operation of the site.

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

The site is an allocated key employment site in the Core Strategy. It is proposed that the site is allocated as a Locally Important Employment Site.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

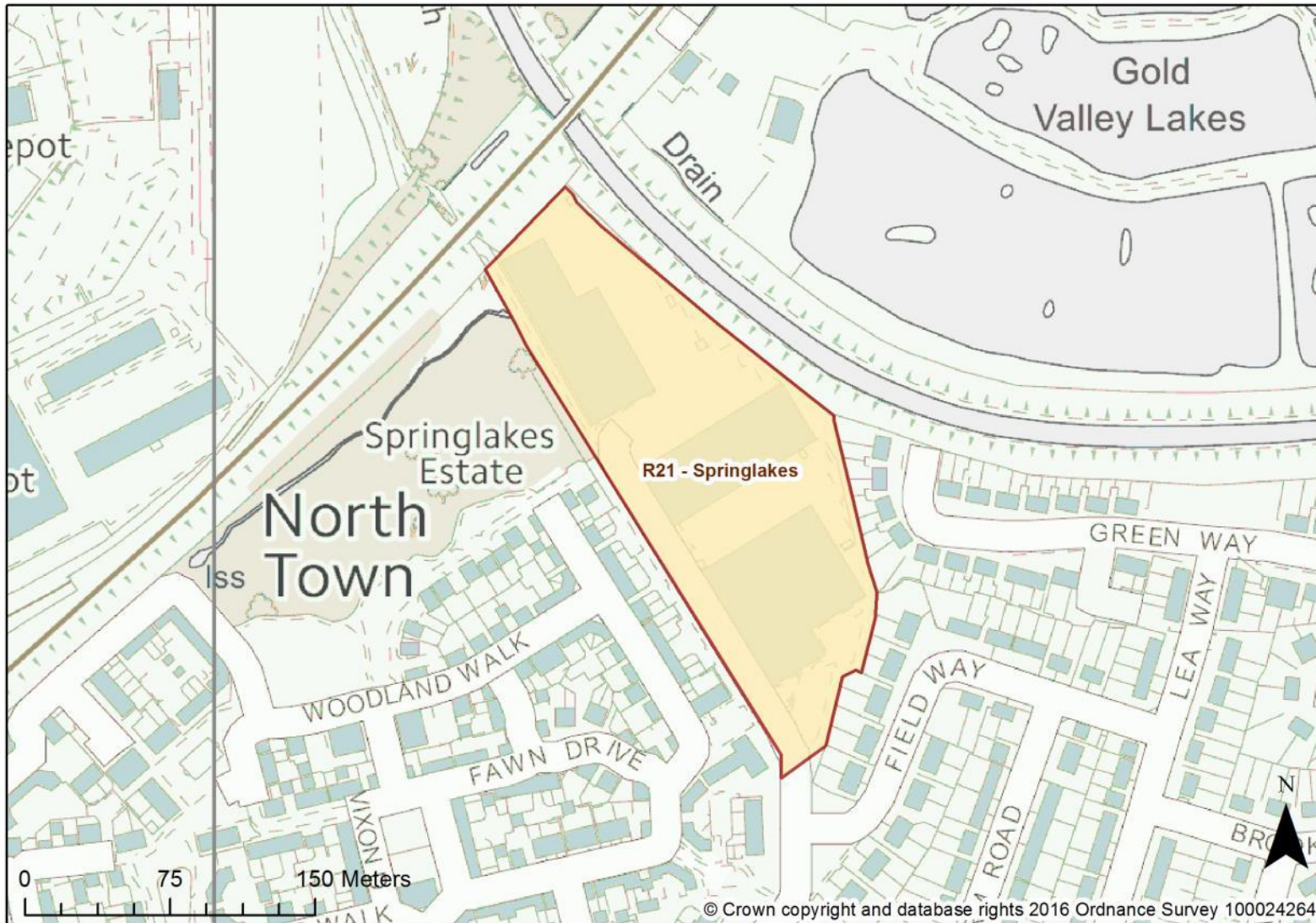
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is well maintained and the units are currently undergoing a phased refurbishment programme. The site is active and meets a market need for industrial floorspace, however the peripheral location of the site and access along residential roads are the main constraints.

There is no opportunity for intensification of the site unless it were to be comprehensively redeveloped in the future.



