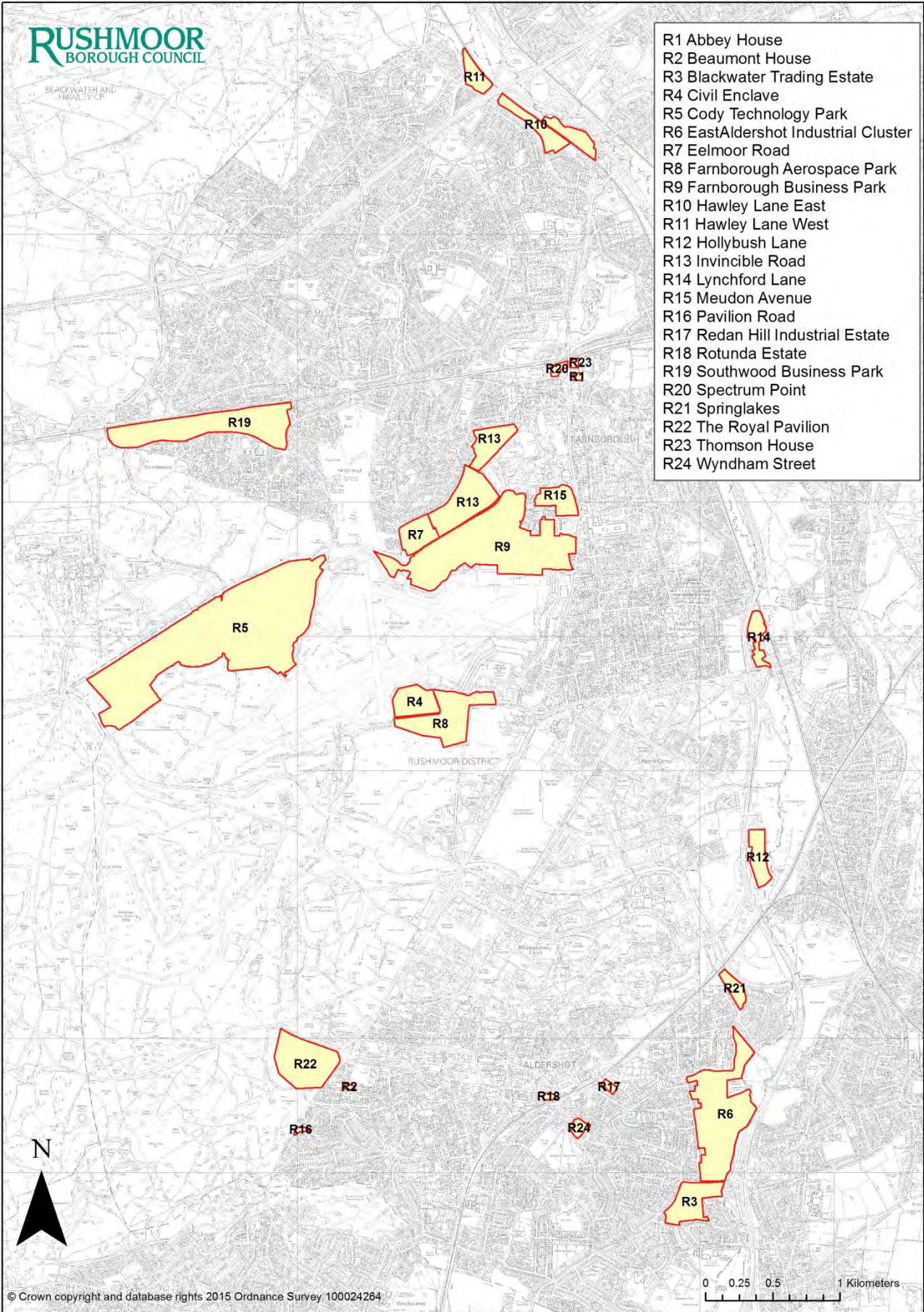

SECTION 2

RUSHMOOR
BOROUGH
EMPLOYMENT SITES

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- R1 Abbey House
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- R18 Rotunda Estate
- R19 Southwood Business Park
- R20 Spectrum Point
- R21 Springlakes
- R22 The Royal Pavilion
- R23 Thomson House
- R24 Wyndham Street



0 0.25 0.5 1 Kilometers

Site No: R1	Site Name: Abbey House	LPA: Rushmoor
Site Area: 0.51 ha	Survey Date: October 2014	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 dating from the 1960's or 1970's that is located in a prominent location fronting the A325 and in close proximity to Farnborough Main Station. The building is currently un-occupied and has recently been sold to a new owner. The building is in need of refurbishment and it is understood that the new owners of the site are proposing to refurbish the accommodation to meet the needs of modern needs.

The site is located a short walk away from Farnborough town centre and a wide range of facilities and amenities.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4 via the A331, 2.9km away.	Rail Access: The site is located within 0.1km of Farnborough Main Station
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Located within the settlement of Farnborough

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 whilst the A325 borders the site to the West and the grounds of St Michaels Abbey border the site to the East.

ACCESS & PARKING

Car

Vehicle access to the site is via direct 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 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:

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)

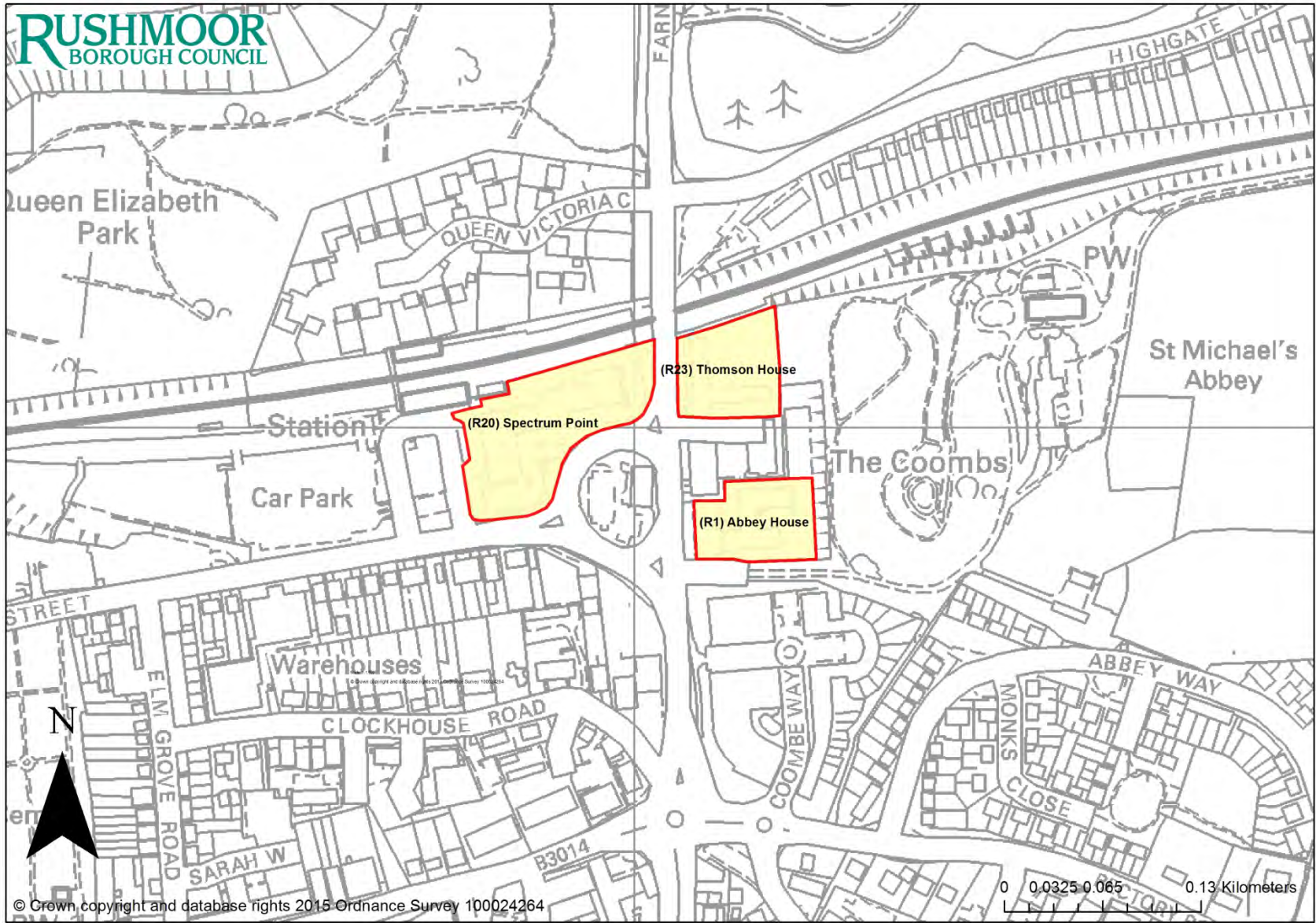
No

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	
Abbey House	B1a	51,850 sq ft					

CONCLUSIONS

Comments / Observations

The site provides office accommodation in a highly sustainable location, however the building is dated and in need of refurbishment. The site has recently changed ownership and it is understood that the new owners of the site are intending to refurbish the premises to attract new occupiers.



Site No: R2	Site Name: Beaumont House, Aldershot	LPA: Rushmoor
Site Area: 0.54 ha	Survey Date: October 2014	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 is a period building that is nationally listed (Grade 2) and has been converted to office use. The site is occupied by a single occupier Keystone Legal and is located in an area that is predominantly residential in nature. The site is located a short walk (circa 500 meters) from facilities at Westgate Aldershot which adjoins the town centre.

ACCESSIBILITY

Distance to Strategic Highway Network: 9.7km M3 Junction 4a Access to the M3 is from Junction 4 via the A331, 9.7km away.	Rail Access: the site is located 1.4km from Aldershot Rail Station
Quality of local roads: Good, with easy access to the A325.	Proximity to settlements: Located within the settlement of Aldershot

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 which in turn provides access to Alexandra Road which connects to the 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.

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: **Building Grade 2* listed**

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)

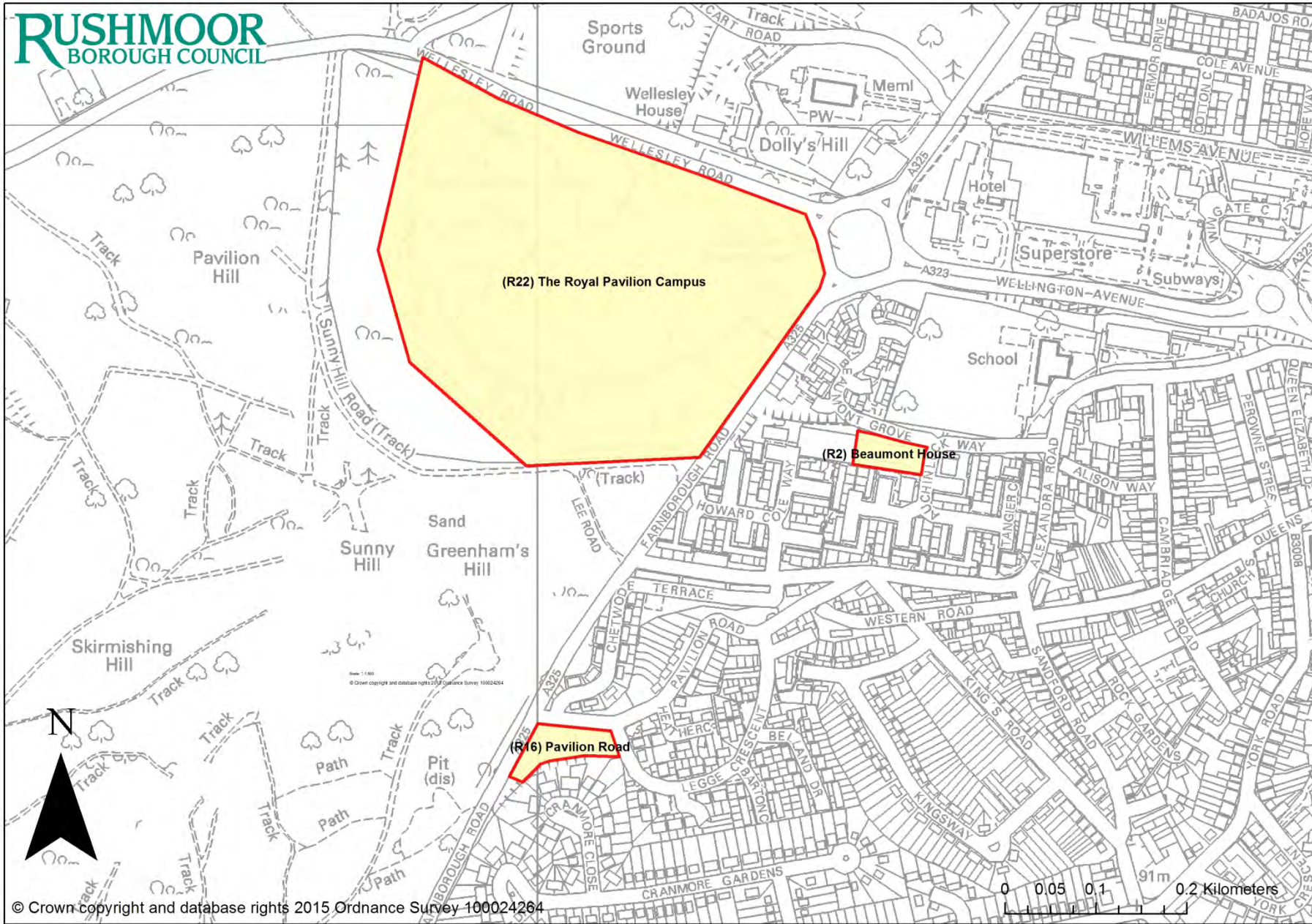
No

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

<p>The site provided quality office accommodation in a period building that meets the needs of the current occupier.</p>
--



Site No: R3	Site Name: Blackwater Trading Estate	LPA: Rushmoor
Site Area: 7.6ha	Survey Date: November 2014	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 Valley Trading Estate is a large mixed-use area with a significant amount of non-B class activities being located 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 with only one unit being marketed.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4 via the A331, 9.2km away.	Rail Access: Located 1.8km from Aldershot Station
Quality of local roads: The site is accessed via the A323, which provides good access to local routes and the Aldershot A331 junction.	Proximity to settlements: Located in close proximity to established residential areas.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Dental surgery.

