



# **South Downs National Park Authority**

## **Employment Land Review 2017 Update**

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# I. INTRODUCTION

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- I.1** This is an update of the South Downs National Park Employment Land Review (ELR) produced by GL Hearn for the National Park Authority (NPA) in September 2015. This update should be read in conjunction with the 2015 ELR and is not intended to supersede this detailed document.
- I.2** The purpose of this study is to provide updated, detailed information on the supply of existing and potential employment sites within the National Park. This evidence will inform the preparation of the pre-submission version of the South Downs Local Plan, which is due to be published for public consultation in autumn 2017.
- I.3** The objectives of this ELR update are to:
- Provide up-to-date evidence on all potential employment sites in the National Park and make policy recommendations in regard to allocation for employment generating development in the South Downs Local Plan or any neighbourhood development plans (NDP) that will form part of the development plan for the National Park.
  - Review the supply and demand balance for employment land in the National Park.
  - Review all existing employment sites in the National Park and make policy recommendations in regard to safeguarding for employment in the Local Plan or disposal for other uses such as housing.
  - Provide up-to-date evidence on existing sites used by the key sectors of the National Park's economy namely wood related activities, tourism and food and drink production.
- I.4** The original ELR and this update follow Government policy set out in the National Planning Policy Framework (NPPF) to prepare and maintain a robust evidence base on economic development. They are also informed by Planning Practice Guidance (PPG) issued by the Government on both *Housing and Economic Development Needs Assessments* and *Housing and Economic Land Availability Assessments*. This report has been prepared in tandem with the preparation of the 2016 Strategic Housing Land Availability Assessment (SHLAA).
- I.5** Please note that the ELR is only one part of the evidence base for the South Downs Local Plan. The ELR is a high level assessment of employment and it does not determine planning applications. Determination of planning applications will require a greater level of detail and understanding of the site constraints. Communities and applicants cannot rely on the findings or conclusions in the ELR in isolation.

## 2. SUPPLY ASSESSMENT

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### Selection of sites

- 2.1** This section of the report seeks to update chapter 6 of the original ELR. Employment sites were reviewed as follows:
- All sites listed in table 7 of the 2015 ELR were subject to a desk top review and most were visited by officers
  - All 'further' sites listed in the 2015 ELR were subject to a desk top review and a number of sites selected for visits
  - All employment sites identified in neighbourhood development plans (NDPs) were subject to a desk top review and a number of sites selected for visits
  - All sites with extant planning permission for more than 200 m<sup>2</sup> of new employment floorspace were subject to a desk top review and a number of sites selected for visits
- 2.2** All the existing and potential sites that were assessed as part of this study are listed in appendix I. There is an overall comment for each site and a policy recommendation.
- 2.3** It should be noted that this does not represent an assessment of all employment land within the National Park, but focuses on the larger employment sites or those of strategic significance.

### Site Assessment Methodology

- 2.4** Site assessments were carried out by officers from the NPA in spring and summer 2016 using a pro-forma similar to that was used for the original study. The site assessments addressed:
- The nature and intensity of use of the employment site;
  - The presence of key sector businesses;
    - Road access, including access by HGVs and servicing of existing businesses;
    - Access to local services/ amenities for employees;
    - Physical constraints to the development and use of this site;
    - Nature of any bad neighbour or adjacency issues;
    - The age and quality of existing buildings;
    - Public transport accessibility and adequacy of parking provision;
  - Vacancy rates.
- 2.5** A general comment was given for each site along with policy recommendation on its future use.
- 2.6** The assessment comes with the same caveat as the original ELR namely that neither a detailed investigation of landownership and lease structures nor detailed development appraisals to assess viability at a site-specific level (in the absence of a development scheme) have been undertaken to inform conclusions on developability. This further work will be done as part of the allocations process in the Local Plan or relevant NDP.



## Potential employment sites

**2.7** Draft policy SD28 of the Local Plan: Preferred Options sets the following requirement for new employment land in the National Park between 2014 and 2032:

- **Office (B1a/b): approximately 2 to 3 hectares.**
- **Industrial (B1c/B2) and small-scale warehousing (B8): approximately 5 hectares.**

**2.8** This requirement will be met through allocations in the Local Plan, allocations in NDPs and sites with extant planning permission. An important purpose of this ELR is to identify sufficient suitable potential sites that do not have insurmountable obstacles to development to meet this employment requirement. Table 2.1 lists all potential employment sites that were visited and assessed as part of this ELR update. The full appraisals for these sites are set out in appendix 2 and the accompanying maps are set out in appendix 3.

