

South Downs National Park Authority

Article 4 Direction for employment sites in Petersfield, Liss, Midhurst, Petworth & Lewes

July 2019

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I. INTRODUCTION

- I.1** The South Downs National Park Authority (SDNPA) has two purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote the understanding and enjoyment of the special qualities to the public. The SDNPA also has a duty in pursuit of the purposes to seek to foster the social and economic well-being of the local communities in the National Park. As the Local Planning Authority for the South Downs National Park, the SDNPA can guide development to bring about the best outcomes for locally based businesses and the communities of the area. There are approximately 10,000 businesses located in the National Park. The majority are sole traders, micro or small businesses. These businesses provide employment for many people living within the National Park.
- I.2** To achieve the two purposes of the National Park it is important to recognise that the area is a living landscape shaped by people and their activity. The social and economic well-being of local communities is crucial in helping to positively shape the landscape now and in the future. The recently adopted Local Plan seeks to deliver a medium level of development that is distributed amongst the towns and villages of the National Park. This approach seeks growth that is sustainable both to local communities and to the protected landscape. There are existing employment sites in the larger settlements that contribute significantly to providing jobs for local communities as well as those living outside the National Park. As part of the preparation of the recently adopted South Downs Local Plan, an employment land review was conducted. This included an assessment of existing sites in the larger settlements. These sites form the core of the existing employment provision in the South Downs Local Plan. They include provision of office space and light industrial floor space.
- I.3** The Government has introduced permitted development rights that allow the change of use from office space or light industrial premises to residential without the requirement of seeking full planning permission. There is considerable housing pressure in the South East of England including within the National Park. However, as stated it is important that there are sufficient employment sites, especially in the larger settlements, to meet the needs of local communities. Change of use to residential from employment on the larger employment sites could have a significant negative impact on the well-being of local communities. It is difficult to find suitable land for new development within the National Park. This is especially so for employment uses where the land values and demand for housing mean there is pressure to develop residential instead.
- I.4** Through the use of an article 4 direction applied to employment sites, permitted development rights can be withdrawn and any change of use would require full planning permission. So a change of use can still happen although it does mean planning permission will be required. This enables the SDNPA to have greater control on land use in the vital employment sites. This report presents the case for removing permitted development rights, which require prior approval, through an article 4 direction on employment sites identified in the larger settlements of the National Park, namely Petersfield, Liss, Midhurst, Petworth and Lewes. The report will explain the process of making an article 4 direction, the planning policy context, describe the current state of the main employment sites and outline the evidence for withdrawing permitted development rights. The report will also make recommendations for the making of article 4 directions on select sites.

2. PROCESS

- 2.1** Permitted development rights are provided in law to enable an action that would otherwise require planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPD Order 2015) provides for a variety of permitted development rights. Article 4 of the GPD Order 2015 allows a local planning authority or the Secretary of State to make a direction to withdraw particular permitted development rights within a specified geographical area. The process for making an article 4 direction is set out in Schedule 3 of the GPD Order 2015. This provides for directions that are non-immediate or immediate. For the employment sites in this report a non-immediate direction will be used and this is explained below.
- 2.2** The GPD Order 2015 requires that “as soon as practicable” after the making of the direction notice is given to different parties. Notice must be given by local advertisement (through newspapers in the area), site notice and to landowners and occupiers in the area effected. Site notices must be displayed in at least two locations in each area to which the direction relates for a minimum of six weeks. In practice, notices will be displayed for eight weeks as this is a standard period for consultation used by SDNPA. Where the local planning authority considers that the numbers of owners or occupiers in an area make it impracticable, it is not necessary to serve notice on every one.
- 2.3** The Notice must include that there are at least 21 days for making a representation. Again in practice this period will be eight weeks. Also included must be when the direction “comes into force”. It is intended that, as a non-immediate direction, it will come into force 12 months after the date of the notice. This is to preclude claims for costs against the local planning authority and to allow a reasonable time for businesses to make any changes as a result of the direction. The provision of the period before coming into force and carrying out the process in accordance with the GPD Order 2015 exclude the making of compensation claims against SDNPA as the local planning authority. The Notice also needs to include the area covered and details of where the direction and maps can be viewed. Details of the direction, areas effected and maps will be available on the SDNPA website and at the South Downs Centre.
- 2.4** Copies of the notice, on the day it is published, along with the direction and maps must also be sent to the Secretary of State. In practice these documents will be sent to the National Planning Casework Unit who receive and review the direction on behalf of the Secretary of State.
- 2.5** Once the eight week period for representations has finished the responses will be collated and a decision will need to be taken on whether or not to confirm the direction. If the direction is confirmed “as soon as practicable” afterwards notice will again be given in the areas effected on site and to landowners/occupiers. The notice will confirm the direction and the date it comes into force. A copy of the direction is also sent to the Secretary of State.

3. POLICY CONTEXT

Planning law

- 3.1** The Town and Country Planning Act 1990 as amended requires that development as defined requires planning permission. Development within the Act includes the change of use of a building or piece of land. Uses of land are classified by the Town and Country Planning (Use Classes) Order 1987. For example Class A of the Order covers Shops (A1), Financial & Professional Services (A2), Restaurants & Cafes (A3), Drinking establishments (A4) and Hot food takeaways (A5). Any change of use of a building or land from one type of use to another in Class A is not defined as development and therefore does not require planning permission. If the change of use proposed is to a use in a different Class then this is defined as development and planning permission would be required. However, some changes of use are permitted development not requiring full planning permission.
- 3.2** The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended in article 3(1) grants planning permission (permits development) for change of use from office Class B1(a) to residential Class C3 under Schedule 2 Part 3 Class O (building has to be in B1(a) use on 29 May 2013). Article 3(1) also permits development of change of use from light industrial Class B1(c) to residential Class C3 under Schedule 2 Part 3 Class PA for buildings with a gross floor space of 500m² or less (building has to be solely B1(c) use on 19 March 2014). This second permitted change of use is currently temporary up until 1 October 2020. Subject to the prior approval of the local planning authority for certain matters specified in the GPD Order 2015, the change of use from office B1(a) or light industrial B1(c) to residential C3 is permitted development. These use classes are as defined by the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended.
- 3.3** Article 4 of the GPD Order 2015 enables a local planning authority to make a direction that the permission given by article 3 and relating to particular development specified in Schedule 2 does not apply and that full planning permission is required. Therefore the permitted development for change of use from office B1(a) or light industrial B1(c) to residential (C3) does not apply when an article 4 direction has been provided within a particular geographical area.

National policy

- 3.4** The use of an article 4 direction is further clarified by the National Planning Policy Framework (NPPF) in paragraph 53. This limits the use of article 4 directions to remove permitted development to situations “where this is necessary to protect local amenity or the well-being of the area”.
- 3.5** Planning Practice Guidance advises that the use of an article 4 direction gives the Local Planning Authority the opportunity to consider a proposal in more detail. Current guidance states that where an article 4 direction exists and as a result a full planning application is required for development previously permitted, a fee may be payable (as of February 2018). Further it is important that the article 4 direction is used appropriately. The potential harm that the article 4 direction is intending to address needs to be clearly identified. The evidence and therefore the need for an article 4 direction are covered later in this report.

Local policy – South Downs Local Plan

- 3.6** The recently adopted South Downs Local Plan has two policies directly relating to employment sites, SD34 Sustaining the Local Economy and SD35 Employment Land. The former seeks to protect and promote local businesses without compromising the purposes of the National Park. The latter policy sets out employment land provision figures and safeguards existing employment sites. The safeguarding aspect of the policy relates to all employment sites. Principal and local employment sites as defined in the Local Plan and identified on the Policies Map are given further protection.
- 3.7** For principal employment sites, the policy safeguards B Class uses from development proposals for Non-B Class Uses and requires robust evidence of the marketing of the site over at least 18 months. For local employment sites, the policy safeguards B Class uses from development proposals for non-commercial uses again with robust evidence of a marketing campaign over at least 18 months.
- 3.8** Policy SD35 can be applied when planning consent is required for a change of use on employment sites. However, permitted development rights under planning legislation for change of use from office Class BI (a) or light industrial Class BI (c) to residential Class C3 only require prior approval from the Local Planning Authority on certain matters (e.g. transport issues or flooding). Therefore in these specific circumstances the protection provided for employment sites by policy SD35 does not apply.

Local policy: Neighbourhood Development Plans

- 3.9** Neighbourhood Development Plans (NDP) provide policies on employment for three of the five settlements to be covered by an article 4 direction. The Petersfield NDP allocates a total of 3.23ha for new employment sites. Policies in the NDP also seek to protect existing employment sites from change to non-employment related uses.
- 3.10** The Petworth NDP also allocates new employment land and seeks to safeguard the existing industrial estate from conversion to non B class uses.
- 3.11** The Lewes NDP likewise seeks to safeguard existing B class employment sites through policy and in the supporting text has a key action of an article 4 direction to further protect these sites within the town.
- 3.12** The Liss NDP promotes local employment as a principal objective and supports the South Downs Local Plan policies which encourage business development in appropriate locations. There is no NDP for Midhurst.

4. EVIDENCE

- 4.1** The Employment Land Review (ELR) (2015) and ELR Update (2017) provide detailed robust supporting evidence for the employment policies in the South Downs Local Plan. The ELR Update was a site focused analysis of existing employment sites to support the safeguarding criteria in policy SD35 Employment Land. The employment sites in the five settlements that are proposed for an article 4 direction in this report are all in the ELR Update. These employment sites were visited again as part of the evidence to support the making of an article 4 direction.
- 4.2** Site visits were carried out by officers from Planning Policy and Countryside & Policy Management to the employment sites in the five settlements in March and early June 2019. For each site a proforma was filled in while on site noting the businesses present, the business use and any vacant premises. Other information was also recorded for example the provision of car parking and the age/condition of the buildings. All the employment sites in the five settlements that were visited are listed in Figure 4.1 on page 6. The completed site proforma sheets are in Appendix I to this report. Maps showing each site are in Appendix 2 to this report. Based on the information recorded at the time of the site visit an initial recommendation was made at the end of each proforma as to whether the site was suitable for inclusion in the article 4 direction.
- 4.3** The majority of sites were in good or very good condition with a low level of vacant units. They ranged in size from Heath Farm, Petersfield with three businesses to Bedford Road, Petersfield with over 70 businesses. There was also a significant variation in the size of units with much larger buildings at sites such as Bedford Road and Frenchmans Road, Petersfield, Central Lewes and Holmbush Industrial Estate, Midhurst. Smaller units suitable for micro and start-up businesses were found at sites such as Liss Business Centre, The Wharf, Midhurst and Midhurst Business Centre. Further detail on the findings of the visits is covered in the section on the recommendations for each site later in this report.
- 4.4** Apart from the site visits, information was also sought from the relevant officers in each District with responsibility for employment and the economy. Initial discussions took place to understand the District's views on employment sites and the issues they considered important. The Economic Development Officer for Chichester District Council (CDC) said there is a high proportion (90%) of businesses in the district with fewer than 10 employees. From a CDC perspective the need was for a supply of suitable premises for micro and small businesses. For light industrial premises Class BI(c) vacancy rates were very low within the district with potentially a need for more suitable premises; this does not provide sufficient opportunities for change and churn of businesses. The Economic Development Officer at CDC would be happy to see an article 4 direction within Midhurst and Petworth to protect the existing small office and light industrial premises that exist.
- 4.5** High occupancy rates of existing premises was a similar feature within East Hampshire. The Economic Development Officer for East Hampshire District Council explained that the high occupancy rates in the district made it difficult for business to expand into new premises. Loss to non B Class uses would put further pressure on the existing stock of premises. East Hampshire had successfully applied for an exemption for employment sites within the district under the terms of the original temporary permitted development right for change of use from

office to residential. That permitted development right became permanent in April 2016. The exemption for East Hampshire under the original temporary permitted development right ended in May 2019. Therefore the District Council implemented an article 4 direction covering change of use from office, light industrial and storage or distribution to residential for employment sites within the district outside the National Park. This article 4 direction came into force on 31 March 2019.