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 whilst 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.

ACCESS & PARKING

Car

The site is easily accessible by private car and fronts onto the A323 and Lower Farnham road with access points from both of these schemes.

HGV

The site is easily accessible by HGV with access points from the A323 and Lower Farnham road. Movements within the site are somewhat constrained to the rear of the car dealerships when car transporters conflict with vehicles parked on street.

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 can 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 (**partially in Zone 2**)

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

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:

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)

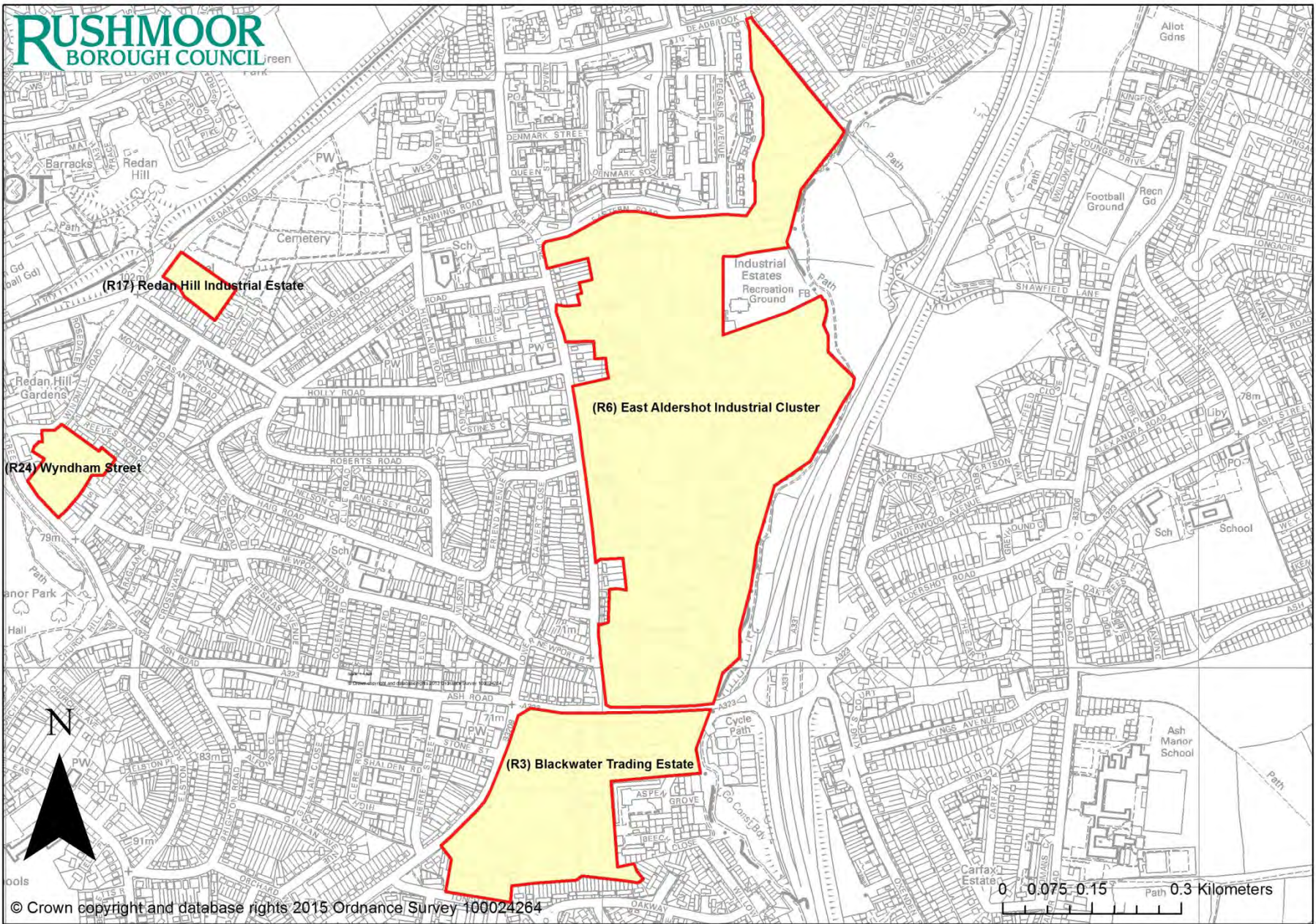
No

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 at the time of the site visit 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: August 2014	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.</p> <p>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

Distance to Strategic Highway Network: Access to M3 at Junction 4 7.2km to M3 Junction 4	Rail Access: North Camp Station-3.1km
Quality of local roads: The site is accessed from a single access point (dual carriageway) that accesses 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 and 1.5km from North Camp district centre.

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"/>

The 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 the Farnborough Aerospace Park and Farnborough Airport.

ACCESS & PARKING

Car

The site is located approximately 1km from the Queens Roundabout that 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 Centre and Civil Enclave site. The roads are of good quality and the Queens Roundabout is currently undergoing improvements to signalise this junction and increase capacity.

HGV

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

Public Transport

The number 700 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:

The second phase of the development has yet to commence but the site is being marketed for a range of design and build options. The site is allocated in the Rushmoor Core Strategy as a Key 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

There is some vacant land available that is currently being marketed for up to 200,000sq ft of employment floorspace (B1-B8 uses) on a design and build pre-let opportunity.

Vacant Premises

Yes (please provide further information below)

No

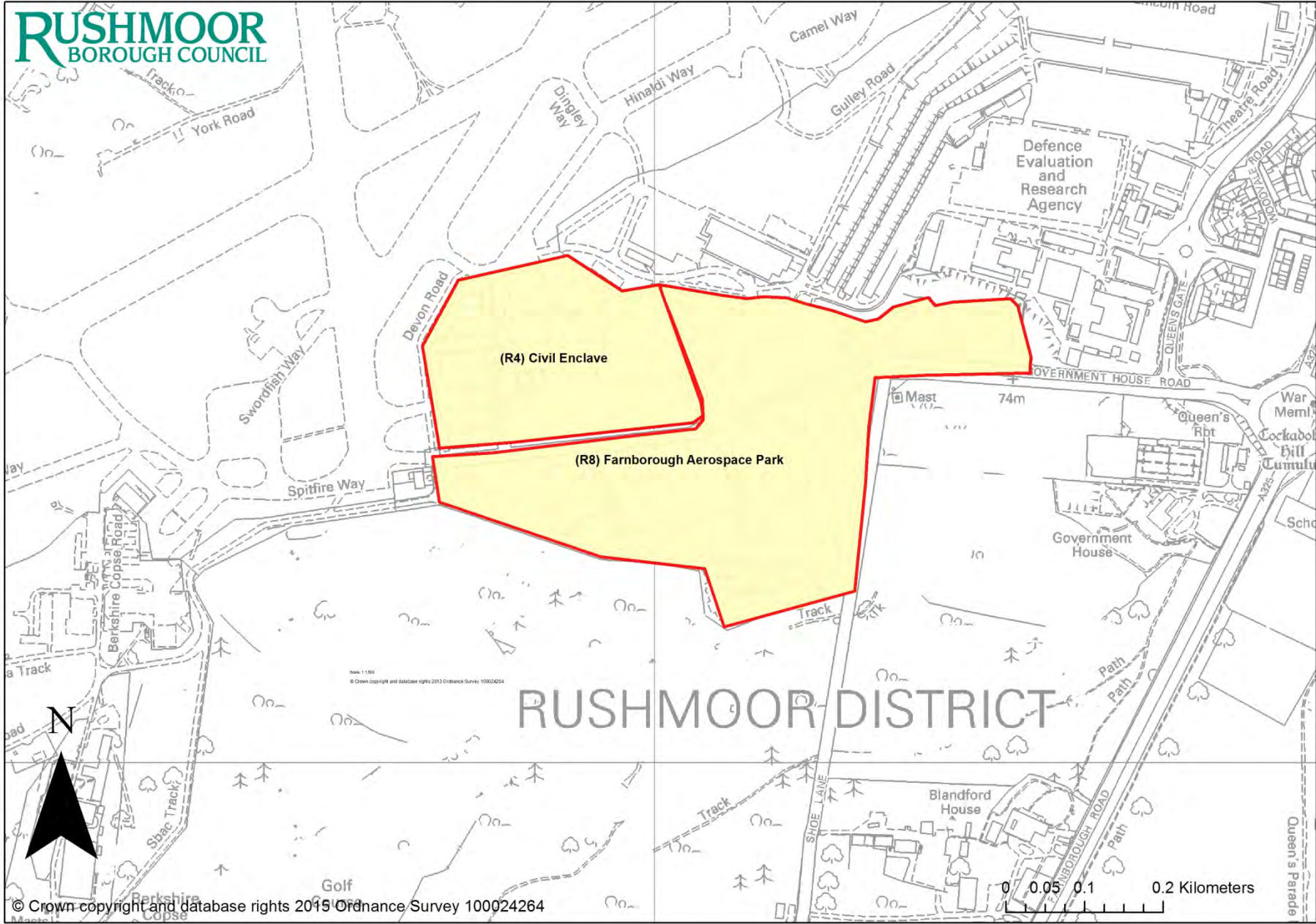
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The Civil Enclave is an attractive location for SMEs and growth companies located adjacent to Farnborough Airport and providing access to wider businesses within the Farnborough area. 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 therefore considered to fulfil a strategic role.

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: August 2014	Surveyor(s): IM

SITE DESCRIPTION

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

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 that is now home to over 60 businesses.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 at Junction 4a which is 6.9km away.	Rail Access: Located 4.3km from Farnborough Main Station.
Quality of local roads: The site can be accessed from two entrance points, with the Pyestock gate providing access from the A327 (via Bramshot Lane) and the main access gate being located along Ively Road.	Proximity to settlements: The site is located approximately 0.7 miles from the Farnborough Settlement Boundary (Southwood) and approximately 1 mile from the South of Fleet settlement.

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 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 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 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

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.

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	
Building A1	B1a / B1b	Up to 42,116 sq ft					
Building A2	B1a/ B1b	Up to 57,500 sq ft					
Building A8	B1a/B1b	Up to 20,000 sq ft					
Building Y20	B1a/b	Up to 4,575 sq ft					
Building X92	B1	Up to 12,464 sq ft					

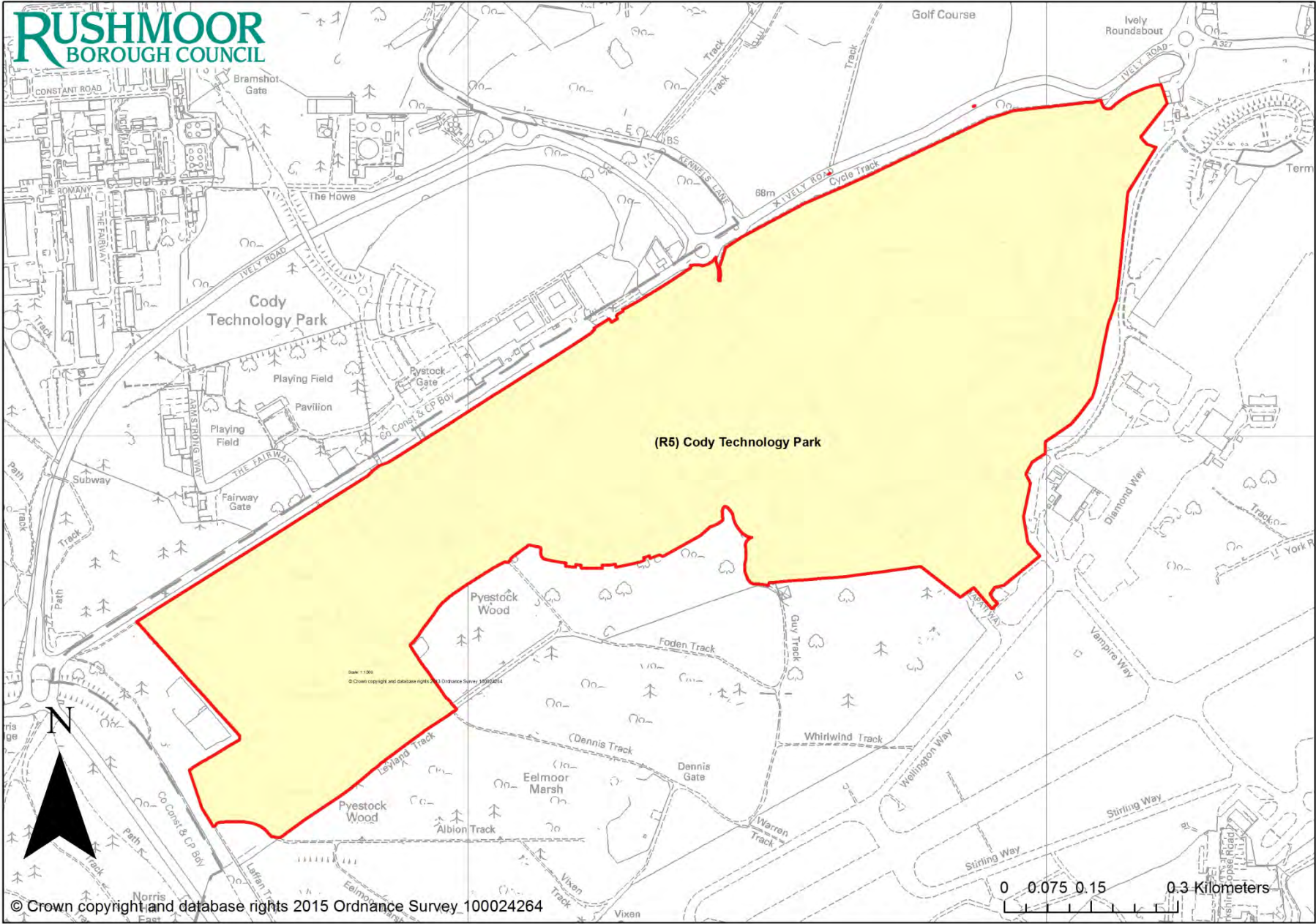
CONCLUSIONS

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: August 2014	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	Prominent Site
<input type="checkbox"/> Other: _____		

General comments / description of site

<p>This large site is located to the East of Aldershot, covering an area border by the A331 / River Blackwater to the east and North Lane to the west. The site consists of various established warehouse parks, 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 to larger warehousing / manufacturing units at Blackwater Park. Together these distinct area forms a defined industrial cluster with good connectivity to the strategic road network (specifically the A331) and a sizable workforce in close proximity to the site. The building stock ranges from 1950's/1960's 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 accommodation.</p>

ACCESSIBILITY

<p>Distance to Strategic Highway Network: Access to the M3 is from Junction 4 via the A331, 9.5km away.</p>	<p>Rail Access: Located 1.9km from Aldershot Railway Station</p>
<p>Quality of local roads: The site is accessed via North Lane which provides good onward connection to local routes and the Aldershot A331 junction.</p>	<p>Proximity to settlements: The site is located within the settlement boundary of Aldershot is 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 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 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 (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 water 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 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 junction of the A323 with the A331. 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) whilst 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. However, most units or 'sub sites' have parking contained within the curtilage although there is some limited on street parking available throughout the site 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 (Zone 2 & 3) Heritage and Conservation Environmental Designation: Tree Preservation Order

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.