Site No: R22	Site Name: The Royal Pavilion	LPA: Rushmoor
Site Area: 18.2ha	Survey Date: October 2016	Surveyor(s): IM; SR

SITE DESCRIPTION

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

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

General comments / description of site

<p>The site comprises high quality office campus of four interconnecting buildings (Grade A) that are set within over 18 acres of parkland and woodland, together with an extensive parking area (decked car parking). The site was originally constructed for a single occupier (CSC) who have subsequently consolidated their operations at the Pavilion site and vacant floorspace is currently being marketed.</p> <p>The site is located adjoining the settlement boundary of Aldershot and would suit a company seeking high quality accommodation in a self-contained campus environment.</p>
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ACCESSIBILITY

<p>Distance to Strategic Road Network: M3 Junction 4 (via the A331) – 10.2km A3 (via A31) – 14.2km.</p>	<p>Rail Access: Aldershot Railway Station - 2.3km</p>
<p>Quality of local roads: The site has direct access to the Wellesley Road which provides good connections to the A325 and A323.</p>	<p>Proximity to settlements: Adjoins the settlement of Aldershot and is located in close proximity to the settlements of Weybourne and Heath End (in Waverley Borough).</p>

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

Neighbouring uses:

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

ACCESS & PARKING

Car

The site has a direct access from Wellesley Road, which provides access to the A323 and A325. The internal roads are of good quality.

HGV

Whilst HGV traffic is unlikely to enter the site given its current use, access for such vehicles is considered to be suitable

Public Transport

None observed although there was evidence of the site operating private shuttle busses to key destinations.

Servicing

Servicing is well catered for within the site and is suitable for the current uses.

Parking

Generous on-site parking provision in a decked car park.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation

Tree Preservation Order

Number of trees protected by tree preservation orders. Grade II Listed Building (Former Guardroom to Royal Pavilion) and locally listed gates. SINC covering part of the site and SINC adjacent. Adjacent to and within 400m of the Thames Basin Heaths Special Protection Area.

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

The site is not currently allocated as an employment site through Local Planning policy and the planning consent has been partially implemented. There is therefore scope to deliver an additional 9,000sqm of office space at the site in the future. It is proposed that the site is allocated as a Strategic Employment Site.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below) No

The site has consent for an additional 9,000sqm of office space.

Vacant Premises

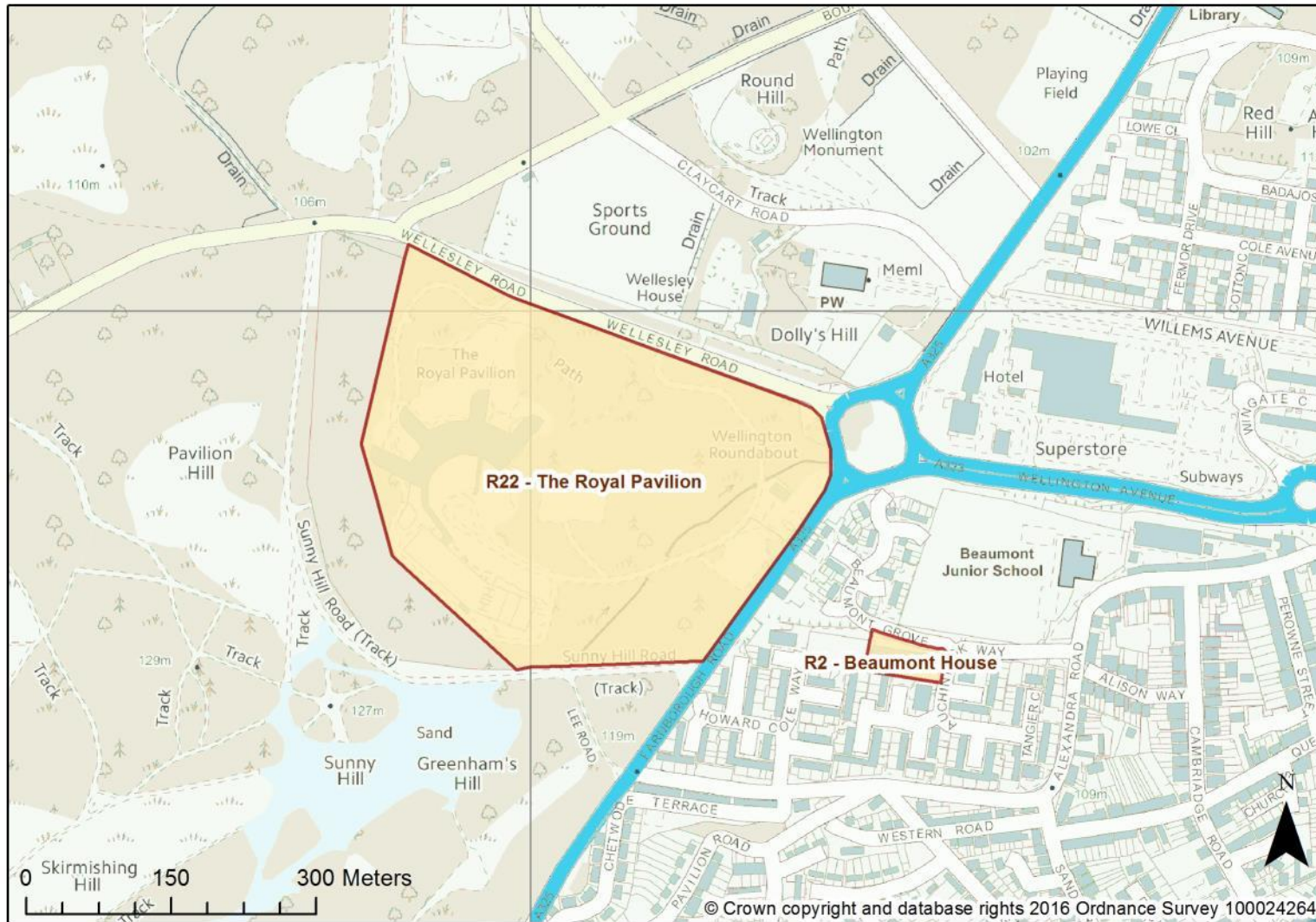
Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Tower 3	B1a	9,700 sq. ft					No