FIGURE 4.1: EMPLOYMENT SITES VISITED FOR POSSIBLE ARTICLE 4 DIRECTION

E4: Buckmore Farm, Petersfield
E5: Heath Farm, Petersfield
E8: Amey Industrial Estate, Petersfield
E9: Frenchmans Road, Petersfield
E10: Bedford Road, Petersfield
E11: Brows Farm Business Park, Liss
E12: Ham Barn Farm, Liss
E14: Upper Adhurst Industrial Estate, Liss
E18: Liss Business Centre, Station Road, Liss
C5: The Wharf, Midhurst
C7: Midhurst Business Centre, Station Road, Midhurst
C15: Holmbush Industrial Estate, Midhurst
C23: Midhurst Depot, Bepton Road, Midhurst
C2: Hampers Common Industrial Estate, Petworth
C3: Land East of Hampers Common Industrial Estate, Petworth
L1: North Street Quarter, Lewes
L2, L3, L8: Central Lewes, Brooks Road/South Downs Road/Daveys Lane, Lewes
L4: Malling Brooks, Lewes
L11: Cliffe Industrial Estate, Lewes

4.6 In Lewes District an article 4 direction has been implemented for the town of Newhaven outside the National Park. This covers change of use from office and light industrial to residential within selected employment sites in the town. The Head of Regeneration explained that there had been a specific need to protect employment sites to support regeneration. He was keen to see that existing employment sites within Lewes were given further protection, as in a similar way to the other districts, there was high occupancy rates and difficulty in finding new premises. Losses to the existing number of premises would only increase the problems of finding suitable premises.

- 4.7** Nationally, changes of use to residential from employment uses have added to the numbers of new dwellings. For the three years from 2015-16 there have been 46,292 new dwellings completed through the permitted development right from employment to residential use (Ministry of Housing Communities and Local Government Live Table 120 quoted in House of Commons Library, Planning: change of use, Briefing Paper, Number 01301, 9 May 2019). The overwhelming majority, 42,130 dwellings, were from office to residential change of use. There were 110 dwellings created through light industrial to residential change of use in this three year period, all within the year 2017-18. This permitted development right was enacted in October 2017 and given this was part way through the year may account for the relatively low number in comparison. Figures for 2018-19 are yet to be published although a higher number of dwellings may have been created during that year with the permitted development right being enacted for longer.

5. SITE RECOMMENDATIONS

E4: Buckmore Farm, Petersfield

- 5.1** Allocated for employment use in the Petersfield Neighbourhood Development Plan (NDP). As yet undeveloped. Therefore exclude from the Article 4 direction.

Recommend no Article 4.

E5: Heath Farm, Petersfield

- 5.2** Small site close to edge of Petersfield. All units occupied. Extend the Employment Land Review boundary as two units are outside as currently drawn. Clearly there has been investment in the buildings. Main building is in a very good condition and is occupied by a business that appears to have expanded since the Employment Land Review Update in 2017.

Recommend include in Article 4.

E8: Amey Industrial Estate, Petersfield

- 5.3** All units occupied, all in good condition. Smaller estate within Petersfield. Provides alternative to Bedford Road. Some buildings could be easily converted to residential (these appear to be old station buildings).

Recommend include in Article 4.

E9: Frenchmans Road, Petersfield

- 5.4** This employment area consists of Bradford House (RAK Ceramics), the business on the opposite side of Frenchmans Road (J B Corrie & Co Ltd) and the former Paris House site. Both the existing premises cover relatively large areas with J B Corrie & Co Ltd consisting of a complex of buildings. Paris House has been demolished and the site cleared although the use remains as employment.

Recommend include in Article 4.

E10: Bedford Road, Petersfield

- 5.5** Main employment site in Petersfield and one of the largest sites in the East Hampshire District. Variety of business types with modern office accommodation, especially in the southern part of the site where new development taking place along with the opportunity for further infill. There are over 70 business units throughout the site and at the time of the visit there were no vacancies.

Recommend include in Article 4.

E11: Brows Farm Business Park, Liss

- 5.6** Good site, well maintained. Majority of units occupied (13 out of 14 units). Provides mixture of smaller and medium units.

Recommend include in Article 4.

E12: Ham Barn Farm, Liss

- 5.7** Good site, well maintained. All units occupied. Provides medium size units compared to other estates.

Recommend include in Article 4.

E14: Upper Adhurst Industrial Estate, Liss

- 5.8** Medium size site providing 28 business spaces, some are buildings, some are yards. Majority are occupied (26 occupied out of 28 business spaces). Site is well maintained, with works being done on one of the vacant spaces for arrival of new occupier.

Recommend include in Article 4.

E18: Liss Business Centre, Station Road, Liss

- 5.9** Buildings in good condition, looks like has had a refurbishment. All units occupied and provides good space for business start-ups. Facility receives support from East Hampshire District Council.

Recommend include in Article 4.

C5: The Wharf, Midhurst

- 5.10** Most units are occupied and in good condition (19 units with two vacant units). Overall space is well maintained. Provides source of small units to suit different business needs (office and light industrial), which is needed in the National Park.

Recommend include in Article 4.

C7: Midhurst Business Centre, Station Road, Midhurst

- 5.11** All units occupied. Provides space for variety of business types including motor repairs. An important business space in the locality for smaller scale light industrial premises. Management of the site could be improved although maybe outside the scope of planning. On site there is an ex-office building that has been converted to residential flats. Poor location and amenity and an example of why an article 4 direction is needed.

- 5.12** Area at far end appears to have extended the site although this may be more for storage use. This is on open ground and there are no buildings in this part of the site. Therefore unsuitable to extend site boundary into this area.

Recommend include in Article 4.

C15: Holmbush Industrial Estate, Midhurst

- 5.13** Main employment site in Midhurst providing larger premises. All units occupied. Buildings are in good condition, well laid out site with plenty of vehicle parking including good access for large articulated vehicles.

Recommend include in Article 4.

C23: Midhurst Depot, Bepton Road, Midhurst

- 5.14** Allocated in Local Plan for residential and very few businesses left on site.

Recommend no Article 4.

C2: Hampers Common Industrial Estate, Petworth

- 5.15** Majority occupied with one vacant unit (One out of 17). Businesses appear to be doing well. Only one such employment site in Petworth. Provides smaller units which are needed in the National Park. Lack of car parking space to meet the needs of the occupiers. Potential for the extension to this site to provide more car parking overall.

Recommend include in Article 4.

C3: Land East of Hampers Common Industrial Estate, Petworth

- 5.16** Allocation in the Petworth NDP to extend the existing industrial estate. NDP policy includes the possibility of providing extra parking to meet the needs of the enlarged industrial estate. As yet no application for planning consent. Therefore exclude from the article 4 direction.

Recommend no Article 4.

L1: North Street Quarter, Lewes

- 5.17** Currently being redeveloped. B Class uses within the development will be protected by planning condition.

Recommend no Article 4.

L2, L3, L8: Central Lewes, Brooks Road/South Downs Road/Daveys Lane, Lewes

- 5.18** Main employment site in Lewes. Some buildings could be easily converted into residential although would be poorly located in amongst remainder of industrial estate. One site already has permission for mixed use residential and employment use, located close to the Tesco store.

- 5.19** Majority of units occupied. Two vacant out of 38 units.

Recommend include in Article 4

L4: Mallig Brooks, Lewes

- 5.20** New employment site, one large new building complete providing space for two businesses. New building completed after dates in GPD Order to be in use for office Class BI(a) on 29 May 2013 or light industrial Class BI(c) on 19 March 2014 to enable permitted development and

change of use to residential C3. Therefore permitted development rights do not apply to this new building or any subsequent buildings on the site.

Recommend no Article 4.

L11: Cliffe Industrial Estate, Lewes

5.21 25 units on this site with two vacant units. Buildings are in good or very good condition. Appearance is that the businesses on site are doing well. This is a modern estate, out of town and close to A27.

Recommend include in Article 4.

FIGURE 5.1: SUMMARY OF RECOMMENDATIONS

Employment Site	Include in Article 4 direction
E4: Buckmore Farm, Petersfield	No
E5: Heath Farm, Petersfield	Yes
E8: Amey Industrial Estate, Petersfield	Yes
E9: Frenchmans Road, Petersfield	Yes
E10: Bedford Road, Petersfield	Yes
E11: Brows Farm Business Park, Liss	Yes
E12: Ham Barn Farm, Liss	Yes
E14: Upper Adhurst Industrial Estate, Liss	Yes
E18: Liss Business Centre, Station Road, Liss	Yes
C5: The Wharf, Midhurst	Yes
C7: Midhurst Business Centre, Station Road, Midhurst	Yes
C15: Holmbush Industrial Estate, Midhurst	Yes
C23: Midhurst Depot, Bepton Road, Midhurst	No
C2: Hampers Common Industrial Estate, Petworth	Yes
C3: Land East of Hampers Common Industrial Estate, Petworth	No
L1: North Street Quarter, Lewes	No
L2, L3, L8: Central Lewes, Brooks Road/South Downs Road/Daveys Lane, Lewes	Yes
L4: Malling Brooks, Lewes	No
L11: Cliffe Industrial Estate, Lewes	Yes

6. CONCLUSION

- 6.1** This report has considered the policy context and the evidence available to support the making of an article 4 direction on specified employment sites in Petersfield, Liss, Midhurst, Petworth and Lewes. The site visits showed that in all five settlements the employment areas have a high level of occupancy with a very small number of vacancies. The Economic Development and Regeneration Officers with responsibility for the five settlements supported the view that there is considerable demand for employment space especially for micro and small businesses. Further these Officers supported the retention of existing employment space both office and light industrial, and that an article 4 direction would be welcomed in achieving this aim.
- 6.2** Therefore it is recommended that 14 existing employment sites named in Figure 5.1 of this report are subject to a non-immediate article 4 direction. It was concluded that a further 5 identified sites did not require this protection.

APPENDIX I: EMPLOYMENT SITE VISIT SHEETS

EMPLOYMENT SITE

Site ref	E4
Site name	Buckmore Farm, Petersfield
Address	Buckmore Farm, Beckham Lane, Petersfield, Hampshire, GU32 3BU
Settlement	Petersfield
District	East Hampshire
Site visit date	27/3/2019
Hectares	
Number of units	N/A
Approximate vacancy rate (by unit)	N/A
Name and type of businesses occupying the most space on site	N/A
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	N/A
% units occupied by B1(a) and B1(c):	N/A
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	N/A
Quality of buildings (Very poor, poor, adequate, good, very good)	N/A
Parking provision (on site, on street, communal)	N/A
Comments	Allocations in Petersfield NDP that are yet to be developed.
Recommendation	No Article 4 direction as yet to be built