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	
Commercial Premises and Yard- North Close	B1c/B2/B8	4125 sq ft					
Unit B, Manawey Industrial Estate, Holder Road,	B1c/B2/B8	4,210 sq ft		Building undergoing refurbishment			
Unit 2A Eastern Road	B1c/B2/B8	11,579 sq ft					
6 Elliott Park, Eastern Road	B1c / B2	2,934 sq ft					

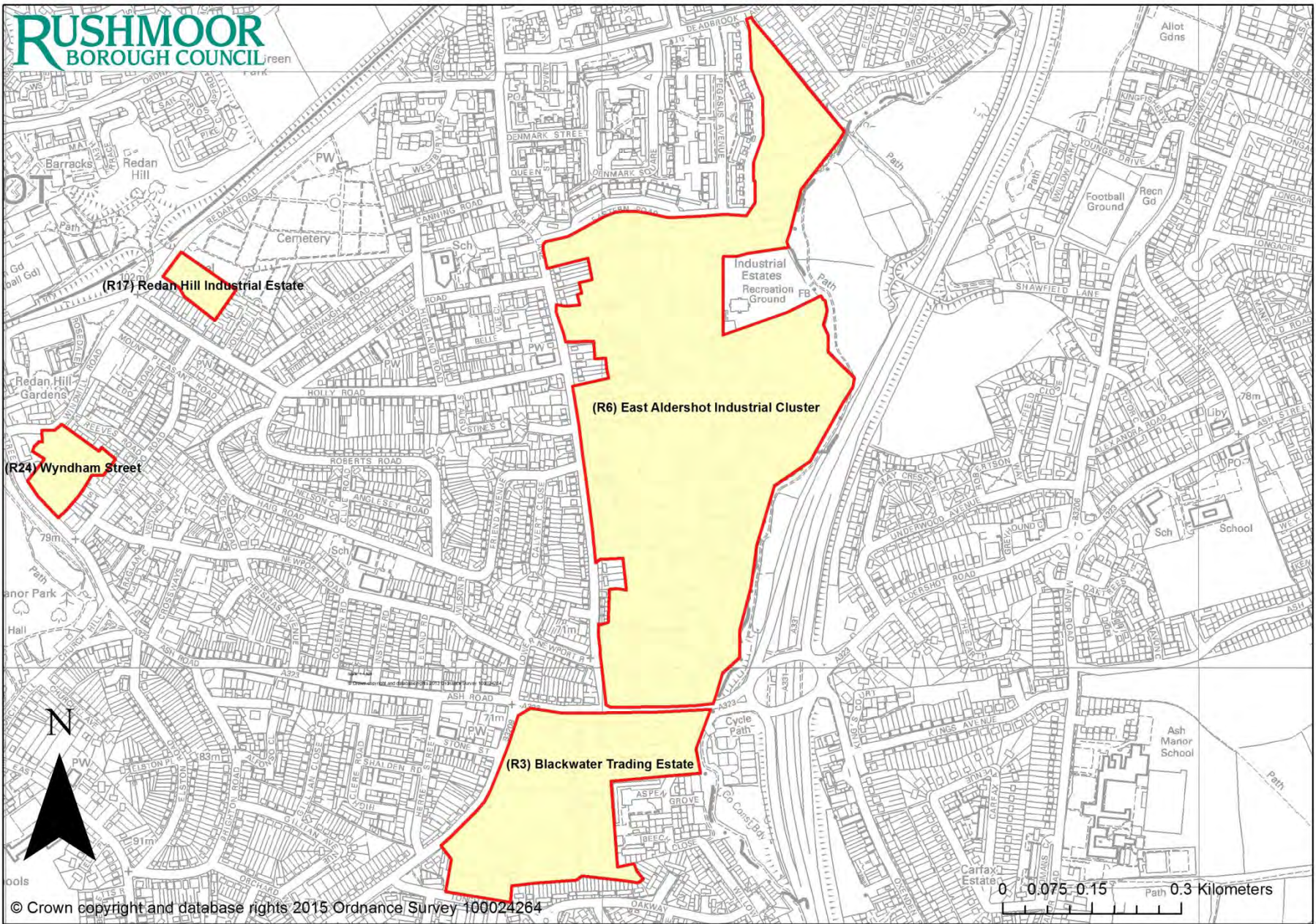
CONCLUSIONS

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 Aldershot 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: August 2014	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) also with site providing relatively modern accommodation.

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

ACCESSIBILITY

Distance to Strategic Highway Network: 4.0km to M3 Junction 4A	Rail Access: Farnborough Main Station-2.3km
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.

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"/>

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 provide 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 (Zone 2) Heritage and Conservation Environmental Designation: Tree Preservation Order

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Potentially 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 employment developed site that is allocated as a key employment site in the Rushmoor Core Strategy.

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	
12 Farnborough Business Centre	B1-8 – high tech business units	185 sqm					

CONCLUSIONS

Comments / Observations

The site meets local needs by providing industrial accommodation is close proximity to Rushmoor town centre and occupancy levels are very high at the site with only one small business unit being marketed. 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: August 2014	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 2.1km from the A331 Blackwater Valley Relief Road.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 at Junction 4, 7.1km away via local roads and the A331.	Rail Access: Located 3.1km from North Camp Station
Quality of local roads: The site is accessed from a single access point (dual carriageway) that accesses 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 and 1.2km 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 site that provides flexible B class units for SME's and Farnborough Airport.

ACCESS & PARKING

Car

The site is located approximately 1km from the Queens Roundabout that connects the A323 with Lynchford Road which provides direct connections to the A331 (2.1km from the site entrance). The site is served by Aerospace Boulevard (a dual carriageway) that also serves the Civil Enclave site. The roads are of good quality and the Queens Roundabout is currently undergoing improvements to signalise this junction and increase capacity.

HGV

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

Public Transport

The number 700 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 provision 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: **site adjoins a SINC**

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:

A well-established business park that has been fully implemented. The site is allocated in the Rushmoor Core Strategy as a Key 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

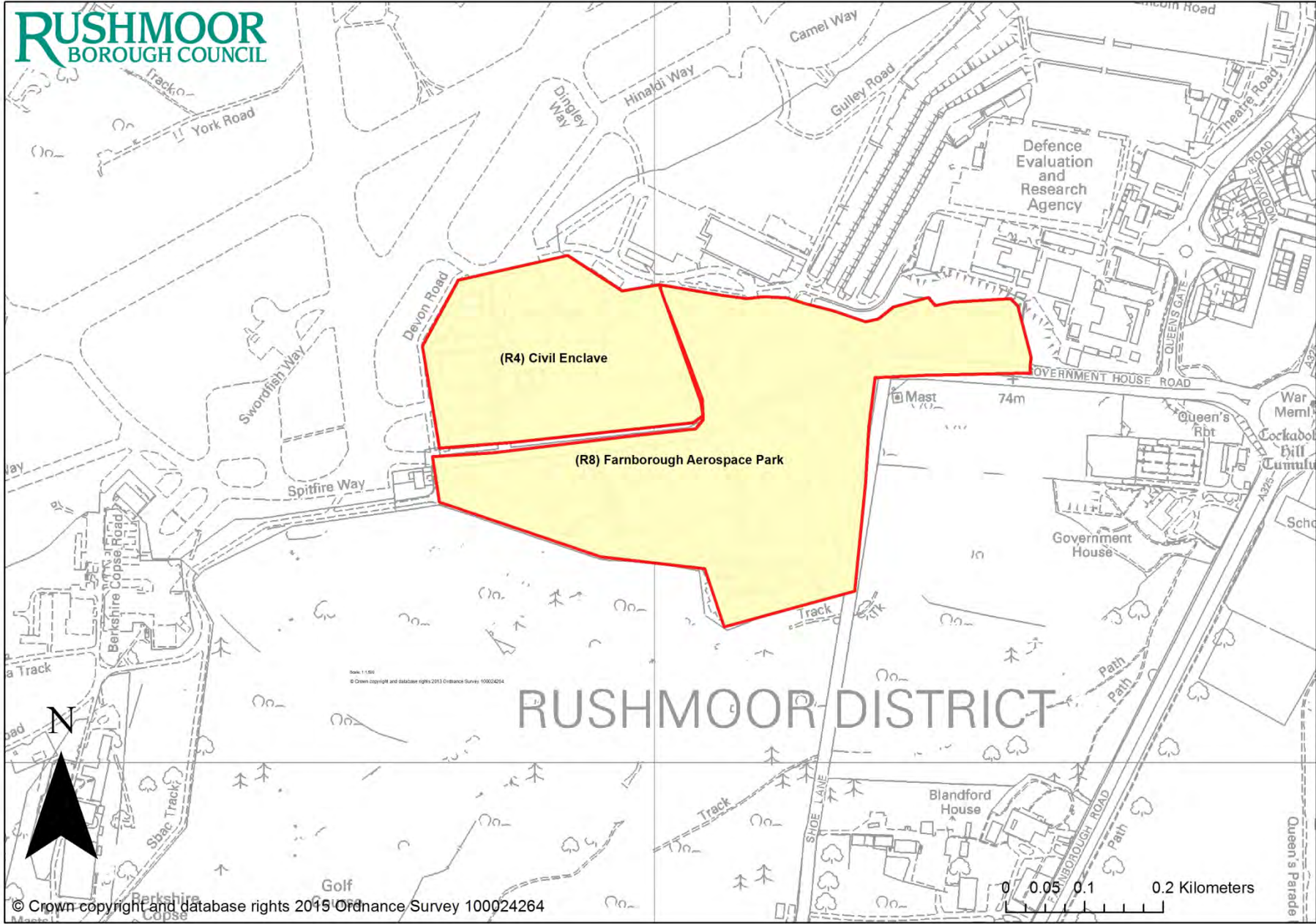
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Hertford House	B1a/b	Up to 92,955 sq ft					
Infor House	B1a/b	Up to 6,556 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. The site is therefore considered to fulfil a strategic role.

There are some vacant floorspace at the site but at the time of the site visit one of the buildings (Brennan House) was being prepared for a new occupier (Fluor) who are based at Farnborough Business Park and require extra floorspace to meet their business needs.



Site No: R9	Site Name: Farnborough Business Park	LPA: Rushmoor
Site Area: 43.3ha	Survey Date: November 2014	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, 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 which 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>The site is currently fully occupied and speculative office floorspace is currently being constructed. There are considerable areas of land remaining for future expansion, on cleared sites with outline permission.</p>

ACCESSIBILITY

Distance to Strategic Highway Network: Located 5.1km from M3 Junction 4A which is accessed via local roads and the A331.	Rail Access: Located 1.9km from Farnborough Main Station and 2.3km from Farnborough North Station.
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: Located with the settlement of Farnborough and in close proximity to Farnborough 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 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, 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 local A roads, in addition to one 'restricted' access point. The internal roads are of a high quality and from major road network and relatively good access to motorway network.

HGV

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

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

Planning Status (select all that apply):

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

Additional comments:

There is approximately 14Ha of 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.

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 14Ha of land with outline planning consent for development.

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	

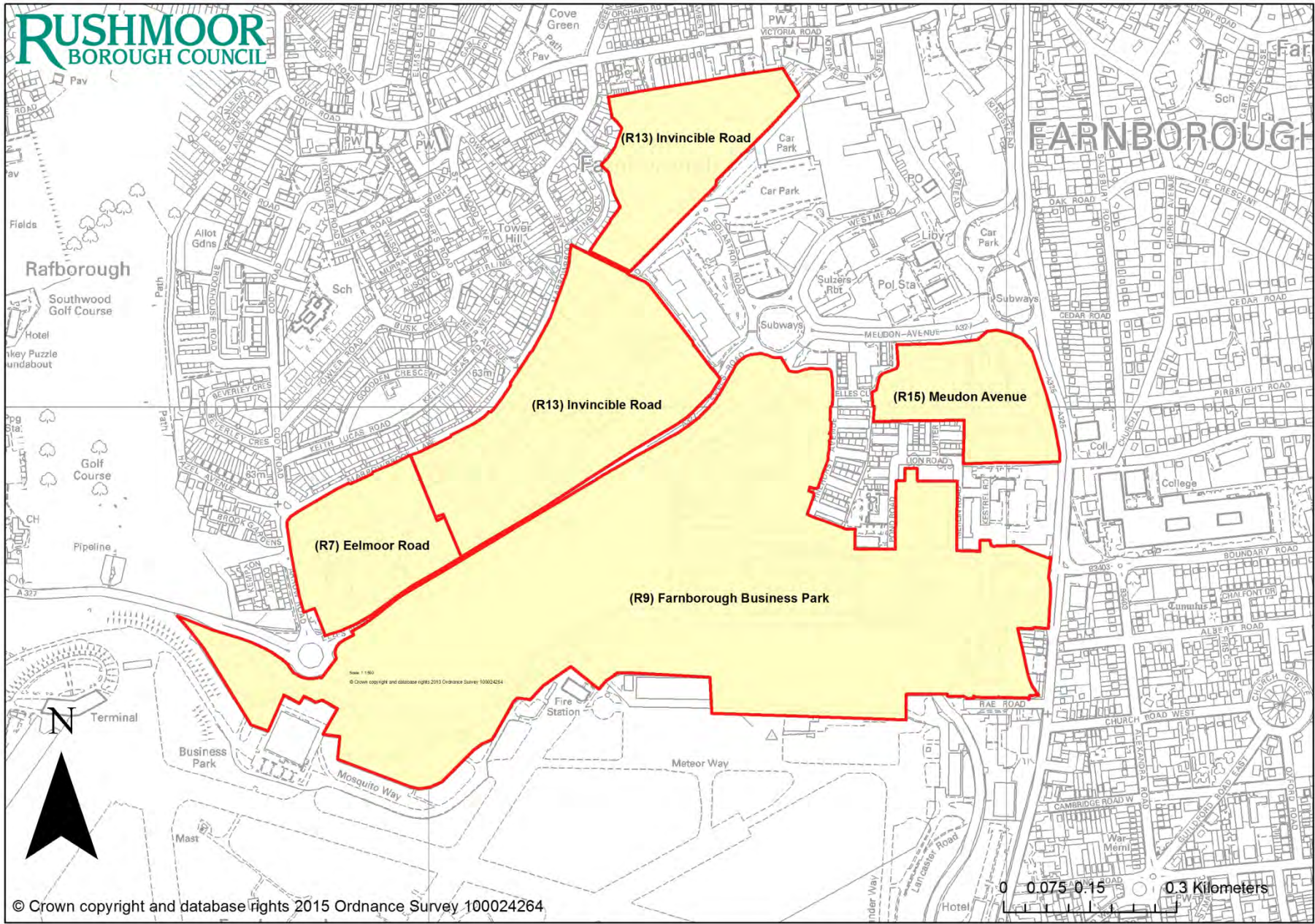
CONCLUSIONS

Comments / Observations

The site provides high quality new office development in an attractive business park environment that 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.