CONCLUSIONS

Comments / Observations

The site provides high quality office accommodation in a highly landscaped business park setting in an edge of settlement location. Due to the consolidation of activities at the site by the occupier (CSC) floorspace is currently being marketed. The sites location could be limiting market interest in the site, although the relatively isolated location may suit certain types of occupier. The site is located in close proximity to the Wellesley development where an additional 3,850 homes will be delivered and is the only Grade A office accommodation in a campus environment that is in close proximity to the settlement of Aldershot.



Site No: R23	Site Name: Thomson House	LPA: Rushmoor
Site Area: 0.44 ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Thomson House is a self-contained office block dating from the mid 1970's that is located in a prominent location fronting the A325 and located in close proximity to Farnborough Main Station. The building was previously owned and occupied by Thomson Local and the building is currently vacant following the consolidation of the company's operations. In 2016, permission was granted for change of use and extension of the existing office building to form 115 flats and erection of 6-storey building to form 30 flats. The building is in need of refurbishment and it is understood that the new owners of the site are proposing to convert the building to residential through the prior approval process.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 (via A331) - 2.9km.	Rail Access: Farnborough Main Station – 300m
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Within the settlement of Farnborough. In close proximity to the town centre.

FACILITIES

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

NON-B CLASS USES

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

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

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Neighbouring uses:

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

Residential properties adjoin the site boundary to the south, whilst the mainline railway borders the site to the north.

ACCESS & PARKING

- Car

Vehicle access to the site is off the A325 (Farnborough Road) via Jubilee Road which also serves the residential properties adjoining the site.

- HGV

HGV access to the site is good and suitable for the needs of office occupiers.

- Public Transport

The site is located close to Farnborough railway station, which also serves as a bus interchange.

- Servicing

Servicing is appropriate for the current uses.

Parking

Parking is provided within the site through surface level car parks and undercroft parking. The level of parking provision is more than adequate.

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

Yes

No (please provide further information below)

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

The site adjoins the St Michael's Conservation Area

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

Planning Status (select all that apply):

Greenfield

Brownfield

Site Allocation

Planning Consent

Fully Implemented

Partially Implemented

Cleared Site

Additional comments:

In 2016, permission was granted for change of use and extension of the existing office building to form 115 flats and erection of 6-storey building to form 30 flats. The building is in need of refurbishment and it is understood that the new owners of the site are proposing to convert the building to residential through the prior approval process.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

There may be scope to intensify uses at the site through developing parts of the car parks to deliver more employment (office) floorspace (with the parking being retained as undercroft parking) however given the current supply of vacant floorspace in the local area it is unlikely that such a scheme would be viable.