EMPLOYMENT SITE

Site ref	E5
Site name	Heath Farm, Petersfield
Address	Heath Road East, Petersfield, Hampshire, GU31 4HT
Settlement	Petersfield
District	East Hampshire
Site visit date	20/03/19
Hectares	0.2 approx.
Number of units	3
Approximate vacancy rate (by unit)	0
Name and type of businesses occupying the most space on site	The Azalea Group Ann-Marie Powell Gardens Feefo Holdings
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	None
% units occupied by B1(a) and B1(c):	All B1(a) = 100%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	Post 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Very good
Parking provision (on site, on street, communal)	Good amount of on-site parking
Comments	Small site, appears to have had recent investment in the Feefo Holdings building. Boundary to be redrawn on map to ensure Feefo Holdings building included.
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	E8
Site name	Amey Industrial Estate, Petersfield
Address	Amey Industrial Estate Frenchmans Road
Settlement	Petersfield
District	East Hampshire
Site visit date	27/3/19
Hectares	0.4 approx.
Number of units	18
Approximate vacancy rate (by unit)	0
Name and type of businesses occupying the most space on site	Unit 1 – Car Parts Accessories 2 – Leydene Glass & Glazing 3 + 4 - Williams & Co Trade Plumbing & Heating 5, 6, 7 – Amey Plastics 8 – P.D. Crouch Plumbing & Heating 10 – 18 Littlejohn Bathroom Specialists
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	None
% units occupied by BI(a) and B(I)c:	BI(a) = 0 BI(c) = 100%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	Post 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Units 1 – 7 good (industrial unit design) Units 8 – 10 including Littlejohn – good. Some of Littlejohn is possibly the old station buildings.
Parking provision (on site, on street, communal)	On site and sufficient
Comments	Provides smaller units and an alternative to nearby Bedford Road
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	E9
Site name	Frenchman's Road, Petersfield
Address	Frenchman's Road, Petersfield, GU32 3AW
Settlement	Petersfield
District	East Hampshire
Site visit date	27/3/19
Hectares	2.2
Number of units	2 large sites + 1 vacant site (buildings demolished)
Approximate vacancy rate (by unit)	None + vacant site (buildings demolished)
Name and type of businesses occupying the most space on site	R.A.K. Ceramics (Bradford House) J.B. Corrie & Co. Ltd. Fencing Contractors & Manufacturers
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	None
% units occupied by BI(a) and B(1)c:	BI(c) = 100%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	J.B. Corrie – Mixture likely all 1947 – 2004 R.A.K. Ceramics – 1947 – 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	J.B. Corrie – Adequate/good R.A.K. Ceramics – Adequate/good
Parking provision (on site, on street, communal)	On site both premises
Comments	2 existing businesses and 1 vacant site in employment use. Overall retain as employment, potential to accommodate business need for larger sites.
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	E10	
Site name	Bedford Road, Petersfield (incorporating Ridgway Office Park, Petersfield Business Park, Parkers Trade Park, Rotherbrook Court & Viceroy Court)	
Address	Bedford Road, Petersfield, Hampshire, GU32 3LJ	
Settlement	Petersfield	
District	East Hampshire	
Site visit date	27/03/19 and 5/06/19	
Hectares	21 (approx.)	
Number of units	74	
Approximate vacancy rate (by unit)	0	
Name and type of businesses occupying the most space on site	<p>Area A Ridgway Office Park</p> <p>Healthy Pets Insurance</p> <p>Blue Badge Insurance</p> <p>Custom Audio Design Ltd</p> <p>Keel Marine Ltd</p> <p>Teleleads</p> <p>iDi digital</p> <p>Altus Group</p> <p>MultiPix Imaging</p> <p>St James Place Wealth Management</p> <p>Ceba Solutions Ltd</p> <p>Joy Barden Practice</p> <p>COLT International Licensing Ltd</p> <hr/> <p>Area A₅ Petersfield Business Park</p> <p>Technigraphics Systems Ltd (Unit 1)</p> <p>Kew Computers (Unit 2)</p> <p>Stomp Racing Ltd (Unit 3)</p> <p>Colwin Removals & Storage Ltd (Unit 4)</p>	<p>Area A₁</p> <p>Whitman Laboratories Ltd</p> <p>Area A₂</p> <p>Vestey Foods Ltd</p> <p>Area A₃ - Vision House</p> <p>Drainfast Ltd</p> <p>Bellsure Supplies Ltd</p> <p>Area A₄ – Ideal House</p> <p>Neural Technologies</p> <p>Terrafirma Landscape Architects</p> <p>Lilyford Homes</p> <hr/> <p>Area A₆ Petersfield Business Park</p> <p>Howdens Joinery Co (Unit 10,11)</p> <p>Motor Parts Direct (Unit 12)</p> <p>Clear Channel UK (Unit 13,14)</p>

	<p>Hi-Level Mezzanines Ltd (Unit 5,6) Cambridge Garage (Unit 7) Excitec (Unit 8) Channel Safety Systems (Unit 9)</p> <hr/> <p>Area A₇ The New Barn Moneybarn</p>	<p>Intamac Packaging Systems (Unit 15) GTS Subsea (Unit 16) Morgan Innovation Technologies Ltd (Unit 17)</p>
	<p>Area B Rotherbrook Court Adaptsys (Unit 1) iDAD (Unit 2) MWA Consultants Ltd (Unit 3, Grd) Aspire Pharma (Unit 4) Breheny Civil Engineering (Unit 5, Grd) Handelsbanken (Unit 6, Grd) Kirby Solway/Reserve IT Ltd/Verdesian Life Sciences Europe Ltd/The Just Brand - Cowin Europe (Unit 7) NFU/PNH Properties/Peter Nicholson Homes (Unit 8) XEL (Unit 9) Event Technologies (Unit 10 Grd)</p>	<p>Pegasus (Unit 3, FF) Tradmet (Unit 5, FF) Robinson Insurance Brokers (Unit 6, FF)</p>

	Vitality Life Insurance (Unit 10, FF)
Area C	FNM Frazer Nash Manufacturing
Area D Parkers Trade Park	The Fascia Place Ltd (Unit 1) City Plumbing (Unit 2) 2U Tyres Garage Services (Unit 3,4) GPS Electrical Wholesale Ltd (Unit 5)
Area E	Scottish & Southern Electric – storage yard
Area F	Tolchards Soft Drinks Beaver Tool Hire Rafferty Newman Petersfield Exhaust & Tyre Service ADP Security
Area G	Altis Hire Centre Café 81
Area H	Viking Test Services
Area I	Clusons Country Wear/Cluson Engineering Ltd/ Clulite Products Tews Engineering Petersfield Joinery
Area J Viceroy Court	The Directory Group (Unit 1) Caltest Instruments Ltd (Unit 2) Interior Lab Workspace (Unit 3) AI Security Systems Ltd (Unit 4)

	Area K English Chain Co Ltd
	Area L Travis Perkins
	Area M Petersfield Garage Services
	Area N IBR – Car dealer
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Food and beverages – Vestey Foods Ltd, Tolchards Soft Drinks Wood-related activities, recreation and tourism - none
% units occupied by BI(a) and B(I)c:	BI(a) = 72% BI(a) and BI(c) = 81% BI(c) = 9%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	Area A – Ridgway Office Park, Post 2004 Area A ₁ 1947-2004 Area A ₂ 1947-2004 Area A ₃ – Vision House, 1947-2004 Area A ₄ – Ideal House, 1947-2004 Area A ₅ , A ₆ – Petersfield Business Park, 1947-2004 Area A ₇ – Post 2004 Area B – Rotherbrook Court, Post 2004 Area C – Post 2004 Area D – Parkers Trade Park, Post 2004 Area E – n/a Area F – 1947-2004 Area G – 1947-2004 Area H – 1947-2004 Area I – 1947-2004 Area J – Viceroy Court, 1947-2004 Area K – Post 2004 Area L – 1947-2004 Area M – 1947-2004

	Area N – Post 2004	
<p>Quality of buildings (Very poor, poor, adequate, good, very good)</p>	<p>Area A – Very good Area A₁ – Very good Area A₂ – Very good Area A₃ – Very good Area A₄ – Good Area A₅, A₆ – Very good Area A₇ – Very good Area B – Very good Area C – Good Area D – Good Area E – n/a</p>	<p>Area F – Adequate Area G – Adequate Area H – Good Area I – Poor Area J – Good Area K – Very good Area L – Adequate Area M – Poor Area N – Very good</p>
<p>Parking provision (on site, on street, communal)</p>	<p>Area A – good on-site parking Area A₁ – large area of on-site parking Area A₂ – on site Area A₃ – on site Area A₄ – on site Area A₅, A₆ – on site Area A₇ – on site Area B – communal parking Area C – on site Area D – on site Area E – on site Area F – some on site, otherwise on street, pressure on parking with lack of spaces Area G – on site limited as also used as storage for the hire centre. Adjacent to area F, has same pressure on parking. Area H – more than sufficient area for parking on-site Area I – sufficient on-site parking for each unit Area J – on site Area K – on site Area M – lack of parking Area N – on site</p>	

<p>Comments</p>	<p>Area A – initial impression is that would be easy to convert to residential. Same could be true of Areas A₃ Vision House and A₄ Ideal House.</p> <p>Overall very significant employment site in the National Park. Defined as principal site under policy SD35 Employment Land of the South Downs Local Plan. Appears to be thriving, on visit days all premises occupied no vacant units. Buildings vary in quality although most are good or very good condition with some new or recently built office units. Some areas there appeared to be pressure on parking although many units had sufficient on-site parking.</p> <p>Important site that needs to be supported. Provides high proportion of BI (a) office space.</p>
<p>Recommendation</p>	<p>Article 4 direction</p>

EMPLOYMENT SITE

Site ref	E11
Site name	Brows Farm, Liss
Address	Brows Farm Business Park, Farnham Road, Liss, GU33 6JG
Settlement	Liss
District	East Hampshire
Site visit date	20/3/19
Hectares	0.6 approx.
Number of units	14
Approximate vacancy rate (by unit)	1 (Calf House)
Name and type of businesses occupying the most space on site	Caddyrite – Grey Barn Units 1 + 2, Old Halls – ERS Group English Fireplaces – Hills Barn Units 1, 2 + 3 Cheeky Rascals – Stone Barn Units Modern.Gov – Stone Barn Unit 2 Hobbs Rehabilitation } Oakfield Barn Units 1, 2, 3 + 4 NORAD Travel Group VLCI Design Solutions Ltd. – Dairy (Vacant – Calf House)
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	1 x recreation (Caddyrite (Golf range)) 1 x tourism (NORAD)
% units occupied by B1(a) and B1(c):	B1(a) = 60% B1(c) = 20%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	All 1947 – 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Very good
Parking provision (on site, on street, communal)	Parking for each unit
Comments	Well kept, excellent condition, 1 vacant unit
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	E12	
Site name	Ham Barn Farm, Liss	
Address	Ham Barn Business Park, Farnham Road, Liss, GU33 6LB	
Settlement	Liss	
District	East Hampshire	
Site visit date	20/03/19	
Hectares	3.2 approx.	
Number of units	16	
Approximate vacancy rate (by unit)	0	
Name and type of businesses occupying the most space on site	<ul style="list-style-type: none"> • Rouden Pipetek • Benmoor Medical • Southern Atlantic Trading (Unit 3C) • Radian Services (Unit 2B) • Spa Splash (Products) Ltd. 	<ul style="list-style-type: none"> • CM Sports Unit 3B • DNB • Louise Avery Flowers • Plum Cottage Interiors Ltd. • Wine Boxes Etc.
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	None	
% units occupied by BI(a) and B(1)c:	BI(a) = 50% BI(c) = 50%	
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	Post 2004	
Quality of buildings (Very poor, poor, adequate, good, very good)	Good/very good condition/quality	
Parking provision (on site, on street, communal)	For specific units, sufficient parking with some spare capacity	
Comments	Well managed units and site with useful space around buildings	
Recommendation	Article 4 direction	

EMPLOYMENT SITE

Site ref	E14
Site name	Upper Adhurst Industrial Estate, Liss
Address	Upper Adhurst Industrial Estate, Farnham Road, Liss, GU31 5AE
Settlement	Liss
District	East Hampshire
Site visit date	20/3/19
Hectares	2.3
Number of units	29
Approximate vacancy rate (by unit)	2 vacant yard areas
Name and type of businesses occupying the most space on site	<p>Barn Front – G.R. Fothergill Rentals</p> <p>Barn Middle – Whitescape</p> <p>Barn Rear – Michael Harris</p> <p>Barn Stable Cottage – Turf Centre Ltd.</p> <p>Unit 1 – Analogue Automotive</p> <p>Unit 1A – Rogate Accident Repair Centre</p> <p>Unit 1B – Analogue Auto</p> <p>Unit 2 – Rogate Acc. Repairs</p> <p>Unit 3A – Paintpots & Parties</p> <p>Unit 3B – Mora Abell Sculpture</p> <p>Unit 3C – Velo Conversions</p> <p>Unit 4A – Michael Harris</p> <p>Unit 4B – Bourne Home</p> <p>Unit 4C – M.L. Contemporary</p> <p>Unit 5A – Rouden Pipetek</p> <p>Unit 5B – Historic Automobiles</p> <p>Unit 5C – Autotonic</p> <p>Yard A – Certas Energy UK Ltd.</p> <p>Yard B – Certas Energy UK Ltd.</p> <p>Yard C – Vacant</p> <p>Yard D – L.S.S.</p>