The return of speculative office development at the site, alongside 100% 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 is therefore considered to fulfil a strategic role and provides a substantial amount of 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: November 2014	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 with one unit having been recently split into smaller units and refurbished. 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 Highway Network: Access to the M3 at junction 4, 2.1km way via local roads and the A331.	Rail Access: Located 1.6km from Frimley Station and 2.1km from Farnborough North.
Quality of local roads: The site has multiple access points to the B3272 provides good onward connections to the A331 which connects the M3 and the A3.	Proximity to settlements: Site located within Farnborough town boundaries and adjoins the residential area of Cove Green. Frimley high Street is 1.6km away.

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 residential properties being located on the adjacent side. 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 and is located within 400m of the rest of the site.

Servicing

There is generally good servicing provision, but it does vary, however most 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 (Zone 2 – majority of site)

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:

The site is an established site allocation and the eastern end of the site has been cleared and has planning consent to deliver modern employment units. Upon completion this site will deliver 7 units for B1(c), B2 and B8 uses on a 1.5ha site.

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	
Unit 1b	B1c/B2	5655 sq ft					
Unit 2a	B1c/B2 counter	4,450 sq ft					
Unit 2c	B1c/B2	5,353 sq ft					
Unit 2 (106 Hawley Lane)	B1c/B2	1,6262 sq ft					

Although there may appear to be a large amount of vacant units at the site, it should be noted that this provides a wide range of units and that two of the units have only just come onto the market following refurbishment. When taking account of the number of units on the site the vacancy level is not overly high.

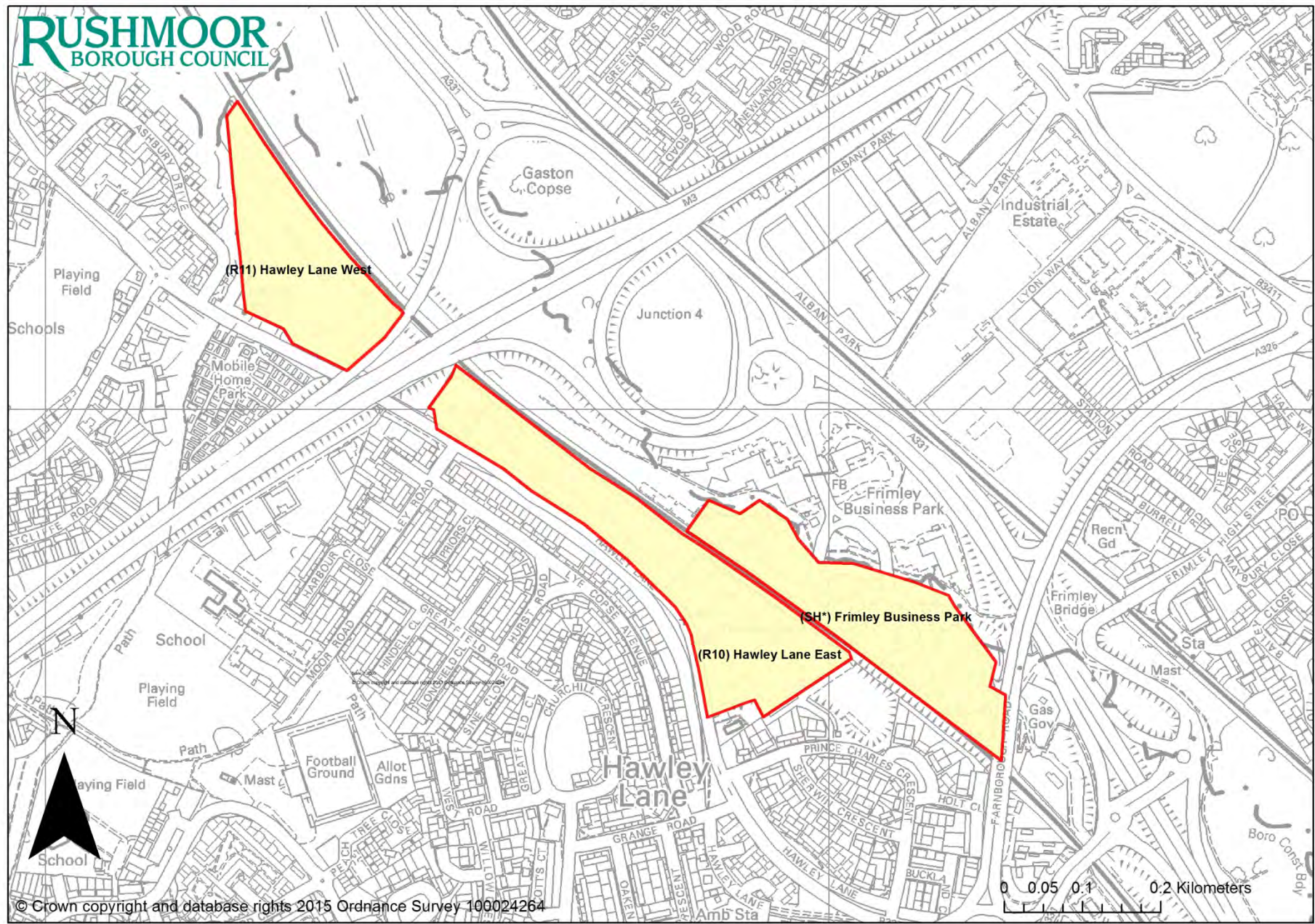
CONCLUSIONS

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 (one is let and the other two units are being marketed).
- Western end is predominantly occupied by self-storage and trade counter uses.

In general, the site is well occupied and meets business needs. Whilst four units are vacant, two of these have recently come onto the market as refurbished units following the splitting of a larger unit.



Site No: R11	Site Name: Hawley Lane West	LPA: Rushmoor
Site Area: 3.3ha	Survey Date: November 2014	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 is located adjacent to the M3 motorway and fronting the B3272 (Hawley Lane). The building is single storey, pitched roof warehouse/distribution unit occupied by a single occupier (Bentalls). The building most likely originates from the 1980's and has substantial loading and docking bays with good eaves heights. The site has good accessibility by HGV with access from Hawley Lane and its proximity to the A331 and M3.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 Junction 4 is 2.3km via local roads and the A331.	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: Site located within Farnborough town boundaries and is located close to Cove Green and 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's 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 into the site and the local road network to the A331 (which provides connections to J4 of the M3) are very good.

Public Transport

The site is not located close to a railway station. However, the bus service No2 passes the site and provides 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.

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

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

No issues observed

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.

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

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Vacant Premises

Yes (please provide further information below)

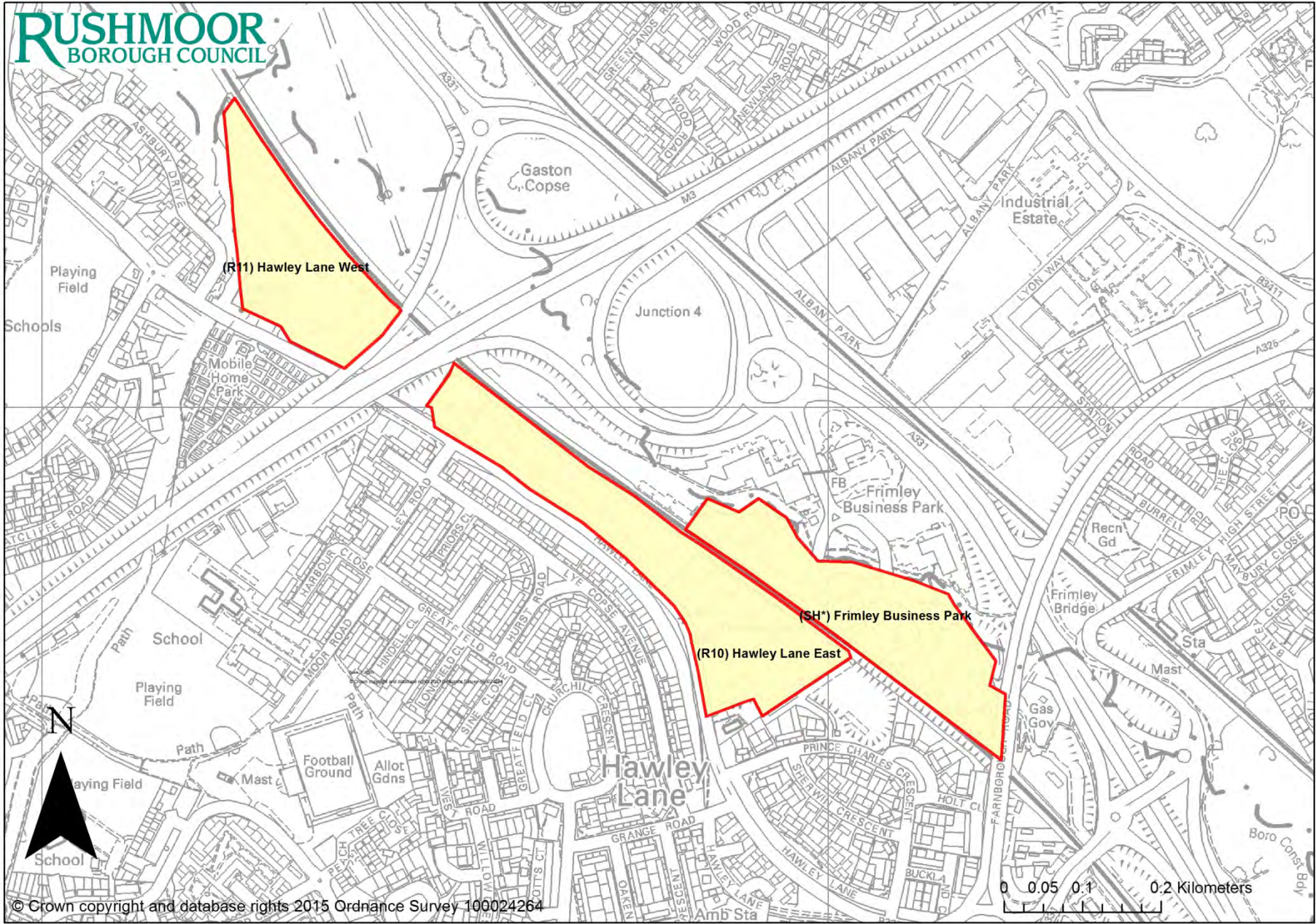
No

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

CONCLUSIONS

Comments / Observations

The site is being utilised by a single business (Bentals) as their distribution hub for the retail business and 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: November 2014	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 accessible from it. The site does however provide 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 Highway Network: Access to the M3 is via Junction 4 via the A331, 8.7km away.	Rail Access: Located 2.9km from Ash Vale Station
Quality of local roads: The site adjoins the A331 but to access this route requires travelling along local road for approximately 3.5km.	Proximity to settlements: The site is located approximately 300m from the settlement of Ash Vale.

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 but somewhat indirect. Whilst the site is located adjacent to the A331 Blackwater Valley Relief road the nearest access point is to the A331 is circa 2.1 miles away from the site and all of the available routes require travel through some residential areas.