Undeveloped Land

Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below) No

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

CONCLUSIONS

Comments / Observations

The site provides office accommodation in a highly sustainable location, however the building is dated and is reaching the end of its functional economic life. The site is not being marketed and has recently been granted permission for residential development.



Site No: R24	Site Name: Wyndham Street	LPA: Rushmoor
Site Area: 1.2 ha	Survey Date: October 2016	Surveyor(s): IM, SR

SITE DESCRIPTION

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

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

General comments / description of site

Wyndham Street is an edge of centre site located on the A323. The units fronting the A323 provide office accommodation and a vehicle repair centre that can both be accessed from the A323 and Wyndham Street. To the rear of these buildings is a cluster of light industrial units, including the Manor Park Industrial Estate that is accessed via Wyndham Street. These industrial units are predominantly smaller units that support SMEs and occupancy levels were high.

Wyndham Street itself is small and relatively narrow and at the time of the site visit, there were many vehicles parked along the street that could potentially cause issues for larger service vehicles that need to enter the site.

ACCESSIBILITY

Distance to Strategic Road Network: M3 Junction 4 – 10.4km A3 (via A31) – 12km	Rail Access: Aldershot Station - 900m
Quality of local roads: W Within the site the roads are poor quality, however the A323 provides good quality connections to Aldershot Town Centres and to the A331.	Proximity to settlements: The site is located within the settlement boundary of Aldershot is adjoins established residential areas.

FACILITIES

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

NON-B CLASS USES

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

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

Sui Generis (vehicle repair) and trade counter activities observed at the site.

ENVIRONMENT

Quality of environment for current use:

Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

The environment within Manor Park Industrial Estate, which comprises six industrial, is considered to be good for the sites use. However, the relative poor quality of the highway and public realm in Wyndham Street detracts from the environment.

Neighbouring uses:

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

Residential units border the industrial uses to the rear of the site and Car sales on the southern edge of the site.
Aldershot Manor park is located opposite the office elements fronting the A323 (High Street).

ACCESS & PARKING

Car

Car access is adequate via Waterloo Road, although there is evidence of potential car / HGV conflict.

HGV

Access to the site by HGV would be challenging with access to Wyndham Street (via Waterloo Road) being relatively restrictive due to the limited space available. On street vehicle parking could also restrict access to the site.

Public Transport

Servicing

Most units or areas have their own servicing arrangements and generally appear adequate for use. The light industrial units at Manor Park Industrial Estate are serviced from a central courtyard accessed from Wyndham Street. Arrangements for servicing appear ad-hoc but at the time of the site visit no issues were observed.

Parking

The office elements of the site have their own designated parking areas.

The industrial uses use parking within the courtyards (not formally marked or defined) or on street parking. There appears to be insufficient parking in the area, with substantial on-street parking which is potentially a knock on impact of the car sales and repair businesses.

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

Yes

No (please provide further information below)

Mixed – office parking and access is considered to be adequate. However, the accessibility of the light industrial units is constrained by layout of local roads and on street parking.

DEVELOPMENT CONTEXT:

Planning Considerations:

Flood Risk

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

Physical Considerations:

Topography

Contamination

Utilities Infrastructure

Other (please specify below)

The rear of the site is considerably higher than the frontage, which could limit any future redevelopment opportunities at the site.

Planning Status (select all that apply):

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

Additional comments:

The site is allocated as a Key Employment Site in the adopted Rushmoor Core Strategy. It is proposed that the site is allocated as a Locally Important Employment site and the boundary is amended to de-allocate 0.4ha of the site that fronts to High Street (Local Plan Preferred Approach, June 2015).

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

- Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
3-7 Wyndham Street	B1c/B2	14,658 sq ft					No

Unit 5 - Manor Park Industrial Estate	B1c/B2	1,752 sq ft				No
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CONCLUSIONS

Comments / Observations

The industrial units located on the site are in general well occupied. It is evidence that these units are meeting a market need and meet the occupants' requirements, despite the constraints. The site is not particularly well maintained and the highway restrictions along Wyndham Street do not appear to be enforced.

In terms of the office and vehicle repair elements, there is evidence of some vacant office stock fronting the High Street (A323) and given the oversupply of office accommodation in Aldershot and the age and condition of the premises it is not considered appropriate to allocate this area for employment uses. There are no functional links between the two distinct activities at the site.