	<p>Yard D I – Autotonic</p> <p>Yard E – Vacant</p> <p>Yard F – R.J. Harris Contracts Ltd.</p> <p>Yard H – Turf Centre</p> <p>Yard I – Liddiard Scaffolding</p> <p>Yard K – Liddiard Scaffolding</p> <p>Yard L – Turf Centre</p>
<p>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</p>	<p>None</p>
<p>% units occupied by B I(a) and B(I)c:</p>	<p>BI(a) = 25% BI(c) = 75% (excludes yard business spaces)</p>
<p>Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)</p>	<p>1947 – 2004 + possibly some post 2004</p>
<p>Quality of buildings (Very poor, poor, adequate, good, very good)</p>	<p>Good</p>
<p>Parking provision (on site, on street, communal)</p>	<p>On site for each unit, as well as communal for larger units furthest from road</p>
<p>Comments</p>	<p>Well managed site</p>
<p>Recommendation</p>	<p>Article 4 direction</p>

EMPLOYMENT SITE

Site ref	E18
Site name	Liss Business Centre, Station Road, Liss
Address	Liss Business Centre, Station Road, Liss, Hampshire, GU33 7AW
Settlement	Liss
District	East Hampshire
Site visit date	20/3/19
Hectares	0.3
Number of units	17 units
Approximate vacancy rate (by unit)	0
Name and type of businesses occupying the most space on site	<p>A Plus JB (TECH) Ltd. HIJ Association West Sussex Archaeology Ltd. BCD Travel Clouds Trust Tax Assist Accountants Titley and Marr Ltd. ChartwellWeb Ltd. Rocketbuy Gifts Ltd. The Saddlers Workshop Wheeldrive Ltd. Temp. Hardware Solutions Rocket & Fox Green 'A' Team DesignWrights Ltd. Ambassador Cleaning Contracts Karis Care Services</p>
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Recreation and tourism – BCD Travel

% units occupied by B1(a) and B(1)c:	All B1(a) = 100%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	1947 – 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Good
Parking provision (on site, on street, communal)	At rear and side, seems to be sufficient
Comments	Site supported by EHDC, important for start-up businesses (micro/incubator)
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	C5	
Site name	The Wharf	
Address	The Wharf, Midhurst, West Sussex, GU29 9PX	
Settlement	Midhurst	
District	Chichester	
Site visit date	13/03/19	
Hectares	0.4 approx.	
Number of units	Site A 16 + Oliver Building (Use – Unknown)	Site B 3
Approximate vacancy rate (by unit)	1	1
Name and type of businesses occupying the most space on site	<p>Woods Building</p> <p>Michael Jordan (solicitors)</p> <p>Silva (outdoor supplies)</p> <p>South Downs Construction</p> <p>Marshall Engineering</p> <p>Microplas Mouldings</p> <p>Artisans of Wood Ltd.</p> <p>Jason Smith</p> <p>John Marshall Properties</p> <p>Admin Building</p> <p>1 Carole Jewell (curtain making & soft furnishing)</p> <p>2 Victoria Pender (Bloomsbury Square)</p> <p>3 Vacant</p> <p>4 Kelly Jones (Kelly J Leather)</p> <p>5 Claire Tyler (Midhurst Sewing Room)</p> <p>Chancton House</p> <p>Kerry Type (Printers)</p> <p>C Curtis Building</p>	<p>True Adventure</p> <p>Simpson Joinery</p> <p>Vacant unit</p>

	Ski Bespoke (Holidays)	
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Wood related activities – Artisans of Wood Ltd Recreation and tourism – Silva (Outdoor Supplies), Ski Bespoke (Holidays)	Simpsons Joinery True Adventure
% units occupied by BI(a) and B(I)c:	BI(a) = 89% BI(c) = 11%	
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	All 1947-2004	1 x Pre-1947 1 x 1947-2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Woods/Admin/Chancton – Good	True Adventure – Good Simpson Joinery - Poor
Parking provision (on site, on street, communal)	On site	On site and on street
Comments	Site A has space for start-ups/micro businesses which is valuable to the area. Possible vacant unit next to True Adventure. Potential for redevelopment for employment of Simpson Joinery building. Retention of both sites, provides small units in Midhurst.	
Recommendation	Article 4 direction	

EMPLOYMENT SITE

Site ref	C7
Site name	Midhurst Business Centre, Station Road, Midhurst
Address	Station Road, Midhurst, West Sussex, GU29 9RE
Settlement	Midhurst
District	Chichester
Site visit date	13/03/19
Hectares	2.5 approx.
Number of units	19
Approximate vacancy rate (by unit)	None
Unit 1	
Name and type of businesses occupying the most space on site	<p>Unit 1 – Mud Foods Ltd</p> <p>Unit 2 – Jacaranda Creative Catering /Mud Foods Ltd</p> <p>Wyndham Park Business Centre</p> <ol style="list-style-type: none"> 1. Click Retailing Ltd. 2. Southdowns Marquees 3. Mojo Designs 4. Mobile Cycle Service Ltd. 5. Lavender House Laundry 6. Beeswax & Lavender 7. Osborne Signs 8 + 9. Midhurst Joinery 10. Ale Fire Systems Ltd. 10. Nobles Rummills 11. Southern Landovers.co.uk 12. NRS Printing Services <p>Midhurst Garage Barry Wedglen Garage M B Motors</p>
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Food and beverages – Mud Foods Ltd and Jacaranda Creative Catering
% units occupied by BI(a) and B(I)c:	BI(a) = 0% BI(c) = 50%

<p>Estimated age of buildings (Pre-1947 , 1947 – 2004, Post 2004)</p>	<p>1947 – 2004</p>
<p>Quality of buildings (Very poor, poor, adequate, good, very good)</p>	<p>Wyndham Business Park Units x 10 = Good Mid Sussex Tyres = Good Units 10 – 12 = Good Units 1 – 2 = Adequate MB Motors = Adequate Garage repairs (Midhurst + Barry Wedglen) = Adequate</p>
<p>Parking provision (on site, on street, communal)</p>	<p>On site, on street. Lacking spaces, congested with cars around car servicing.</p>
<p>Comments</p>	<p>Outside boundary – 2 x large plant hire businesses, large open space plus 3 large barns/sheds – station house, case study prior approval. Important space for these type of business uses in Midhurst. Management of space could be better although outside scope of planning</p>
<p>Recommendation</p>	<p>Article 4 direction</p>

EMPLOYMENT SITE

Site ref	C15
Site name	Holmbush Industrial Estate, Midhurst
Address	Holmbush Industrial Estate, Midhurst, West Sussex, GU29 9HX
Settlement	Midhurst
District	Chichester
Site visit date	13/03/19
Hectares	2.6 approx.
Number of units	27
Approximate vacancy rate (by unit)	None
Name and type of businesses occupying the most space on site	Unit 1 - Hunt Developments (UK) Ltd. Units 2, 3, 11, 12,13, 14, 15-18, 21 - O.W.L. Units 4 – 7 Stanley Plastics Ltd. Units 8 – 10, 19, 20 - Dexam International Ltd. Units 23 – 26, 22 - Pan Artisan Ltd. Farol Ltd. (John Deere)
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Food and beverages – Pan Artisan Ltd.
% units occupied by B1(a) and B1(c):	B1(c) = 96%
Estimated age of buildings (Pre-1947 , 1947 – 2004, Post 2004)	1947 – 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	1 – 26 = Good Farol Ltd. = Very good
Parking provision (on site, on street, communal)	On site – Good
Comments	Retention, key site in Midhurst for larger businesses
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	C23
Site name	Midhurst Depot, Bepton Road, Midhurst
Address	Midhurst Depot, Bepton Rd, Midhurst, West Sussex, GU29 9QX
Settlement	Midhurst
District	Chichester
Site visit date	13/03/19
Hectares	2.5 approx.
Number of units	4
Approximate vacancy rate (by unit)	None
Name and type of businesses occupying the most space on site	J.K. Engineering Ltd. Accord Highway Services Ltd. Blokenmesh Ltd. South Downs National Park Authority depot WSCC Waste Transfer Site
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	No
% units occupied by BI(a) and B(I)c:	BI(a) = 25% BI(c) = 25%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	1947 – 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Very poor
Parking provision (on site, on street, communal)	Good, underused site plenty of space
Comments	Mainly storage on site, poor quality buildings, allocated for residential in South Downs Local Plan
Recommendation	No Article 4 direction

EMPLOYMENT SITE

Site ref	C2	
Site name	Hampers Common Industrial Estate, Petworth	
Address	Hampers Common Industrial Estate, Petworth, GU28 9NR	
Settlement	Petworth	
District	Chichester	
Site visit date	13/03/19	
Hectares	0.5	
Number of units	17	
Approximate vacancy rate (by unit)	1	
Name and type of businesses occupying the most space on site	Petworth MOT Centre (9,10) Airo Scaffolding (6,7,8) 4ward Testing Ltd. (5) SØDT Home Baked Hygge(14) Vacant – Unit 13 P&W Jordan Upholstery (12) PTFE Coatings.Com (11)	Petworth Paint & Body Shop (17) Steele Printers (16) Mattman Industrial Rubber Flooring (15) Clive's Tyre & Exhaust Co. Ltd (1) Guncast Swimming Pools Ltd. (2, 3, 4)
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Food and beverages – SØDT Home Baked Hygge	
% units occupied by BI(a) and B(1)c:	BI(c) = 100%	
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	1947 – 2004	
Quality of buildings (Very poor, poor, adequate, good, very good)	Adequate	
Parking provision (on site, on street, communal)	Onsite, some on street although lack of parking space and spilling onto street opposite	
Comments	Provides good space for small businesses	
Recommendation	Article 4 direction	

EMPLOYMENT SITE

Site ref	C3
Site name	Land East of Hampers Common Industrial Estate, Petworth
Address	Land East of Hampers Common Industrial Estate, Petworth, GU28 9NR
Settlement	Petworth
District	Chichester
Site visit date	13/03/19
Hectares	1.4
Number of units	N/A
Approximate vacancy rate (by unit)	N/A
Name and type of businesses occupying the most space on site	N/A
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	N/A
% units occupied by B1(a) and B1(c):	N/A
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	N/A
Quality of buildings (Very poor, poor, adequate, good, very good)	N/A
Parking provision (on site, on street, communal)	N/A
Comments	Allocation in Petworth NDP, land for expansion of existing industrial estate
Recommendation	Article 4 direction

EMPLOYMENT SITE

Site ref	LI
Site name	North Street Quarter, Lewes
Address	North Street Quarter, Lewes, East Sussex
Settlement	Lewes
District	Lewes
Site visit date	22/03/19
Hectares	6.55
Number of units	N/A
Approximate vacancy rate (by unit)	N/A
Name and type of businesses occupying the most space on site	N/A
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	N/A
% units occupied by B1(a) and B1(c):	N/A
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	N/A
Quality of buildings (Very poor, poor, adequate, good, very good)	N/A
Parking provision (on site, on street, communal)	N/A
Comments	Strategic allocation in South Downs Local Plan. Currently being built out. When complete new buildings will be after date in General Permitted Development Order to enable permitted development right for office or light industrial to residential change of use. Also conditions on planning application protect employment units against change of use.
Recommendation	No Article 4 direction

EMPLOYMENT SITE

Site ref	L2, L3, L8 Central Lewes
Site name	Brooks Road/South Downs Road/Daveys Lane including Malling Industrial Estate, South Downs Business Park, The Malthouse
Address	Brooks Road/South Downs Road/Daveys Lane, Lewes, East Sussex
Settlement	Lewes
District	Lewes
Site visit date	22/03/19
Hectares	9.5 (approx.)
Number of units	38
Approximate vacancy rate (by unit)	2
Name and type of businesses occupying the most space on site	Sussex Police Lawson Lewis Blakers Solicitors South Coast Ambulance Service Royal Mail GAP Group Hire Solutions
	Malling Industrial Estate Flotyres (Unit 1) Flomar Garage (Units 1-3) Lewes Glass (Unit 4) Love Unique (Unit 5) J M Furniture Ltd The Equine Warehouse (Unit 7) Nash EFT Electrical Ltd (Unit 9) SJS Hire (Unit 10)
	South Downs Business Park (Units 1-6) 1 – Vacant 2 – Screwfix 3 – Howdens Joinery Co Ltd