**TABLE 2.1: POTENTIAL EMPLOYMENT SITES IN THE SOUTH DOWNS NATIONAL PARK**

ELR reference	Site name	Nearest settlement	Area (ha)	Status
<b>A3</b>	Mill House Farm	Arundel	0.06	Arundel NDP allocation (made)
<b>C3</b>	Land East of Hampers Common Industrial Estate	Petworth	1.4	Petworth NDP allocation (draft)
<b>C9</b>	Former Syngenta Site*	Fernhurst	10.2	Fernhurst NDP allocation (made)
<b>C25</b>	New Barn Farm	Funtington	3.26	Planning permission nearly built out
<b>E4</b>	Buckmore Farm	Petersfield	2.03	Petersfield NDP allocation (made); part planning permission
<b>E9</b>	Frenchman's Road (car park)*	Petersfield	0.1	Petersfield NDP allocation (made); part existing employment site
<b>E15</b>	Land at the Domes	Petersfield	1.10	Petersfield NDP allocation (made)
<b>H1</b>	Shoreham Cement Works*	Upper Beeding	45.1	Local Plan strategic site allocation (draft); part existing employment site
<b>H3</b>	Lower Chancton Farm	Washington	0.3	Planning permission

<b>L1</b>	North Street Quarter*	Lewes	6.55	Local Plan strategic site allocation (draft); part planning permission; existing employment site
<b>L3</b>	Land at South Downs Road	Lewes	0.22	Planning permission for new office building as part of housing led redevelopment scheme
<b>L4</b>	Malling Brooks	Lewes	1.72	Potential Local Plan allocation
<b>W1</b>	Northfields*	Twyford	0.38	Small area of large existing employment site permitted for B uses
<b>W2</b>	Chilcomb Park	Chilcomb	1.19	Planning permission

\*Existing/potential employment site

## A summary of potential employment sites

**2.9** There are four tranches of potential employment sites set out in table 2.1 namely:

- Strategic sites allocated in draft policies of the Local Plan: Preferred Options
- Potential Local Plan allocations
- Emerging and made NDP allocations
- Commitments with planning permission

**2.10** Three large brownfield strategic sites were identified in the emerging Local Plan in 2015. Firstly, the former Syngenta site (C9) is now allocated for housing led mixed use redevelopment in Fernhurst NDP. This is in line with the recommendation in the 2015 ELR that 'it is not reasonable for this site to be protected solely for employment use. A more flexible policy approach which supports mixed use development is recommended, with new development options expected to include some employment generating uses.' It should be noted that the site area figure given for Syngenta is for the whole site; a very small proportion of this is likely to come forward for employment.

**2.11** Secondly, Shoreham Cement Works (H1) was allocated as a strategic site in the Preferred Options Local Plan with the principle objective of securing the environmentally-led restoration of the cement works site, with significant landscape improvements compatible with its sensitive location within the National Park and uses, which meet the second National Park purpose. There will be a high level policy for the site in the Pre-Submission version of the plan, with detailed policies including parameters for development set out in an Area Action Plan. It is currently allocated under saved policy CP10 of the Horsham District Core Strategy (2007) for employment development as part of restoration and as part of a package potentially including leisure provision. Policy AL13 of Horsham's Site Specific Allocations of Land DPD (2007) allocated the site for restoration, including employment, leisure and/or tourism uses, including possible hotels and restaurants, and a potential minor proportion of new homes or shops that would be directly related to the main use. It should be noted that the site area figure given for Shoreham Cement Works is for the whole site, and only a small proportion of this is likely to come forward for employment.