HGV

Whilst the site is located adjacent to the A331 Blackwater Valley Relief road the nearest access point is to the A331 at Aldershot is circa 2.1 miles away 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

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:

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)

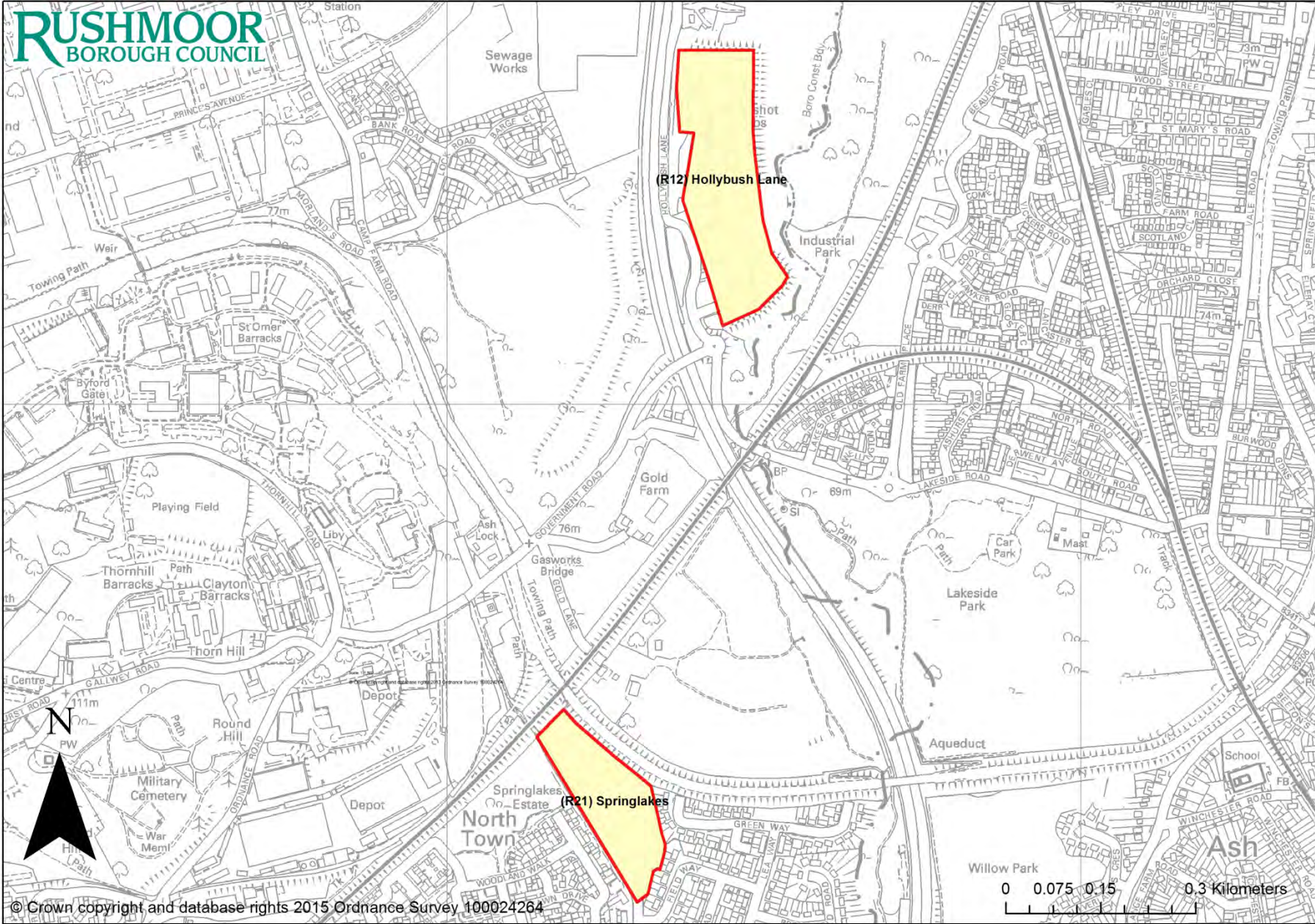
No

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. Overall, the site appears to be well managed.



Site No: R13	Site Name: Invincible Road	LPA: Rushmoor
Site Area: 20.6ha	Survey Date: August 2014	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

<p>The Invincible Road estate is an established mix 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.</p> <p>The site consists of a range of units ranging from circa 200sqm at the Kingsgrove Industrial Estate to 2,700sqm warehouse facilities with the majority of stock originating from 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.</p> <p>The manufacturing firm Triumph occupy a significant number of units at the site</p>
--

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via Junction 4 of the M3 which is located 5km way. The A331 is 2.9km from the site via local roads.	Rail Access: Located 1.3km from Farnborough Main Station
Quality of local roads: The fronts the A327 although shares an access with a retail park which also serves a local store. The internal road of the site are in variable condition.	Proximity to settlements: The site is located within the settlement of Farnborough and located within 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 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)		

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 at 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 'side 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 entrance and exit. To the West of the site is the Eelmoor Road Industrial estate although there are no linkages between the two sites.

The site is surrounded by highway on the other three sides which provide buffer to the residential uses to the North West.

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

On the whole mixed provision, with some units having generous onsite parking provision. However, 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.

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. If vacancies at the site were to increase substantially at the site this would 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, 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	
16 Invincible Road	B1c/B2	5,050 sq ft					
35 Invincible Road	B1c/B2/B8	Up to 805 sq ft					
28 Invincible Road	B1c/B2/B8	31,266 sq ft					
39 Invincible Road	B1a	Up to 8,300 sq ft					
42-42 Invincible Road	B1c/B2/B8	13,630 sq ft					
Shieling House, Invincible Road	B1	130-8300 sq ft					

CONCLUSIONS

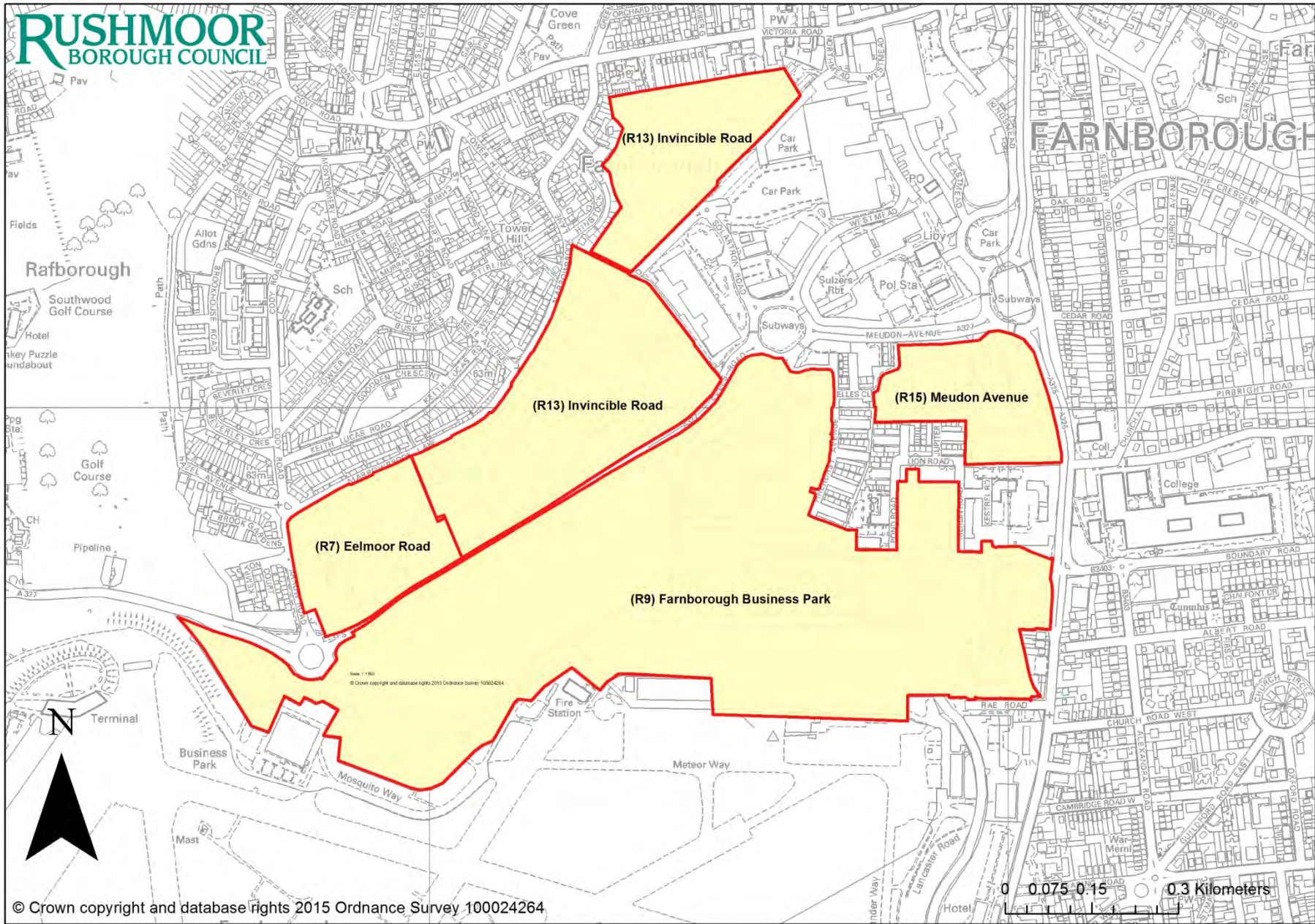
Comments / Observations

The site is well established and provides multi-use B and non-B class floorspace site stretching to town centre that 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 (circa 90%) and the quality of the stock appears to be appropriate for the uses within the site. The site is therefore considered to fulfil a strategic role.

There has been considerable retail creep over recent years although these uses are largely grouped together to the East of the site closest to the town centre and established 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: August 2014	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 are occupied by a large factory and the Royston Business Centre.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via Junction 4 which is 5.3km way.	Rail Access: Located 0.2km away from North Camp station.
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: The site is located in close proximity to the settlements of North Camp, Ash Vale and Mytchett.

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

HGV

The site located adjacent to the A331 junction with Lynchford Road and therefore access by HGV is excellent. 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 the centre of 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 (**Flood Zone 2**)

Heritage and Conservation

Environmental Designation:

Tree Preservation Order

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.

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

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Vacant Premises

Yes (please provide further information below)

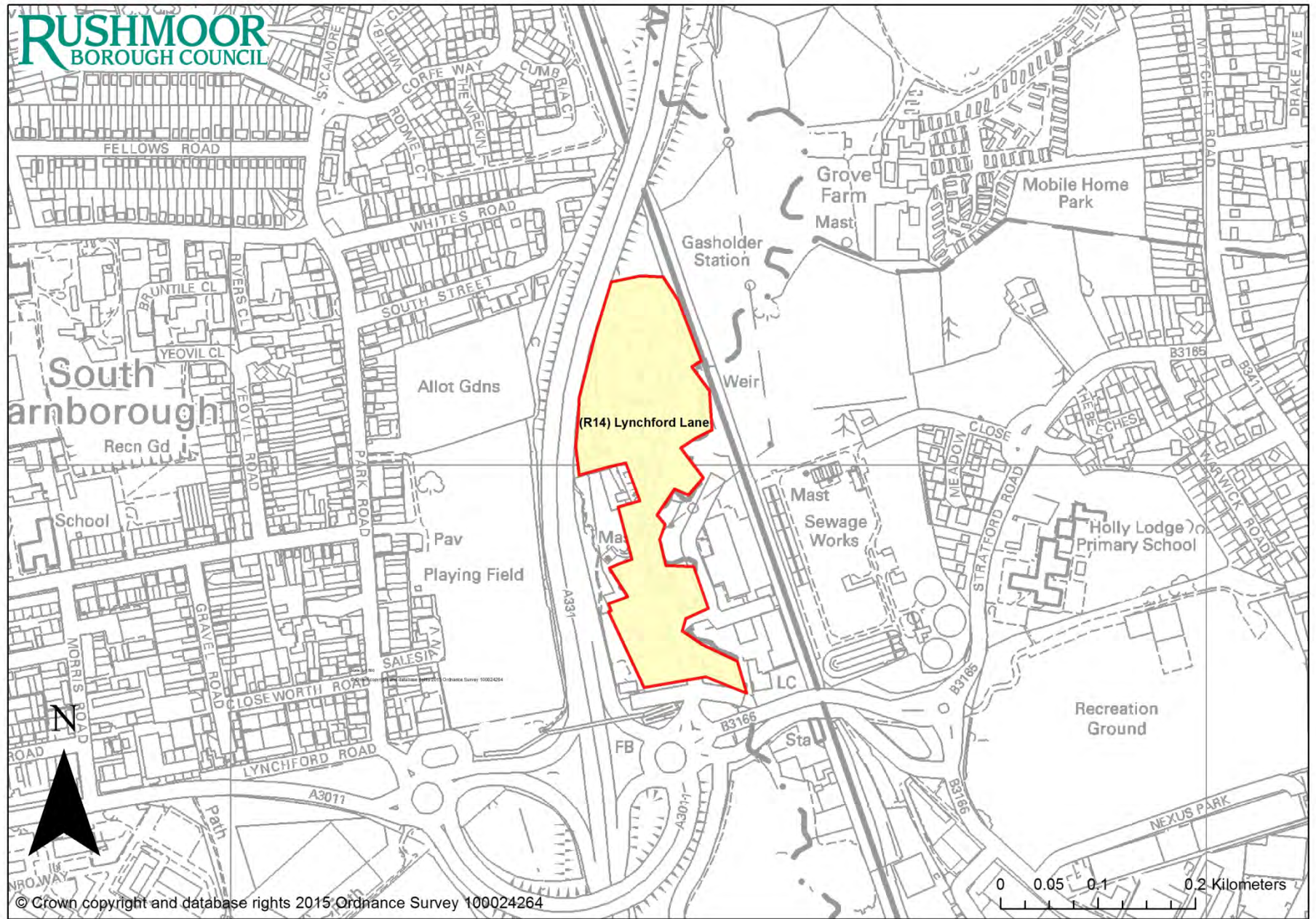
No

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

CONCLUSIONS

Comments / Observations

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: August 2014	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

<p>The site is located in an edge of centre location and is occupied by four buildings, one of which is a Victorian building that is currently being converted to residential apartments. The remaining three Buildings originate from the 1980's and two of the buildings are occupied by IBM and the other building occupied by Rushmoor Borough Council.</p> <p>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 landscaping.</p>

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is via junction 4 that is located 3.5km from the site.	Rail Access: Located 1.2km from Farnborough Main Station
Quality of local roads: The quality of local roads are good with the A327 and A325 being key local routes.	Proximity to settlements: Located within the settlement of Farnborough

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 is currently being 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 landscaping 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)

[Empty text box for additional information]

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.