	<p>4 – LTT Vending</p> <p>5 – BSS Pipeline and Heating Solutions</p> <p>5 – Car Parts & Accessories</p> <p>6 – City Plumbing Supplies</p>
	<p>Caburn House - Vacant</p> <p>Brooks House - D B Green Ltd (Retail Engineering)</p>
	<p>RDH Commercials</p> <p>SIG Roofing</p> <p>Harveys Brewery</p>
	<p>Homebase</p> <p>Wenban Smith</p> <p>Topps Tiles</p> <p>Majestic Wine Warehouse</p> <p>Rockhill Mailing Services</p> <p>Kings Church</p>
	<p>Chandlers Building Supplies</p> <p>Richard Soan Building Supplies</p>
	<p>The Malthouse</p> <p>Orange Vehicle Rentals</p> <p>Spitfire Furniture</p> <p>Red Dot Investments</p> <p>Hartley Quinn Wilson</p> <p>Trinity Creative Partnership</p>
<p>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</p>	<p>Food and beverages – Harvey’s Brewery</p> <p>Wood-related activities, recreation and tourism - none</p>
<p>% units occupied by BI(a) and B(I)c:</p>	<p>BI(a) = 15% BI(c) = 15%</p>
<p>Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)</p>	<p>1947-2004</p>

<p>Quality of buildings (Very poor, poor, adequate, good, very good)</p>	<p>Davey's Lane – Richard Soan and The Malthouse poor/adequate.</p> <p>Rest of Brooks Lane – adequate, good and very good for most recent businesses.</p> <p>South Downs Business Park – Good</p> <p>Malling Industrial Estate - Adequate</p>
<p>Parking provision (on site, on street, communal)</p>	<p>Varies through the site, many units have their own parking on site. More pressure on parking in areas where smaller units for example South Downs Business Park and Malling Industrial Estate on the other side of South Downs Road.</p>
<p>Comments</p>	<p>Good occupancy rate, main employment site in Lewes. Percentage of BI (a) office appears low although includes some large buildings.</p>
<p>Recommendation</p>	<p>Article 4 direction</p>

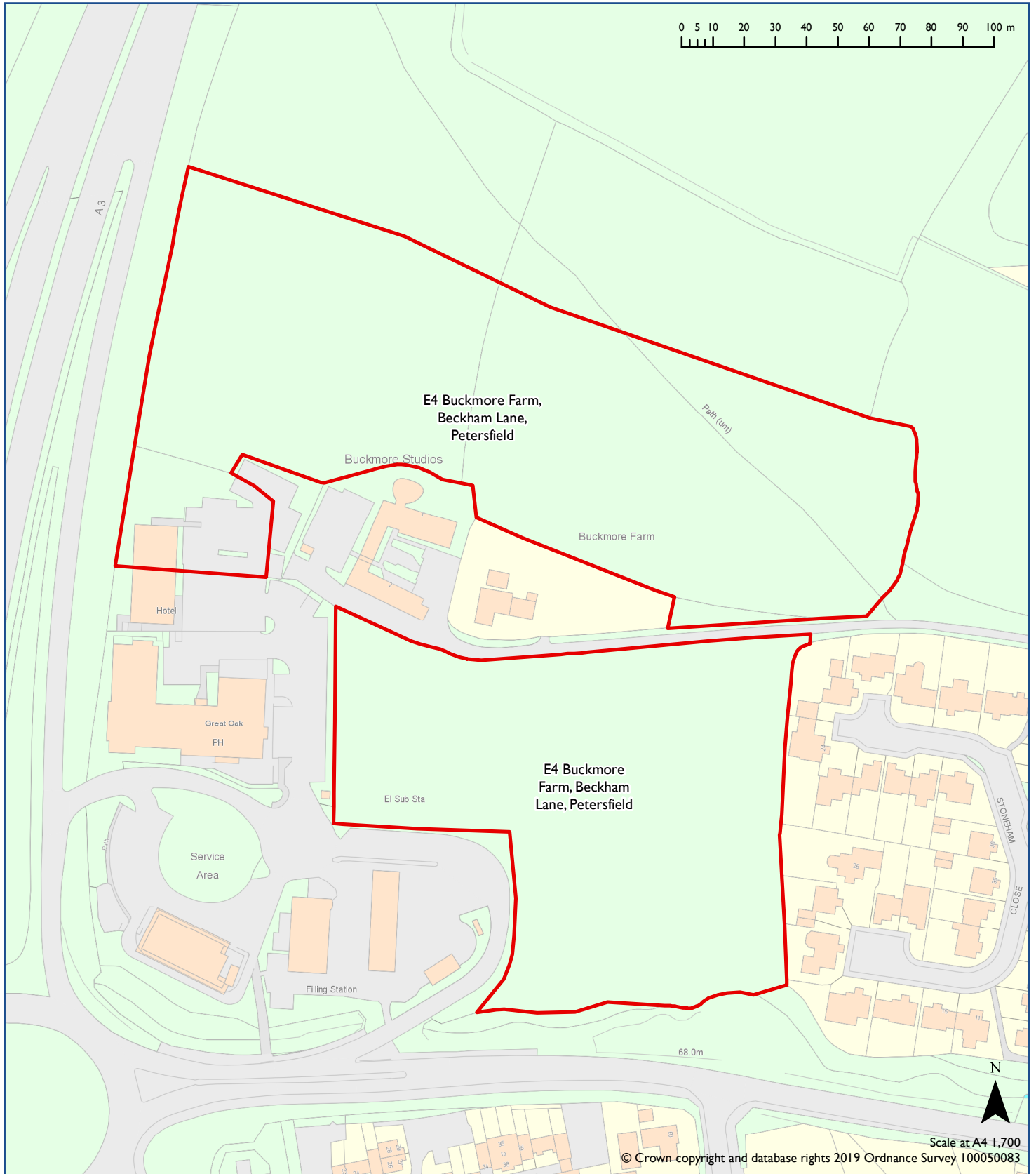
EMPLOYMENT SITE

Site ref	L4
Site name	Land east of Malling Industrial Estate/Malling Brooks
Address	Malling Brooks, Brooks Road, Lewes, East Sussex, BN7 2QG
Settlement	Lewes
District	Lewes
Site visit date	22/03/19
Hectares	2.5 (approx.)
Number of units	2
Approximate vacancy rate (by unit)	0
Name and type of businesses occupying the most space on site	John Gosnell & Co Ltd Courtin & Warner Ltd
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	None
% units occupied by BI(a) and B(1)c:	BI(a) = 50% BI(c) = 50%
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	Post 2004
Quality of buildings (Very poor, poor, adequate, good, very good)	Very good
Parking provision (on site, on street, communal)	On site
Comments	New employment site, one large new building complete providing space for two businesses. Built after date in General Permitted Development Order 2015 therefore permitted development rights do not apply.
Recommendation	No Article 4 direction

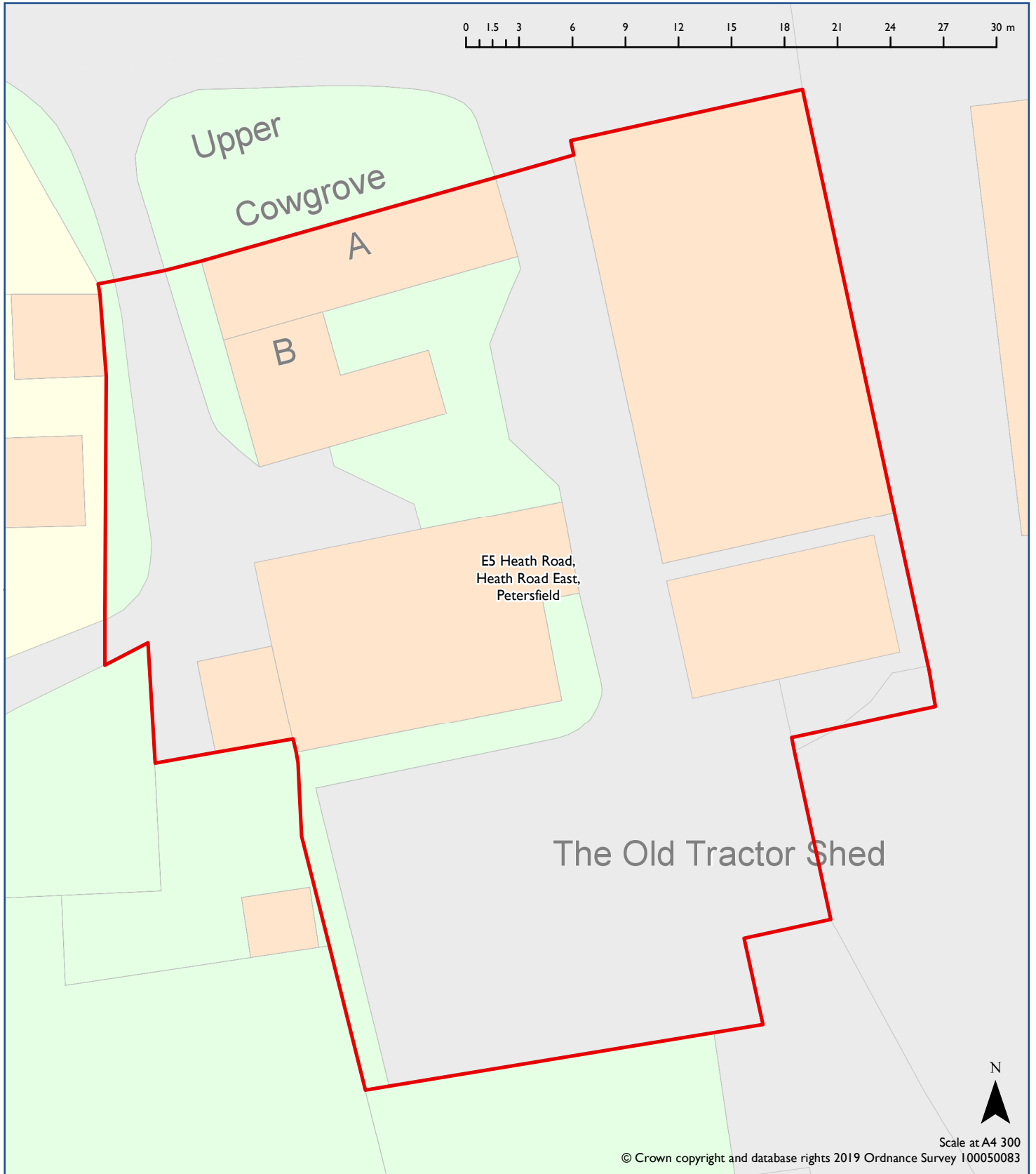
EMPLOYMENT SITE

Site ref	L11	
Site name	Cliffe Industrial Estate, Lewes	
Address	Cliffe Industrial Estate, Lewes, East Sussex, BN8 6JL	
Settlement	Lewes	
District	Lewes	
Site visit date	22/03/19	
Hectares	4.5	
Number of units	25	
Approximate vacancy rate (by unit)	2	
Name and type of businesses occupying the most space on site	Unit 1 + 2 Insight Security 3 Vacant 4 Knight UK 5 Continental Tyres 6 Selwood (Pumps) 7 + 8 Compass Buses 9 + 10 Pet Doctors 11 Peters Food Monkey Business	12 + 13 Procam 14 Vacant - To Let H B Ingredients (2 units) AS2 Safety & Security MDJ Light Bros – electrical recycling (2 units) Scania G4S Security Hanover (3 units)
Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)	Food and beverages – Peters Food, H B Ingredients	
% units occupied by BI(a) and B(1)c:	BI(a) = 15% BI(c) = 40%	
Estimated age of buildings (Pre-1947, 1947 – 2004, Post 2004)	1947-2004	
Quality of buildings (Very poor, poor, adequate, good, very good)	Good/Very good	
Parking provision (on site, on street, communal)	Parking for businesses on site	
Comments	Modern estate, out of town, close to A27	
Recommendation	Article 4 direction	