- 2.12** The third strategic site is North Street Quarter (L1) in Lewes. It was allocated as a strategic site in the Lewes District Joint Core Strategy and in the Preferred Options Local Plan. A slightly smaller area received planning permission in 2016 for mixed use redevelopment. The redevelopment of the site will result in a net loss of 4,899m<sup>2</sup> of existing employment floorspace, which is mainly of a poor quality. This includes 1,186m<sup>2</sup> of B1(a) space, 3,086m<sup>2</sup> of B1(c), 3,980m<sup>2</sup> of B2 and 4,195m<sup>2</sup> of B8. The on-site replacement will comprise 548m<sup>2</sup> of B1(a) and 7,000m<sup>2</sup> of B1(c) space. The intention of the developers is also to provide some alternative employment floorspace at the Malling Brooks site (L4).
- 2.13** There is one potential employment allocation for the Local Plan, which is in Lewes. Malling Brooks(L4) is a vacant greenfield site adjacent to Malling Industrial Estate. It has extant planning permission for 7,040 m<sup>2</sup> of new employment floorspace to accommodate some of the businesses displaced at North Street Quarter.
- 2.14** There are a number of potential employment sites located in neighbourhood planning areas. The Petersfield Plan, which was made in 2016 allocates a total of 3.23 hectares for employment at Buckmore Farm (E4), the car park at Frenchman's Road (E9) and the Domes (E15). The Arundel Neighbourhood Plan, which was made in 2014, allocates Mill House Farm (A3) for a non-residential institution use or for an office use. Land east of Hampers Common (C3) is being considered for allocation in the Petworth NDP. It is anticipated that the pre-submission consultation on the Petworth NDP will be in early 2017. It is currently allocated under saved policy B1 of the Chichester District Local Plan for 'business, industry and warehousing development'.
- 2.15** There are a number of potential employment sites with planning permission. The largest site is Chilcomb Park (W2), which is a brownfield redevelopment site on the edge of Winchester and close to the M3. Lower Chancton Farm (H3) in Washington has planning permission for the conversion of farm buildings to B uses. The redevelopment of South Downs Road industrial area in Lewes will provide some new office floorspace along with new homes. Similarly there is an area of the existing Northfields estate near Twyford with planning permission for 3,831m<sup>2</sup> of B1-8 uses. New Barn Farm (C25) has planning permission for 4,841m<sup>2</sup> of B1(c), B2 and B8 uses and is nearly built out; it already occupied by a number of businesses including the key sector of agriculture and food production.

### **Newly completed employment sites**

- 2.16** Table 2.2 shows completions on sites with a gross gain or loss above 200m<sup>2</sup> of employment floorspace over the last two full financial years. The main sources of gross employment completions were the redevelopment or change of use of existing employment sites with other employment uses or replacement buildings, and the conversion of agricultural buildings. The single biggest gain at Daveys Lane in Lewes, where 2460m<sup>2</sup> was given over to open storage. This came at the expense of a previously permitted scheme on the same site for a B1/B8 commercial building of 2800m<sup>2</sup> (part of planning permission LVV/09/0310). The loss of that scheme is not accounted for in this table but it has been removed from the expected supply figures. The third largest net completion, at 918m<sup>2</sup>, saw a change of use from sui generis (waste recycling and skip business) to use classes B1(c), B2 and B8. This was within the existing large employment area of Cliffe Industrial Estate, Lewes.

**TABLE 2.2 EMPLOYMENT SITE COMPLETIONS 01/04/2014—31/03/2016**

Site name	Parish/ Town	District	Description	Use class	Gross floor-space /m2	Lost floor-space /m2	Net floor-space /m2
Lodge Farm Barns	East Tisted	East Hampshire	Conversion of 2x Agricultural buildings to commercial use	B1C	1,522	0	1,522
Storage area, Daveys Lane	Lewes	Lewes	Use of land for open storage (B8)	B8	2,460	0	2,460
<b>Sites of 200-1000m2</b>					11,664	5,467	5,467
<b>Total</b>					15,646	5,467	10,179

**Existing employment Sites**

**2.17** Draft policy SD28 of the Local Plan: Preferred Option relates to the safeguarding existing employment sites as follows:

**3. The Authority will safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. Evidence of a robust marketing campaign of at least 12 months will be required that clearly demonstrates that there is no market demand for the business premises. The key employment sites safeguarded by the SDNPA are shown on the Policies Map.**

**2.17** A purpose of this ELR update is to review all existing employment sites in the National Park and make policy recommendations with regard to safeguarding for employment use in the Local Plan or an NDP or disposal for other uses (such as housing).

**2.18** The emerging employment policy for the Pre-Submission version of the Local Plan will still safeguard all existing employment sites that are fit for purpose. However, in response to representations made on the Preferred Options and building on the emerging policy approach shown by NDPs across the National Park the recommendation of this ELR update is to provide different categories of safeguarding as follows:

- Safeguard as principal employment sites. These are the largest employment sites within the main settlements of the National Park. They were identified in the 2015 ELR with the policy recommendation that they be safeguarded for principally B uses namely offices, manufacturing and warehousing. They would have the highest level of protection from speculative applications for change of use from employment. Principal employment sites would be shown on the Policies Map.