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

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Vacant Premises

Yes (please provide further information below)

No

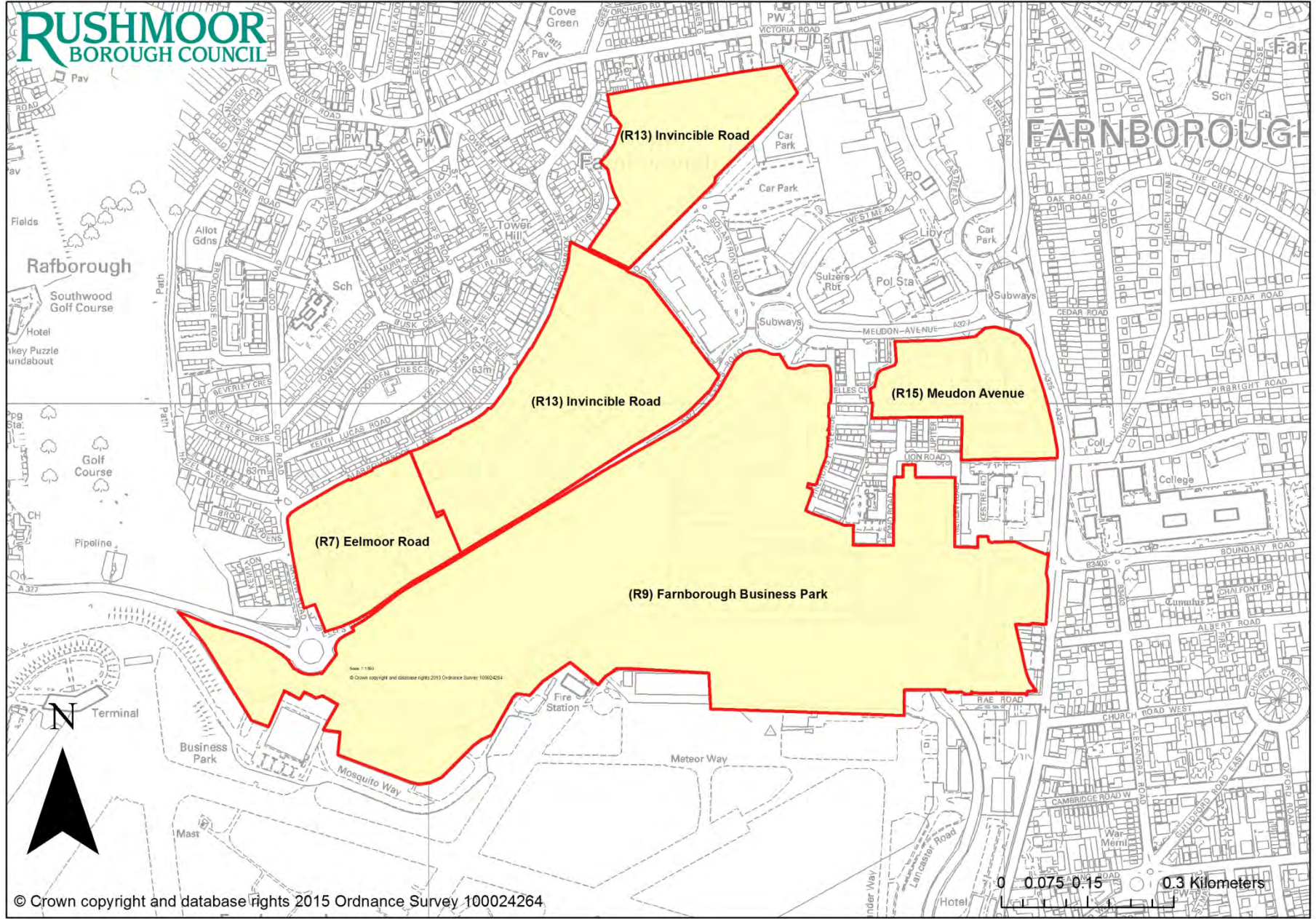
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	

CONCLUSIONS

Comments / Observations

The site is located in an edge of centre location and is currently well utilised being occupied by IBM and the Borough Council. 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 if they were to become vacant. The site is located close to a range of amenities and facilities and well connected by public transport.

The site is currently an allocated employment site that provides accommodation for a global ICT company and Rushmoor Borough Council's offices (non-B class use). However, it is understood that in 2016 IBM are likely to vacate the site when their lease expires. 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 2014	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 Highway Network: Access to the M3 is from Junction 4 via the A331, 10km away.	Rail Access: The site is located 1.8km from Aldershot Station 1.8km
Quality of local roads: Good access to the A325 and other local routes.	Proximity to settlements: located on the Western edge 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 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 uses) occupy approximately 40% of 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 in general 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

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Vacant Premises

Yes (please provide further information below)

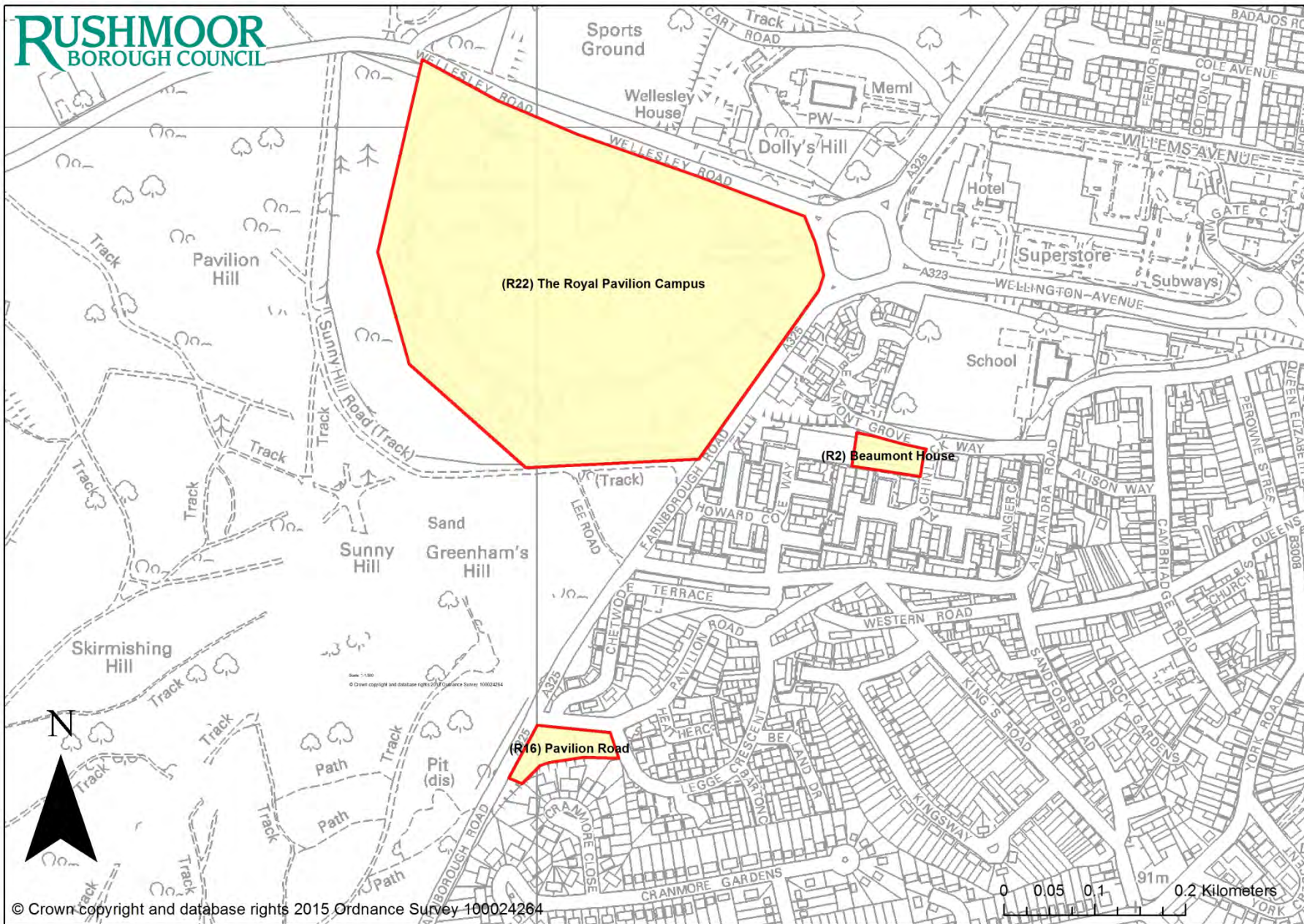
No

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

CONCLUSIONS

Comments / Observations

The site provides a cluster of automotive related business some of which 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: September 2014	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 trade counter activity.</p>

ACCESSIBILITY

Distance to Strategic Highway Network: Access to M3 at junction 4, 10.3km away, via the A331 primary route.	Rail Access: Located 1.4km from Aldershot Railway Station
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.	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 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"/>

Some sui-generis employment uses

ENVIRONMENT

Quality of environment for current use:

- Very good Good Poor Very Poor

Is the site environment appropriate for the current uses?

- Yes No (please provide further information below)

The 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 some internal manoeuvring issues 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 bay 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

Physical Considerations:

- Topography Contamination Utilities Infrastructure Other (please specify below)

SINC located adjacent to site

Planning Status (select all that apply):

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

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

Vacant Premises

Yes (please provide further information below)

No

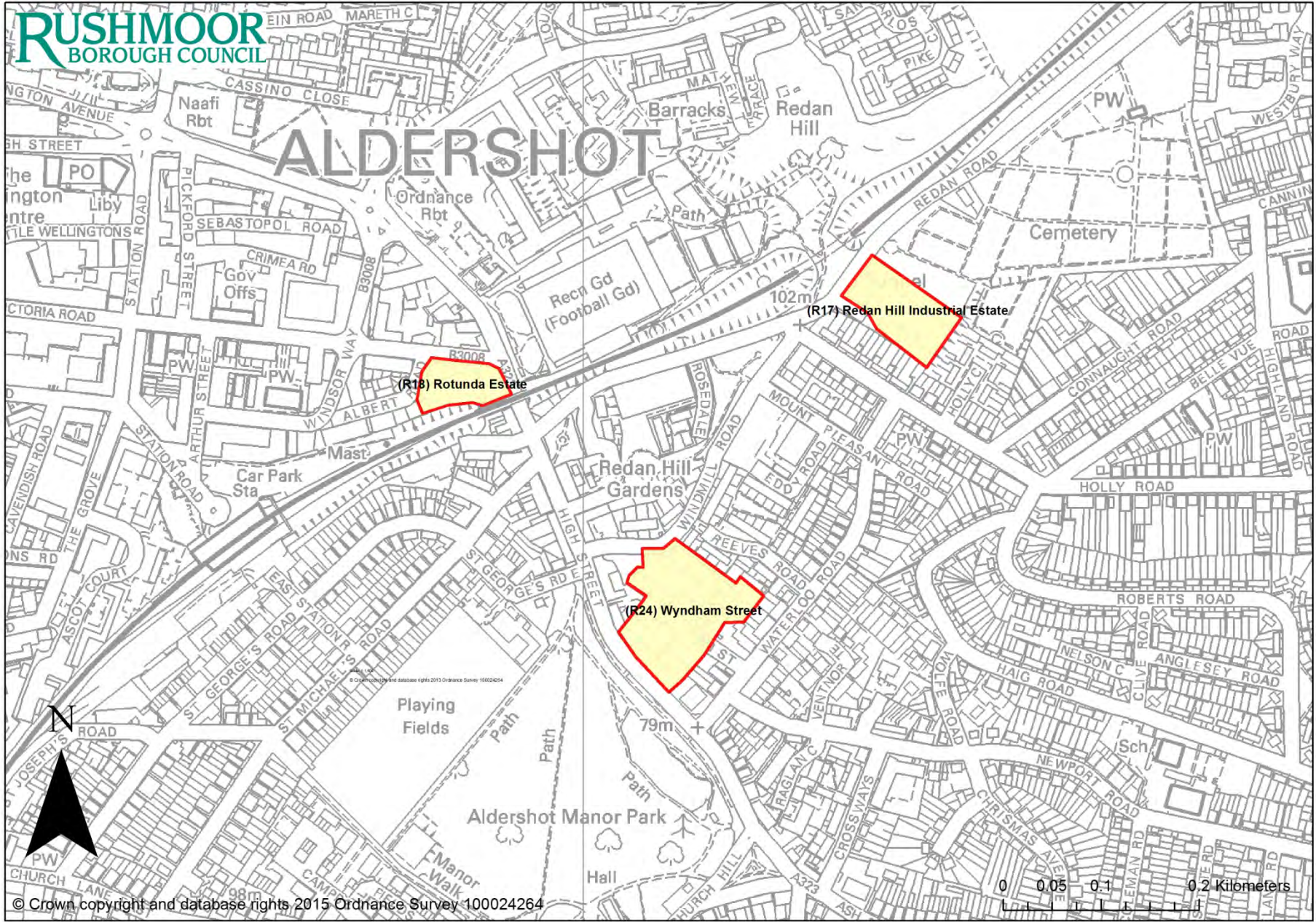
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 1	B1c/B2	117					None

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.

ALDERSHOT



Site No: R18	Site Name: Rotunda Estate	LPA: Rushmoor
Site Area: 0.35 ha	Survey Date: October 2014	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. At the time of the site visit three of the four units fronting the A323 appeared to be vacant (two large and one smaller unit) although one of the units was undergoing refurbishment and only one unit was being marketed. The site is located in a highly accessible location close to a wide range of services and amenities.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4a, located 10.2km away	Rail Access: The site is located within 0.3km of Aldershot Rail Station.
Quality of local roads: Good, with easy access to the A325.	Proximity to settlements: Located within the settlement of Aldershot

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.

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.