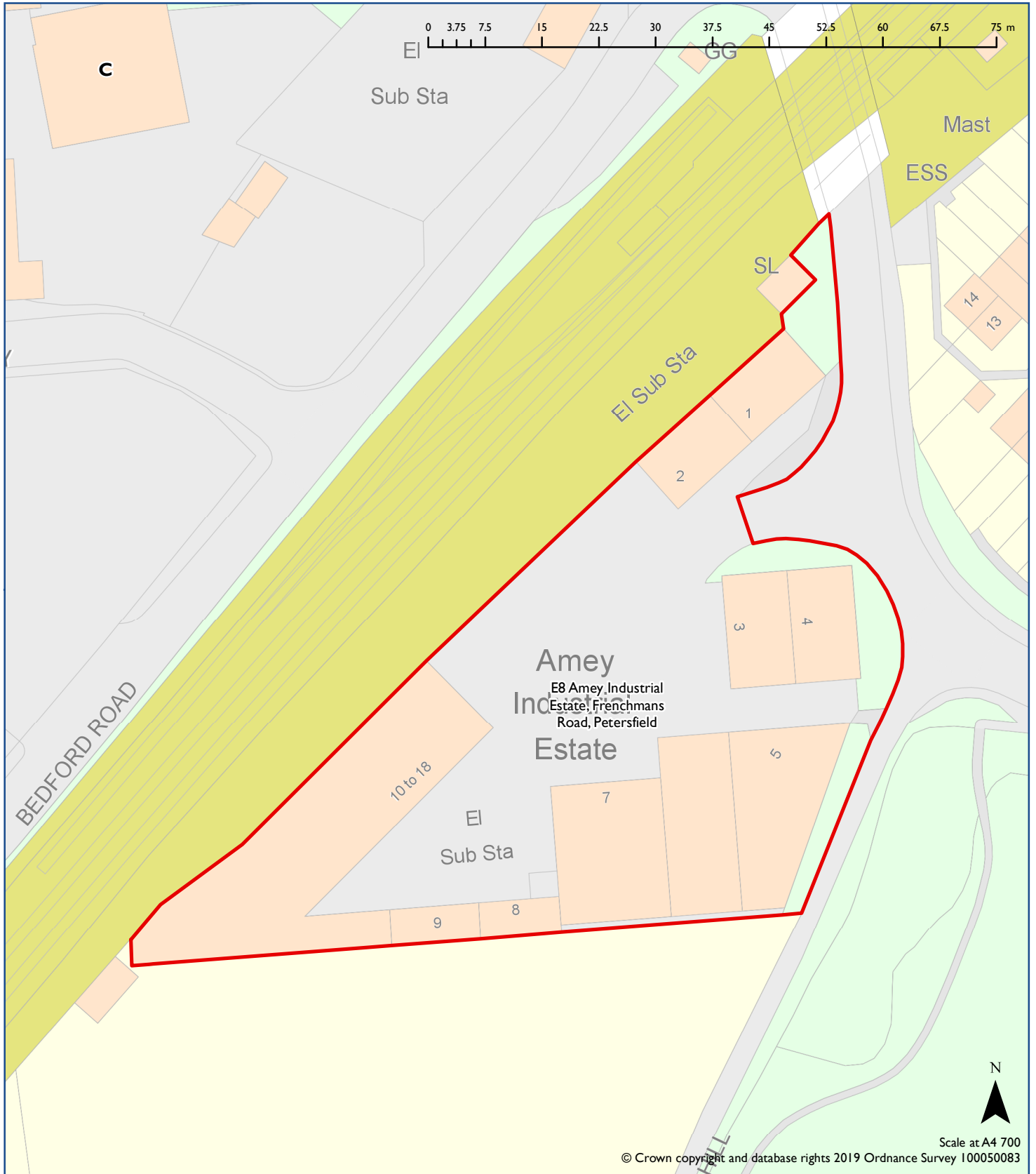
APPENDIX 2: EMPLOYMENT SITE MAPS



 Employment Site



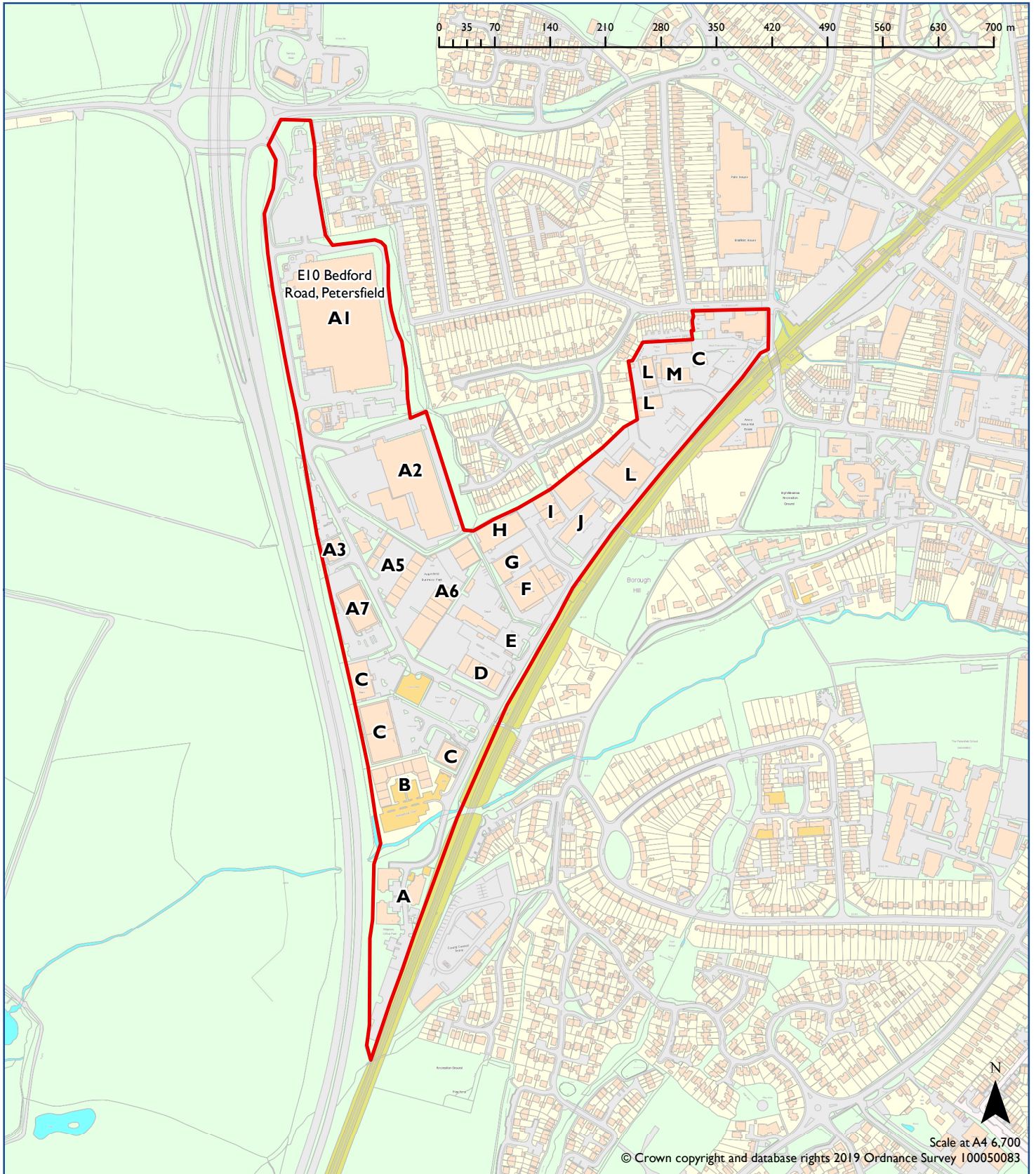
 Employment Site



 Employment Site



 Employment Site

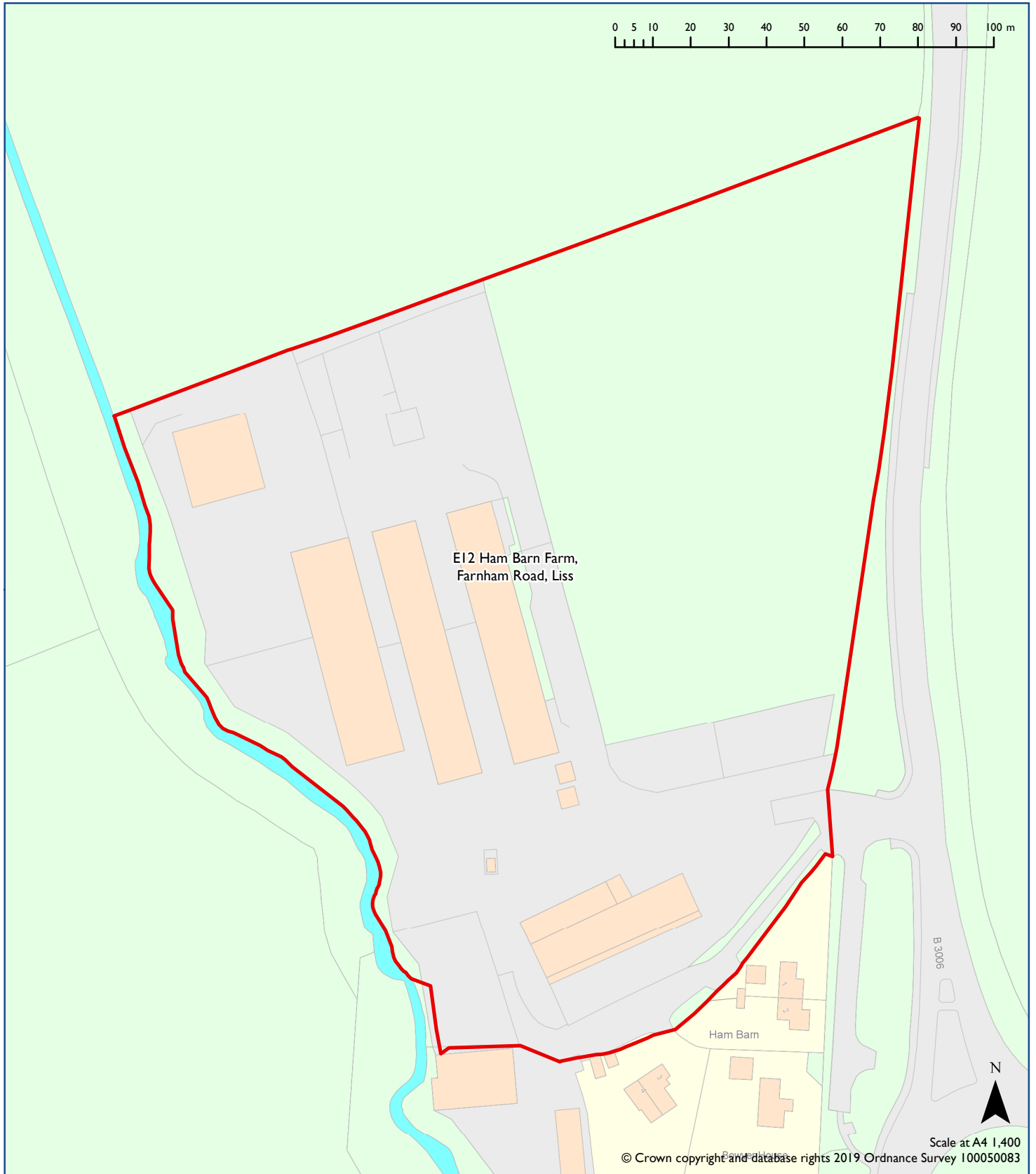


 Employment Site

**Employment Site:
E11 Brows Farm Business Park**



 Employment Site



 Employment Site

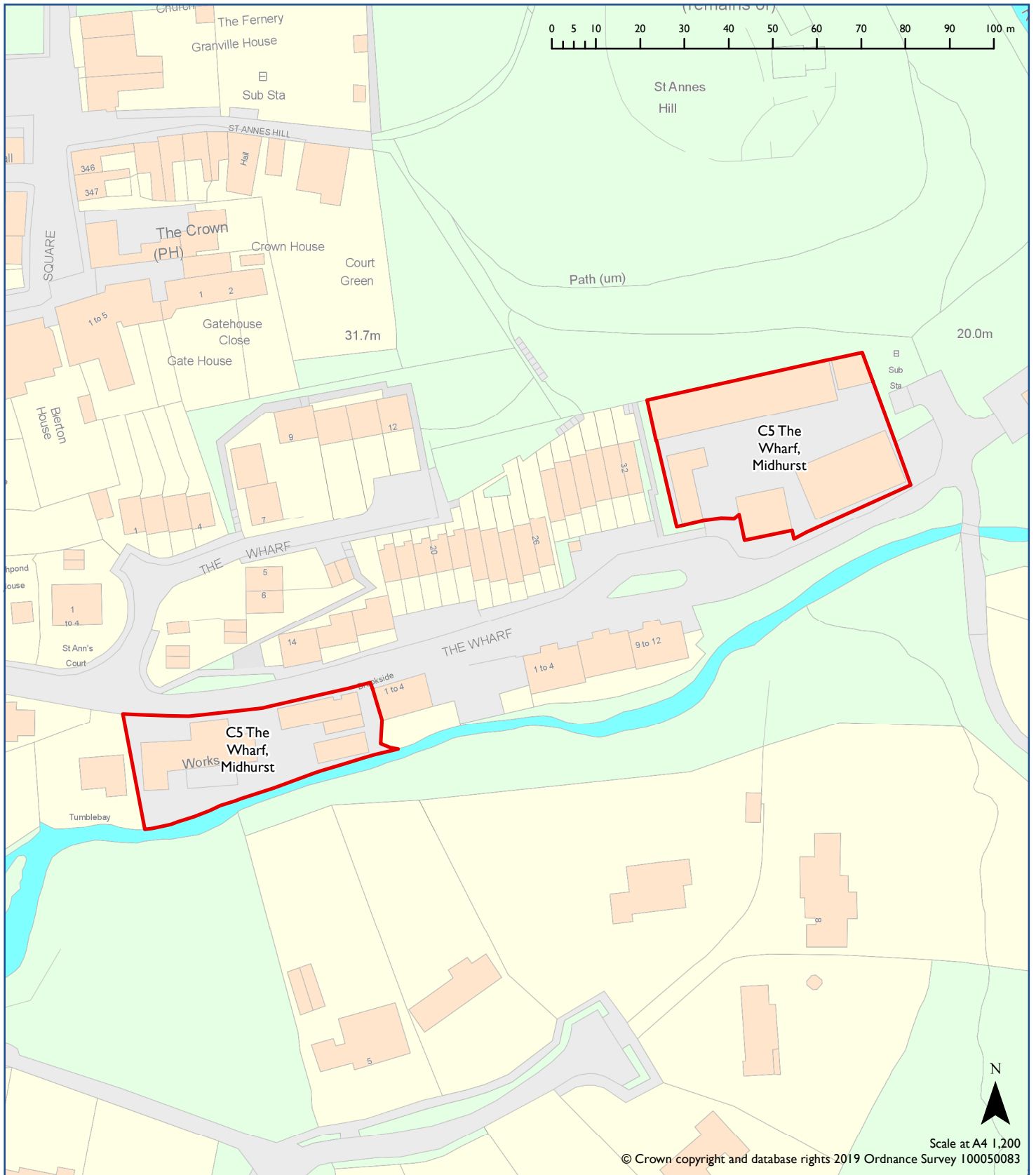