- Safeguard as local employment site. These are smaller employment sites meeting local business needs that are located in the settlements identified in draft policy SD22 of the emerging Local Plan. As these sites are within settlement policy boundaries they are more vulnerable to change of use applications to residential. These are safeguarded by NDP policies in those parishes for which NDPs have been made or are in preparation. The policy recommendation is that employment generating uses should be safeguarded on these sites, but that these uses should not be restricted to B uses thus allowing more flexibility. Local Employment Sites would be shown on the Policies Map.
- Safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. This would include all employment sites irrespective of scale or location. The approach to protecting employment uses on these sites would be the most flexible of the three categories. They will not be shown on the Policies Map.

**2.19** Table 2.3 lists all existing employment sites that were visited and assessed as part of this ELR update. The full appraisals for these sites are set out in appendix 2 and the accompanying maps are set out in appendix 3.

**TABLE 2.3: EXISTING EMPLOYMENT SITES IN THE SOUTH DOWNS NATIONAL PARK**

ELR ref	Site name	Nearest settlement	Recommendation
<b>A1</b>	Gosling Croft Business Centre	Clapham	NDP
<b>A2</b>	Sawmill, Arundel Park	Arundel	NDP
<b>C1</b>	The Workshop, Thicket Lane	Eartham	Protected by general safeguarding policy
<b>C2</b>	Hampers Common Industrial Estate	Petworth	NDP
<b>C4</b>	Selham Sawmill	Selham	Protected by general safeguarding policy
<b>C5</b>	The Wharf Midhurst	Midhurst	Safeguard as local employment site
<b>C6</b>	The Cowdray Estate Works Yard	Easebourne	Consider alternative uses
<b>C7</b>	Midhurst Business Centre	Midhurst	Safeguard as local employment site
<b>C8</b>	Stedham Sawmill	Stedham	Consider alternative uses
<b>C9</b>	Former Syngenta Site*	Fernhurst	NDP

<b>C11</b>	Hurstfold Farm	Fernhurst	NDP
<b>C13</b>	The Old Piggery, Church Farm	South Harting	Safeguard as local employment site
<b>C14</b>	Chilgrove Farm	Chilgrove	Protected by general safeguarding policy
<b>C15</b>	Holmbush Industrial Estate	Midhurst	Safeguard as principal employment site
<b>C16</b>	Eastmead Industrial Estate	Lavant	NDP
<b>C17</b>	Kingley Centre	West Stoke	Protected by general safeguarding policy
<b>C18</b>	Charlton Saw Mill	Charlton	Protected by general safeguarding policy
<b>C19</b>	Old Station Yard	Elsted	Protected by general safeguarding policy
<b>C20</b>	Colhook Industrial Park	Colhook Common	Protected by general safeguarding policy
<b>C21</b>	Old Sawmill	Nyewood	Protected by general safeguarding policy
<b>C22</b>	Fernhurst Business Park	Fernhurst	NDP
<b>C23</b>	WSCC Depot	Midhurst	Consider alternative uses
<b>C24</b>	Cocking Saw Mill	Cocking	Protected by general safeguarding policy
<b>E1</b>	Farringdon Business Park	Lower Farringdon	Safeguard as local employment site
<b>E2</b>	Farringdon Industrial Centre	Lower Farringdon	Safeguard as local employment site
<b>E3</b>	Lodge Farm Barns	East Tisted	Protected by general safeguarding policy
<b>E5</b>	Heath Road	Petersfield	NDP
<b>E8</b>	Amey Industrial Estate	Petersfield	NDP
<b>E9</b>	Frenchman's Road*	Petersfield	NDP
<b>E10</b>	Bedford Road	Petersfield	Safeguard as principal employment site
<b>E11</b>	Brows Farm Business Park	Liss	NDP
<b>E12</b>	Ham Barn Farm	Liss	NDP