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 which adjoins 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

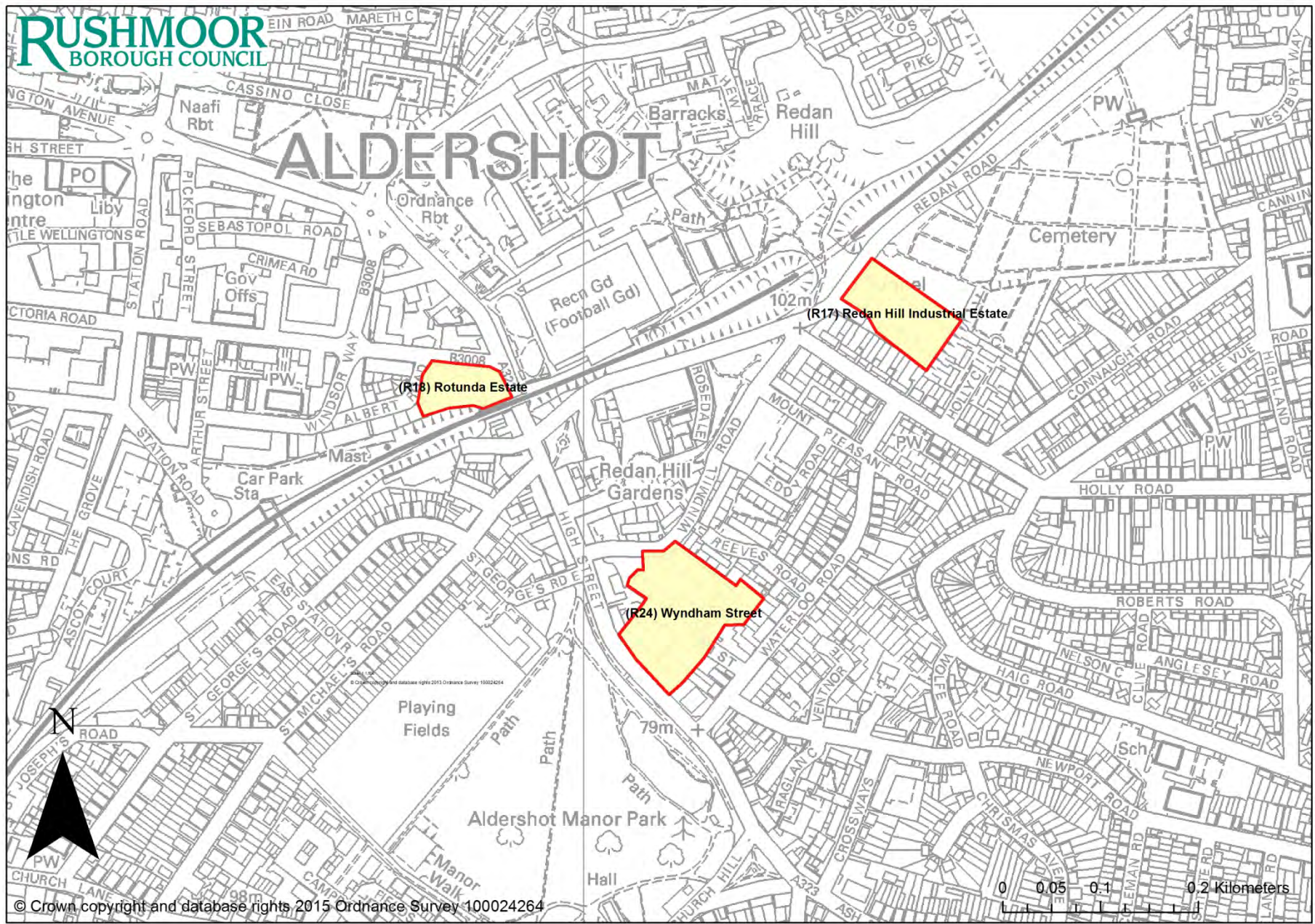
Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 2	B1c, B2, B8	2325 sq ft					

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.

ALDERSHOT



Site No: R19	Site Name: Southwood Business Park	LPA: Rushmoor
Site Area: 20.8ha	Survey Date: August 2014	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 and 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 generally high at the site with the exception of the Crescent of which approximately 80% of the floorspace is vacant.

ACCESSIBILITY

Distance to Strategic Highway Network: 2.3km (M3 via J4a)	Rail Access: Fleet Station-3.1km
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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: The site located within the settlement of Farnborough.

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 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

Generally, very good, although the would benefit from environmental enhancements.

Is the site environment appropriate for the current uses?

Yes No (please provide further information below)

Generally yes, although the Crescent could do with 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 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 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

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 and a small number of retail units although development is yet to commence.

Opportunity for intensification of employment uses at the site:

Yes (please provide further information below) No

If the Crescent were to become available for redevelopment there may be scope to redevelop this site for alternate employment uses to complement the adjoining offer or redevelop the site as a residential or 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 and a small number of retail units although development is 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	
Delta, The Crescent	B1a/b	Up to 16,357 sq ft	Building fully refurbished				Unlikely
Futura, The Crescent	B1a/b	10,961 sq ft	Building fully refurbished				Unlikely
Galaxy, The Crescent	B1a/b	17,867 sq ft		Yes,			Unlikely
Hermes, The Crescent	B1a/b	24,555 sq ft		Yes			Unlikely
Unit 14 Southwood Business Park	B1a/b/c	10.398 sq ft	Building fully refurbished				No

CONCLUSIONS

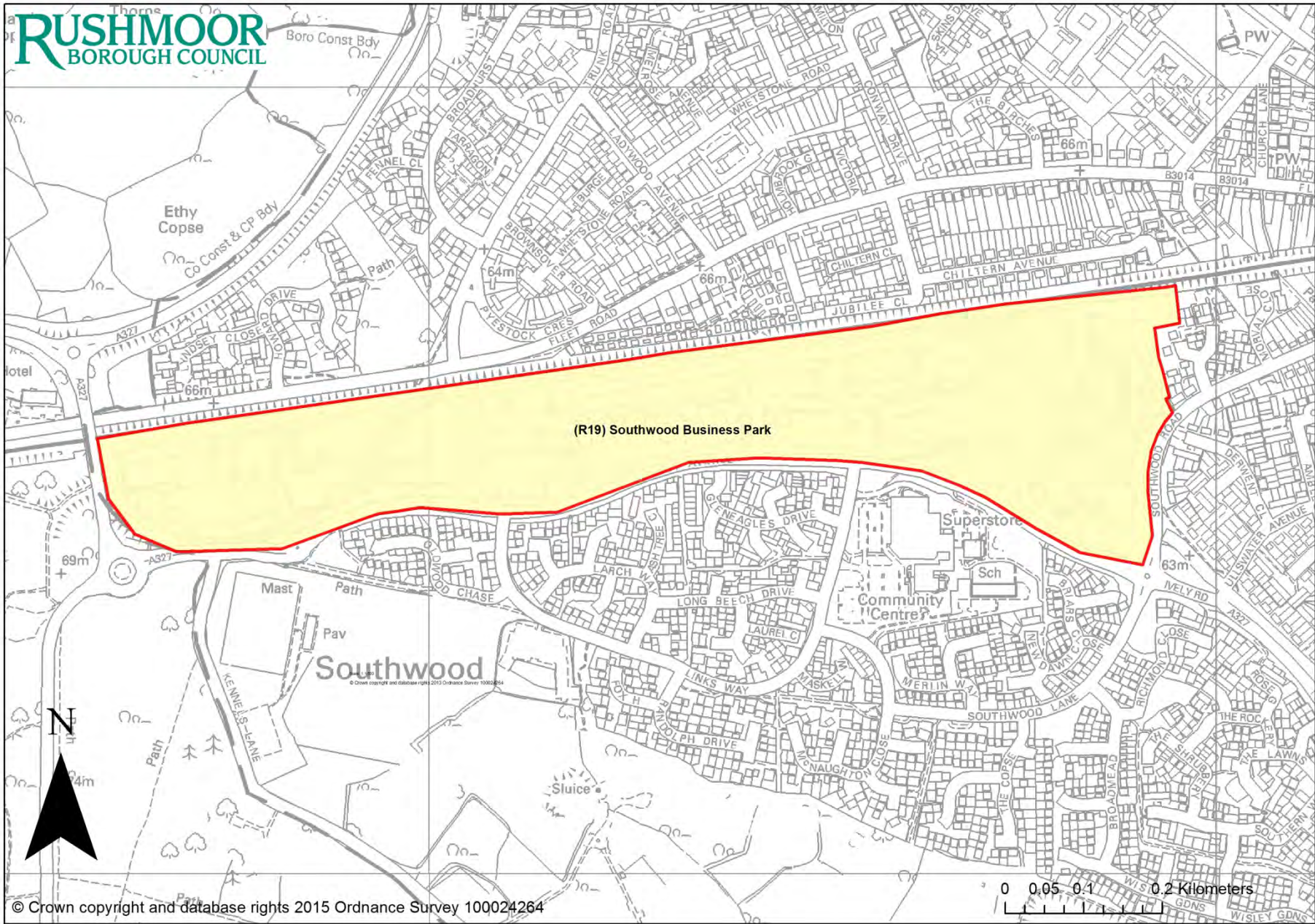
Comments / Observations

Overall, a successful site which is well occupied and provides a range of employment floorspace types and meets an 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, including datacentre / business continuity centre type activities with low employment densities. The site therefore supports an Enterprise M3 priority sector and FEA growth sector and is considered to fulfil a strategic role.

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 relatively high levels of vacant office floorspace at The Crescent Office Park, which is looking dated. The upgrading of this office stock to Grade A (as proposed by the owners) may improve the overall offer of the site, although its peripheral location, limited range of onsite facilities and increased competition from more modern business parks with better accessibility (specifically by public transport) could constrain demand.

Given the peripheral location of the Crescent office development, it could be considered for alternate uses if this location continues to struggle to attract occupiers. A high quality development and use(s) which closely aligns with and supports the core business function of the site may be suitable at this site, if it were to come forward for re-development.



Site No: R20	Site Name: Spectrum Point	LPA: Rushmoor
Site Area: 0.8ha	Survey Date: November 2014	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 located adjacent to Farnborough Main Railway Station, that provides circa 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 includes occupiers in IT and digital media sectors, which aligns with the Enterprise M3 priority sectors.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4, 2.6km away.	Rail Access: Located adjacent to Farnborough Main Rail Station
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Located 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 main access point.

ACCESS & PARKING

Car

The site is located off the A325 which provides good quality 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 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, whilst 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:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

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Vacant Premises

Yes (please provide further information below)

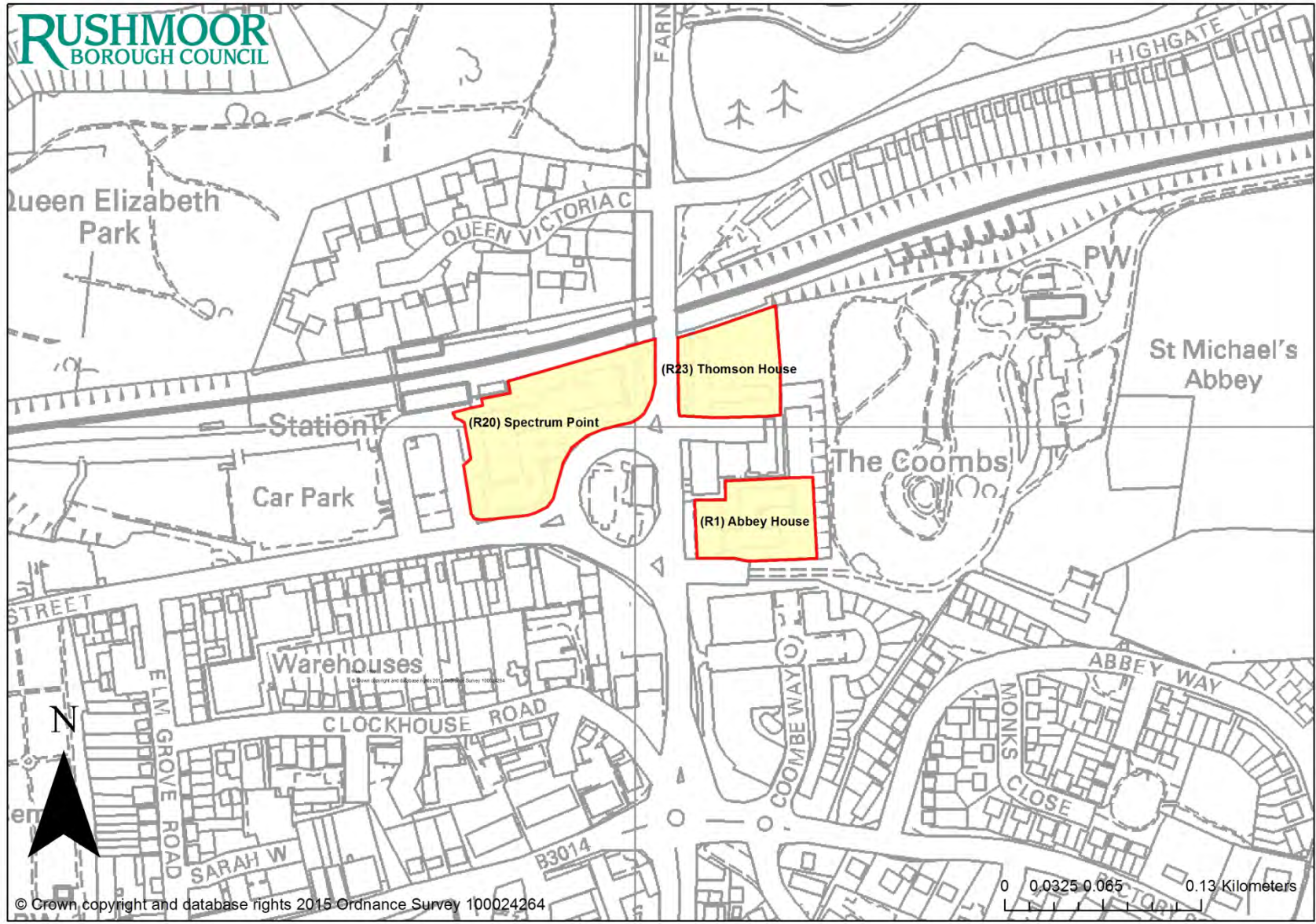
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Block A Ground Floor	B1a	9,473 sq ft					

CONCLUSIONS

Comments / Observations

Spectrum Point is located in a prominent location adjacent to Farnborough Main Railway station transport interchange 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 evidently performing well with high occupancy levels (approximately 90%).



Site No: R21	Site Name: Springlakes	LPA: Rushmoor
Site Area: 2.3 ha	Survey Date: November 2014	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 Highway Network: Access to the M3 is via Junction 4, 9km away.	Rail Access: Located 2.9km from Ash Vale Station
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 have 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 doesn't 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

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.

There is a group of tree 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.