**Employment Site:
E14 Upper Adhurst Industrial Estate**



 Employment Site



 Employment Site



 Employment Site

**Employment Site:
C7 Midhurst Business Centre**



 Employment Site

**Employment Site:
C15 Holmbush Industrial Estate**



 Employment Site

Scale at A4 1,600
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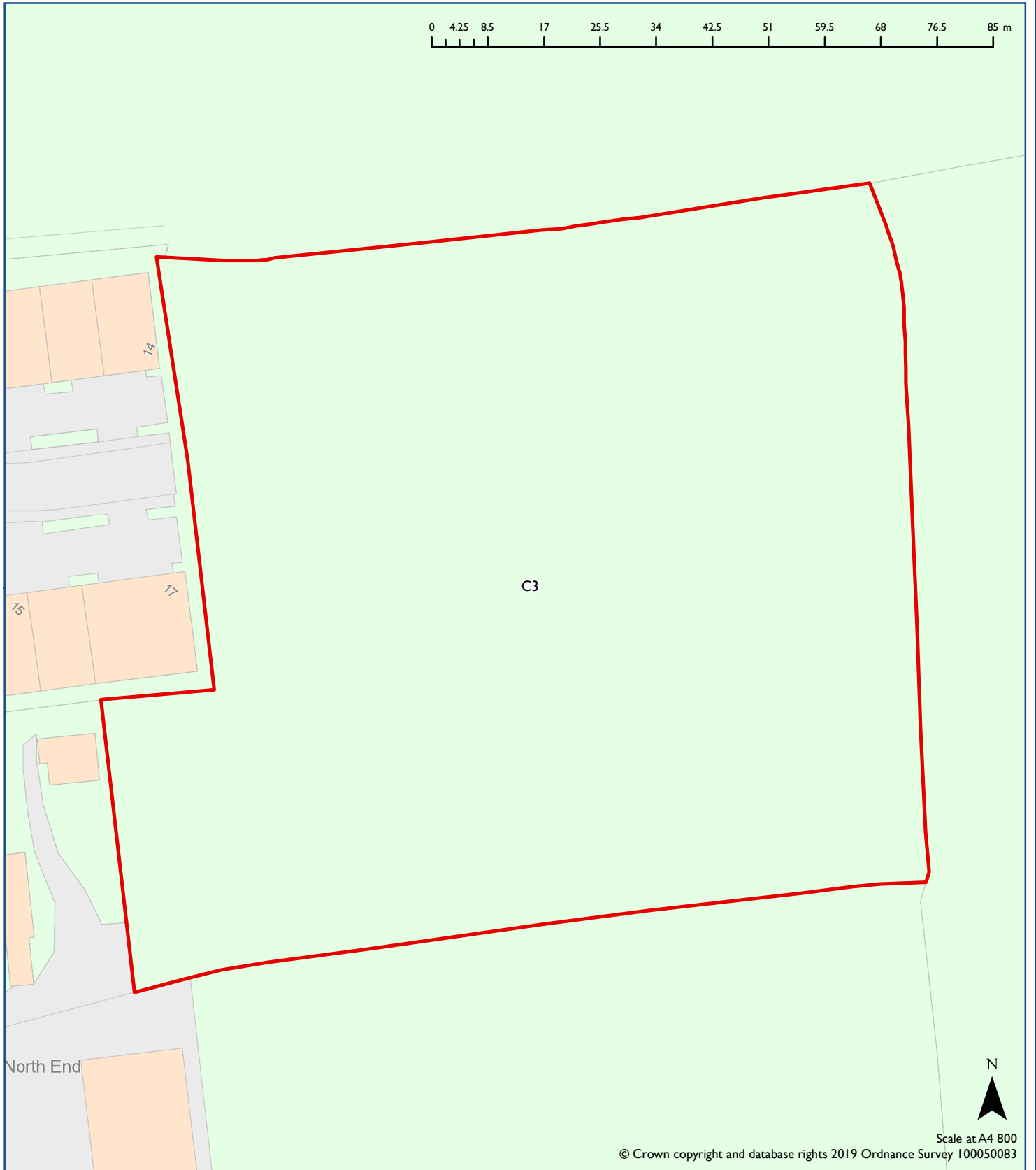
 Employment Site