<b>E13</b>	Blacknest Industrial Estate	Blacknest	Protected by general safeguarding policy
<b>E14</b>	Upper Adhurst Industrial Estate	Petersfield	Protected by general safeguarding policy
<b>E16</b>	Tews Engineering	Petersfield	NDP
<b>E17</b>	Stansted Saw Mill	Rowland's Castle	Protected by general safeguarding policy
<b>E18</b>	Liss Business Centre	Liss	NDP
<b>H1</b>	Shoreham Cement Works*	Upper Beeding	Allocate strategic site for mixed use redevelopment in Local Plan/AAP
<b>H2</b>	Gerston Business Park	Storrington	Protected by general safeguarding policy
<b>H4</b>	North Farm	Washington	NDP
<b>L1</b>	North Street Quarter*	Lewes	Allocate strategic site for mixed use redevelopment in Local Plan
<b>L2</b>	Brooks Road/ Daveys Lane Depot (Central Lewes)	Lewes	Safeguard as principal employment site
<b>L3</b>	Land at South Downs Road (Central Lewes)	Lewes	Part safeguard as principal employment site
<b>L5</b>	Former Southern Water Works, Ham Lane	Lewes	Consider alternative uses
<b>L7</b>	Allington Farm	Chillington	Protected by general safeguarding policy
<b>L8</b>	Hanover House, Davey's Lane (Central Lewes)	Lewes	Safeguard as part of principal employment site
<b>L9</b>	Cobbe Place Farm	Beddingham	Protected by general safeguarding policy
<b>L10</b>	County Hall	Lewes	Protected by general safeguarding policy
<b>L11</b>	Cliffe Industrial Estate	Lewes	Safeguard as principal employment site
<b>L12</b>	Upper Stoneham Farm	Ringmer	NDP
<b>W1</b>	Northfields Farm*	Twyford	NDP
<b>W3</b>	Abbas Business Centre	Itchen Abbas	Safeguard as local employment site



<b>W4</b>	St Clair's Farm, Wickham Road	Droxford	Protected by general safeguarding policy
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\*Existing/potential employment site

## A summary of existing employment sites

**2.20** There is a diverse range of businesses operating across the National Park located both in the main settlements and many converted farm buildings. It was clear from the comprehensive site visits that were carried out in 2016 that the vacancy rate on existing employment sites across the National Park was very low. It is, however, important to ensure that provision is made for market churn and choice. This is an ongoing level of vacancy or frictional vacancy required to accommodate the changing requirements of occupiers and ensure that a suitable range of premises is available at all times.

**2.21** The recommendation for most of the existing employment sites is that they are fit for purpose and should be safeguarded. However, there were a number of sites assessed as not being fit for purpose, which could therefore be considered for alternative uses such as housing. These are set out in table 2.4 and are also assessed in the SHLAA.

**TABLE 2.4: EXISTING EMPLOYMENT SITES RECOMMENDED FOR REDEVELOPMENT FOR OTHER USES**

ELR ref	Site name	Comment	Area (ha)	Floorspace (m2) (ratio derived)
<b>C6</b>	The Cowdray Estate Works Yard, Easebourne	Underused works yard for the Cowdray Estate	1.48	7,400
<b>C8</b>	Stedham Sawmill, Stedham	Very poor quality under occupied site	1.92	9,600
<b>C23</b>	WSCC Depot, Midhurst	Poor quality under occupied site	2.44	12,200
<b>L5</b>	Former Southern Water Works, Ham Lane, Lewes	Former water works buildings	1.72	n/a (waterworks)

## Existing sites occupied by key sectors

**2.22** Following on from the *State of the Park Report* the emerging Local Plan identifies three key sectors or clusters of economic activity within the National Park namely tourism and the visitor economy, forestry and wood related activities, and local food and beverages. Draft policy SD27 of the Local Plan: Preferred Options on Sustaining the Rural Economy states that:

**Development proposals for rural businesses will be permitted provided that they comply with other relevant policies and they, as appropriate:**

- a) promote and protect the National Park's key sectors such as tourism and the visitor economy, forestry and wood-related activities, and local food and beverages;**



**2.23** This ELR update recorded those existing employment sites that had businesses from the key sectors and these are listed in table 2.4. The full appraisals for these sites are set out in appendix 2 and the accompanying maps are set out in appendix 3.