Planning Status (select all that apply):

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

Additional comments:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

- Yes (please provide further information below) No

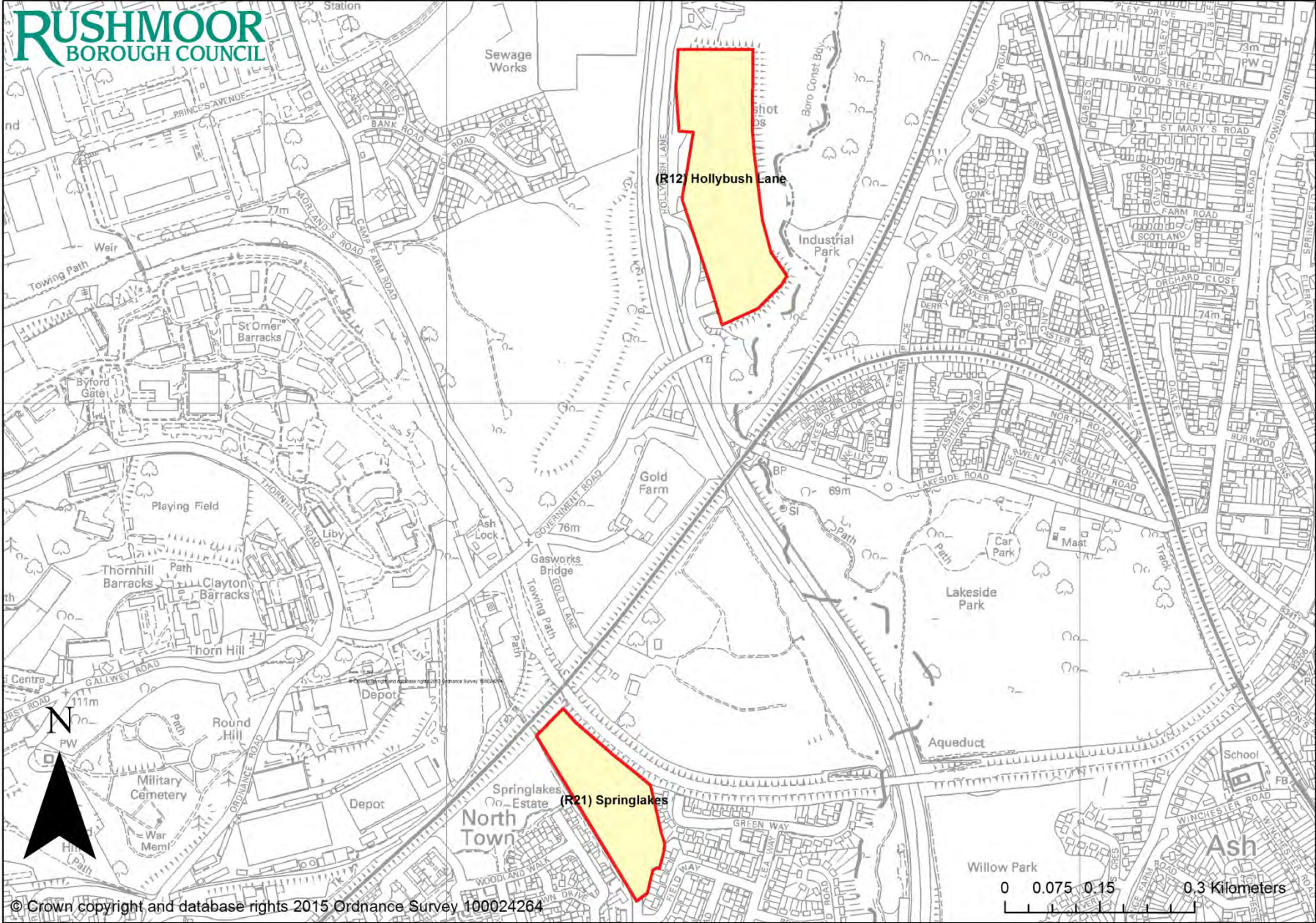
Vacant Premises Yes (please provide further information below) No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 1	B1c/B8	11,200sq ft					
Unit 7	B1c/B8	7,700sq ft					

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: August 2014	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).</p> <p>The site was originally constructed for a single occupier (CSC) who have subsequently consolidated their operations at the Pavilion site and at the time of the visit two of the four buildings were being marketed which provide approximately 7,200sqm of floorspace.</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>

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4 via the A331, 9.7km away.	Rail Access: Located 2.3km from Aldershot Railway Station
Quality of local roads: The site has direct access to the Wellesley Road which provides good connections to the A325 and A323.	Proximity to settlements: the site adjoins the settlement of Aldershot and is located in close proximity to the settlements of Weybourne and Heath End (in Waverley Borough).

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 excellent access to the A323 and A325 from the Wellesley Road. 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 a private shuttle bus service 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

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.

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 at the site in the future.

Vacant Premises

Yes (please provide further information below)

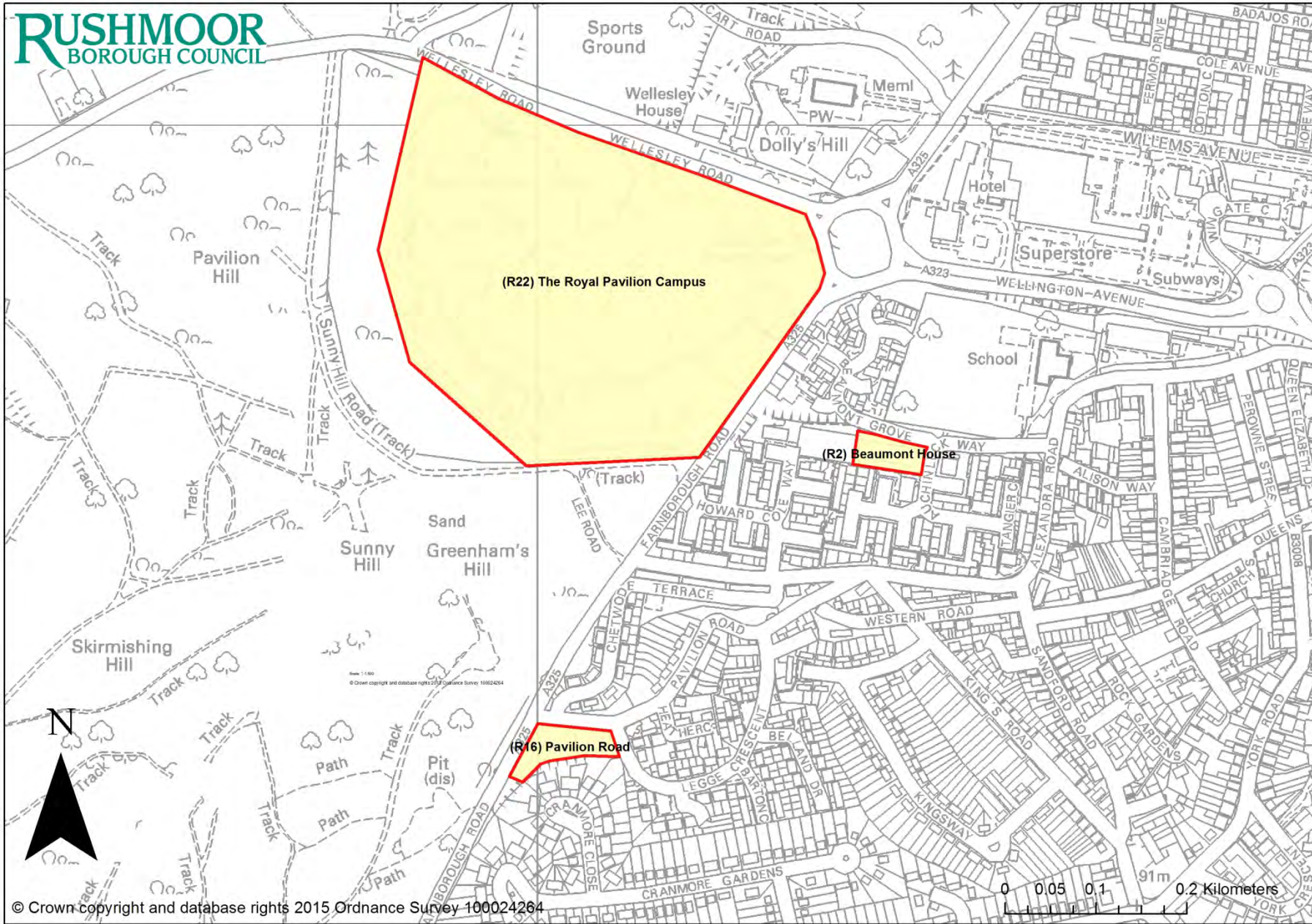
No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Tower 2	B1a	3,604 sqm					No
Tower 3	B1a	3,604 sqm					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) a significant proportion of floorspace 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 Aldershot 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. The site is therefore considered to fulfil a strategic role.



Site No: R23	Site Name: Thomson House	LPA: Rushmoor
Site Area: 0.44 ha	Survey Date: October 2014	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 1960's or 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. 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 use.

ACCESSIBILITY

Distance to Strategic Highway Network: Access to the M3 is from Junction 4 via the A331, 2.9km away.	Rail Access: The site is located within 0.2km of Farnborough Main Station
Quality of local roads: Very good but localised congestion at peak times.	Proximity to settlements: Located within the settlement of Farnborough

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 via direct from the A325 (Farnborough Road) via a Jubilee Road which also serves the residential properties adjoining the site.

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 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:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

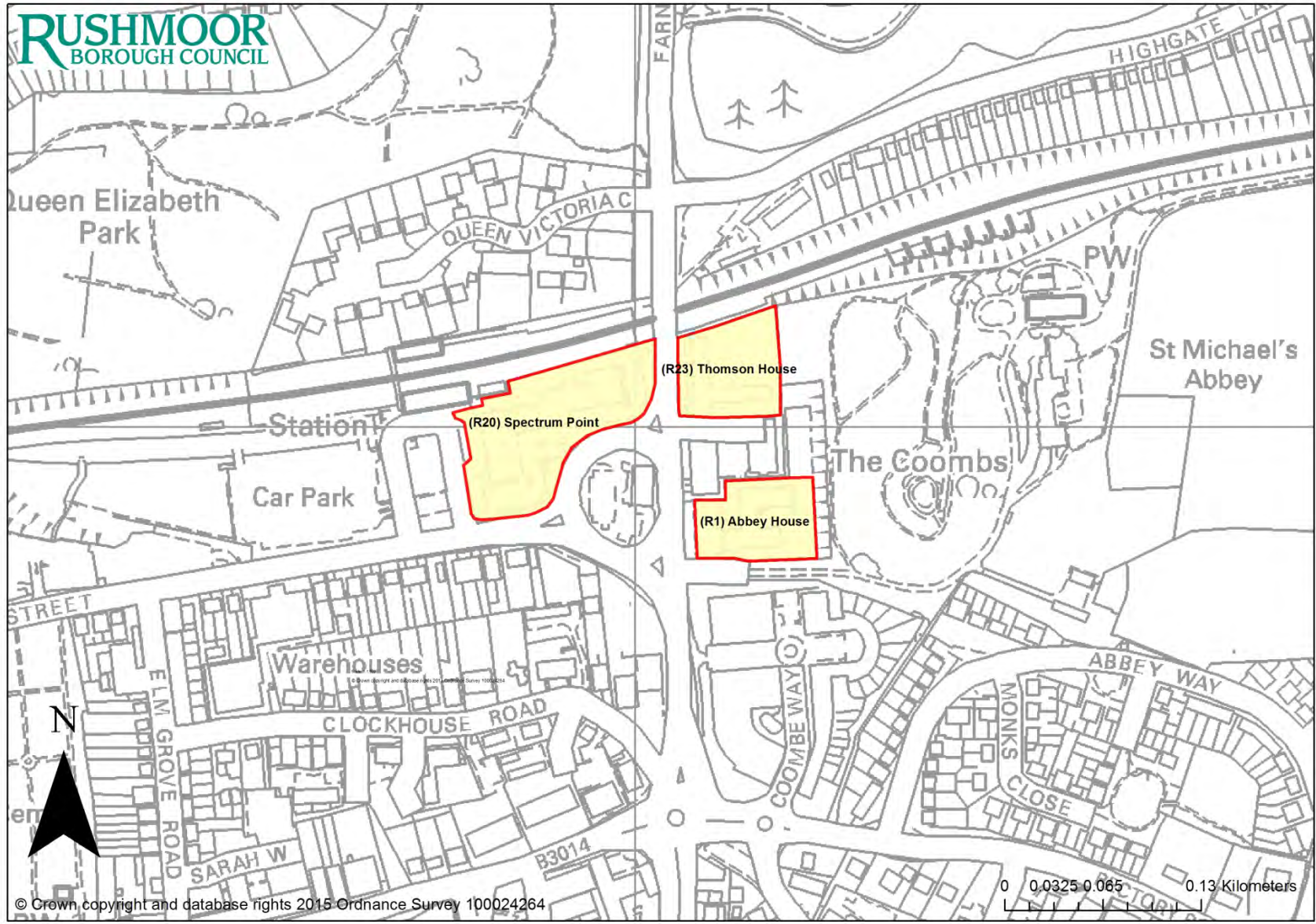
There may be scope to intensify uses at the site through developing parts of the car parks to deliver more employment (office) floorspace (with the parking being retained as under-croft parking) however given the current supply of vacant floorspace in the local area it is unlikely that such a scheme 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 it is understood the owners of the site are seeking to redevelop the site for non-employment uses.



Site No: R24	Site Name: Wyndham Street	LPA: Rushmoor
Site Area: 1.2 ha	Survey Date: November 2014	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>Wyndham Street is an edge of centre site located adjoining the A323 and fulfills two distinct functions, with the units fronting the A323 providing 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.</p> <p>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.</p>
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ACCESSIBILITY

Distance to Strategic Highway Network: Access to M3 at junction 4, 9.2km away, via the A331	Rail Access: Located 1.8km from Aldershot Station
Quality of local roads: 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 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. Onstreet vehicle parking also restrict access to the site.

Public Transport

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.

Servicing

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

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. Vehicles were observed parking on yellow lines.

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 challenged by local roads and more specifically 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 site sits on a hill with the rear of the site being 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:

Opportunity for intensification of employment uses at the site:

- Yes (please provide further information below) No

Undeveloped Land

Yes (please provide further information below)

No

Vacant Premises

Yes (please provide further information below)

No

Unit Name / Number	Unit Type (B1a/b/c, B2, B8)	Size of unit / amount of floorspace marketed	Market attractiveness				Suitable for conversion to non-employment use? (please specify)
			Good	Refurbishment required	Obsolete	Redevelopment opportunity	
Unit 2 – Manor Park Industrial Estate	B1c/B2	187 sqm					No
Unit 5 - Manor Park Industrial Estate	B1c/B2	187 sqm					No

CONCLUSIONS

Comments / Observations

The industrial units located on the site are in general well occupied with only two of the smaller units within the Manor Park Industrial Estate being vacant. It is evident 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.

ALDERSHOT