**Employment Site:
C2 Hampers Common Industrial Estate**

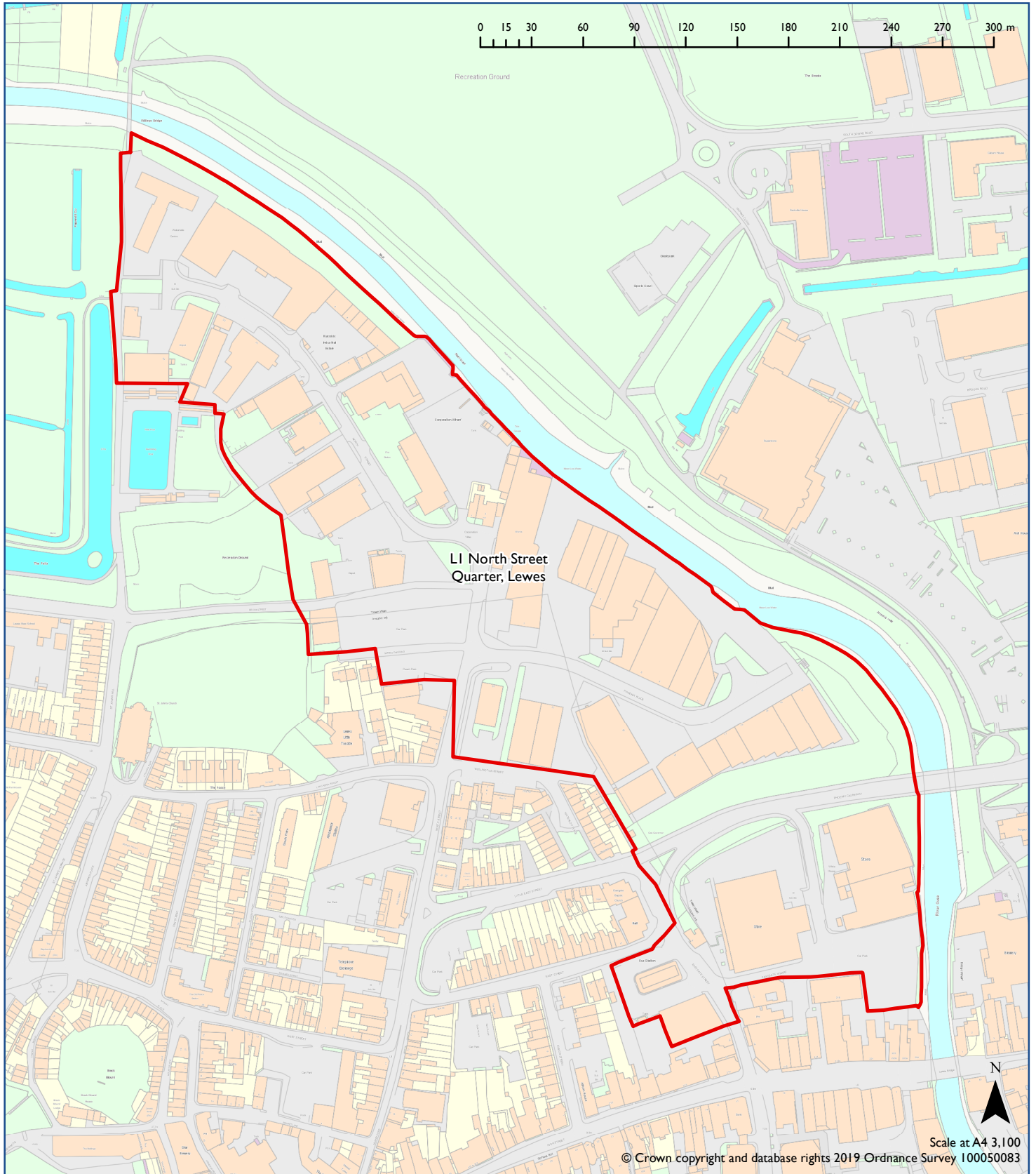


 Employment Site

Employment Site:
C3 Land East of Hampers Common Industrial Estate

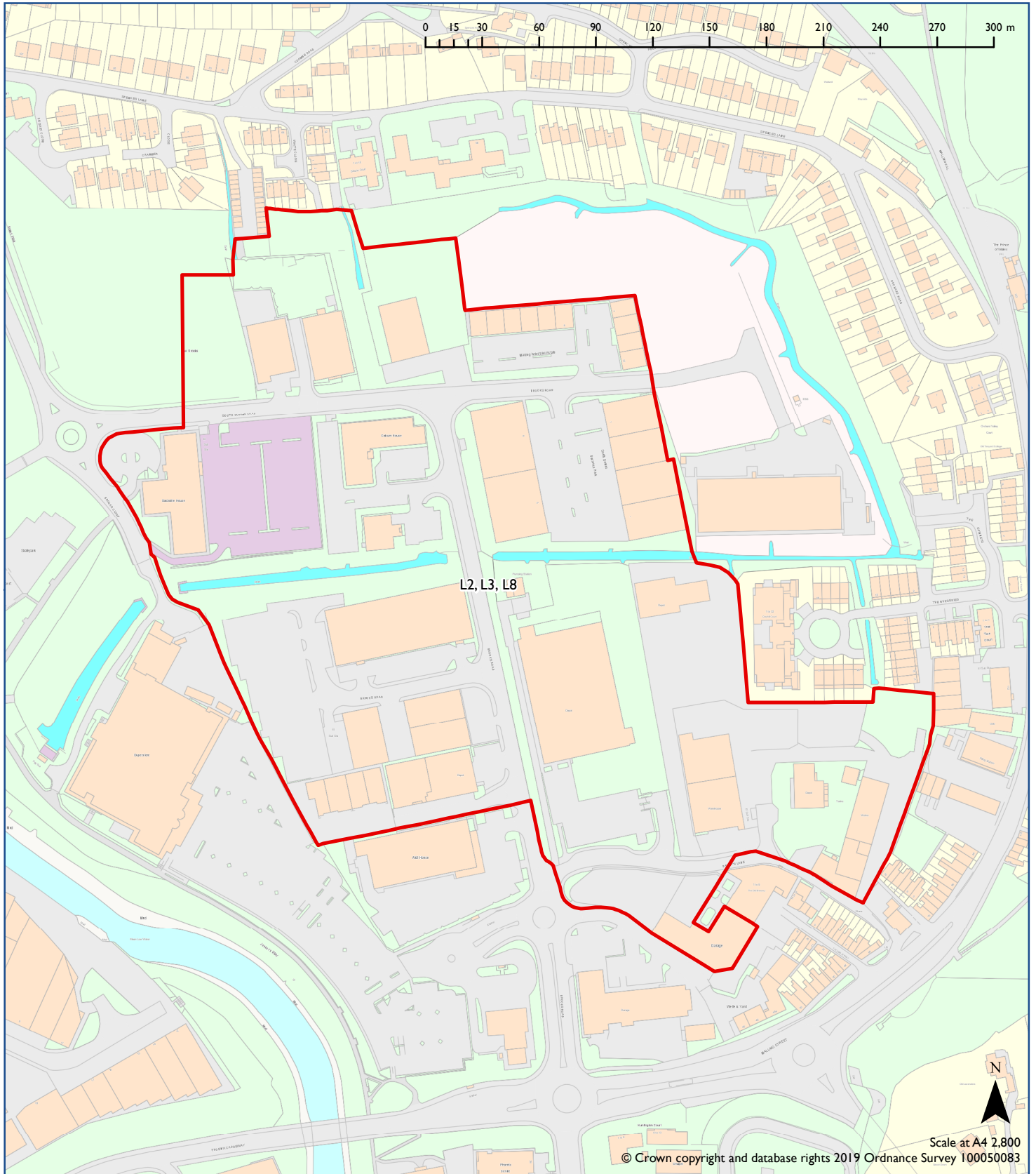


 Employment Site



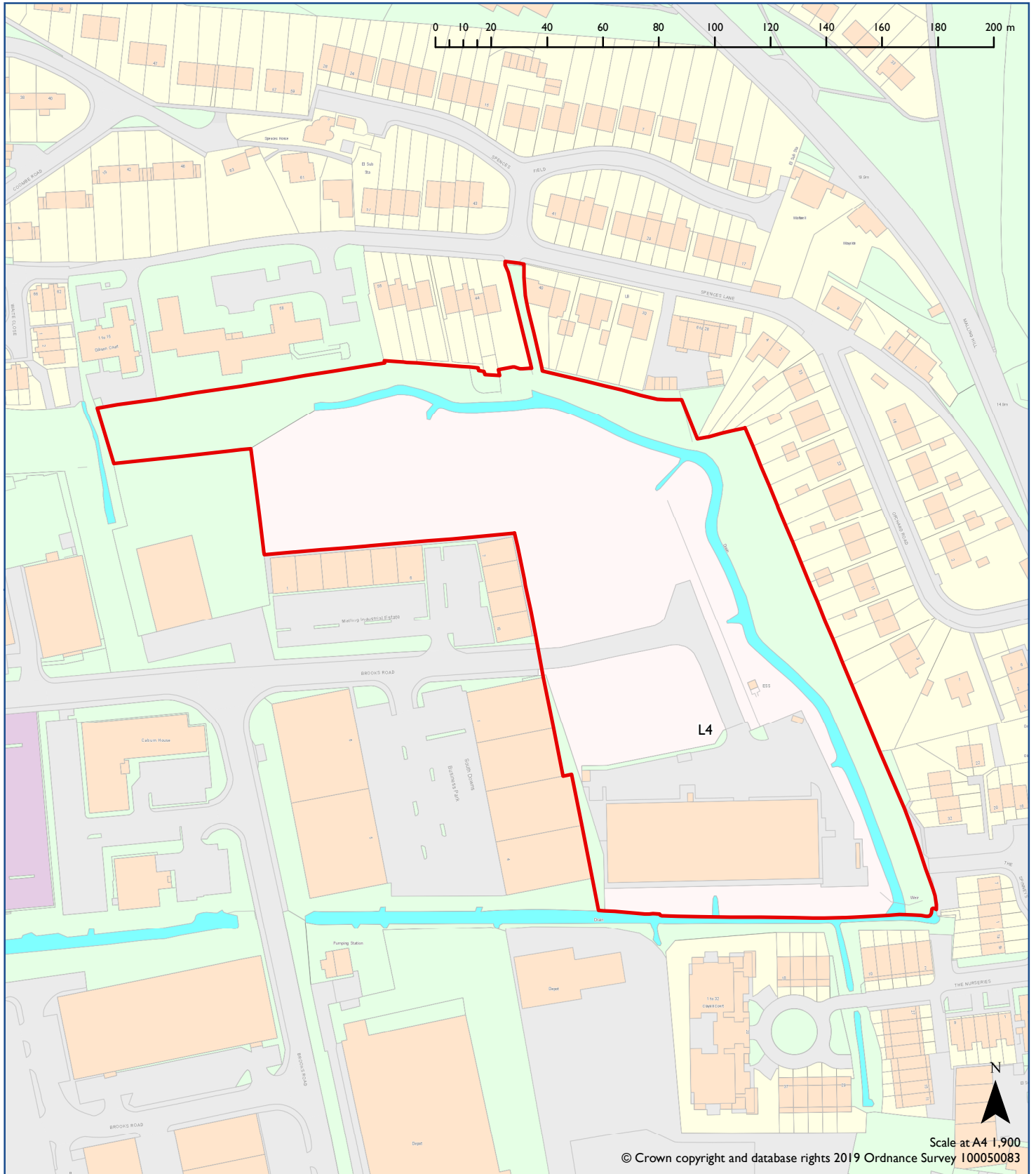
 Employment Site

**Employment Site:
L2, L3, L8 Central Lewes**



 Employment Site

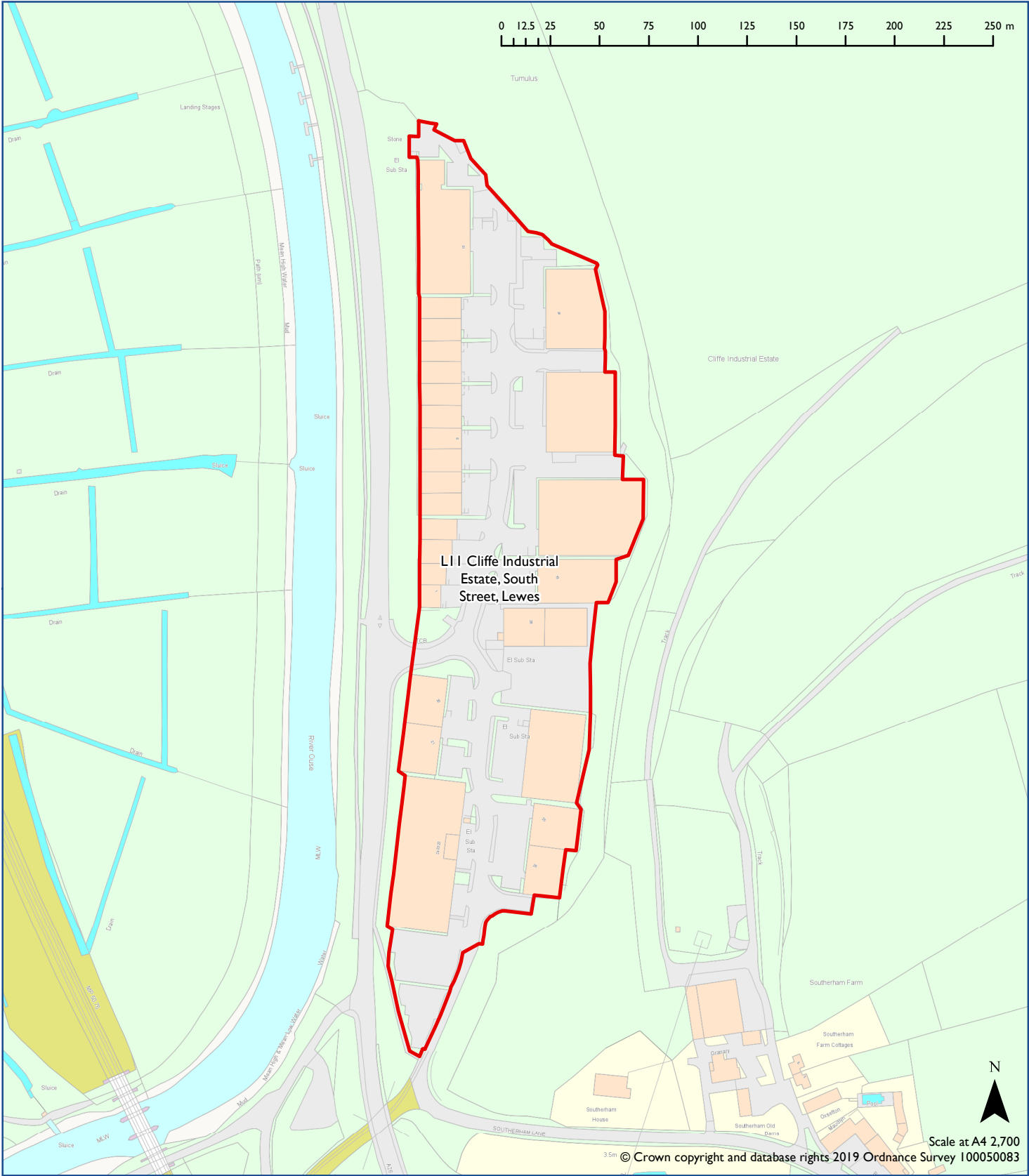
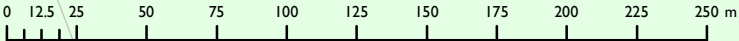
**Employment Site:
L4 Malling Brooks**



 Employment Site

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Employment Site:
LII Cliffe Industrial Estate



Employment Site



Scale at A4 2,700
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