**TABLE 2.4: EXISTING EMPLOYMENT SITES WITH KEY SECTOR BUSINESSES**

ELR ref	Site name	Nearest settlement	Key sector	Single user, majority or minority of uses	Comment
<b>A2</b>	Sawmill, Arundel Park	Arundel	Forestry & wood	Single user	Busy sawmill
<b>C1</b>	The Workshop, Thicket Lane	Eartham	Forestry & wood	Minority of businesses	
<b>C4</b>	Selham Sawmill	Selham	Forestry & wood	Single user	Busy sawmill
<b>C8</b>	Stedham Sawmill	Stedham	Forestry & wood	Single user	Joinery workshop
<b>C14</b>	Chilgrove Farm	Chilgrove	Forestry & wood	Minority of businesses	
<b>C15</b>	Holmbush Industrial Estate	Midhurst	Food & Beverages	Minority of businesses	
<b>C17</b>	Kingley Centre	West Stoke	Forestry & wood	Minority of businesses	Joinery workshop
<b>C18</b>	Charlton Saw Mill	Charlton	Forestry & wood	Minority of businesses	Busy sawmill
<b>C20</b>	Colhook Industrial Park	Colhook Common	Food & Beverages	Minority of businesses	
<b>C21</b>	Old Sawmill	Nyewood	Food & Beverages	Minority of businesses	Microbrewery
<b>C22</b>	Fernhurst Business Park	Fernhurst	Forestry & wood	Minority of businesses	
<b>C24</b>	Cocking Saw Mill	Cocking	Forestry & wood	Single user	Busy sawmill
<b>E3</b>	Lodge Farm Barns	East Tisted	Forestry & wood	Single user	Manufacture and sale of wooden outdoor furniture
<b>E10</b>	Bedford Road	Petersfield	Food & Beverages	Minority of businesses	Food processing

<b>E13</b>	Blacknest Industrial Estate	Blacknest	Food & Beverages	Minority of businesses	Microbrewery
<b>E17</b>	Stansted Saw Mill	Rowland's Castle	Forestry & wood	Single user	Busy sawmill
<b>L1</b>	North Street Quarter*	Lewes	Forestry & wood	Minority of businesses	Furniture manufacturing and craft businesses
<b>L2</b>	Brooks Road/ Daveys Lane Depot	Lewes	Food & Beverages	Minority of businesses	Beer Distribution Centre
<b>W1</b>	Northfields Farm	Twyford	Food & Beverages	Minority of businesses	Feed mill

**2.24** The key sector sites range from single user sites such as sawmills and multi user sites with a minority of key sector businesses. Many changes of use in and out of the key sectors do not require planning permission and can be carried out under permitted development rights. Therefore it is not recommended that a separate safeguarding clause for key sector businesses is included in the revised version of SD28 in the Pre-Submission Local Plan.

## 3. SUPPLY AND DEMAND BALANCE

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### Need for employment land

- 3.1** The 2015 ELR sets out the following forecast driven need for employment land within the National Park for the period 2013-2033:
- Office B1a/b: 2.0 to 3.0 ha;
  - Industrial and Warehousing (B1c/B2/B8): approximately 5.0 ha.
- 3.2** The 2015 ELR also draws upon more detailed and localised analyses for the main settlements within the National Park and sets out further estimated need figures as follows:
- About 3 ha in Petersfield;
  - 3-6 ha in Midhurst and Petworth;
  - 2-3 ha in Lewes.
- 3.3** Combining both GL Hearn's estimates with the local calculation of need suggests an employment land requirement for the National Park of between 8ha and 12 ha.
- 3.4** These figures should be treated with great caution. This is because the National Park boundary does not follow any administrative or standard boundaries for which Census and other data is produced. A full explanation of the use of the Wider South Downs Area to extrapolate employment figures is set out in the 2015 ELR.
- 3.5** It is not the purpose of this site focussed update to review the need for employment land. This will be done in a separate update in 2017.
- 3.6** It should be noted that the need figures are net and do take into account some expected losses of employment floorspace.

### Future development potential

- 3.7** Four tranches of potential employment sites are set out in chapter 2 of this report namely:
- Commitments with planning permission
  - Emerging and made NDP allocations
  - Potential Local Plan allocations
  - Strategic sites allocated in draft policies of the Local Plan: Preferred Options
- 3.8** The first three tranches form the 'core' supply of future employment land in the National Park. The fourth tranche forms a 'secondary supply' made up of three strategic sites. Both these terms were used originally in the 2015 ELR.
- 3.9** It should be noted that the Employment Land Review does not allocate sites. Sites will need to be subject to further assessment and sustainability appraisal before they can be allocated. The National Park Authority will only allocate/allow development which will meet the need of the National Park and to an extent in which their wider purposes and duty can be still be met.

## Core Supply

**3.10** A number of potential employment sites identified in section 2 of this report have extant planning permission as of 1<sup>st</sup> April 2016 to deliver new employment land. These sites are set out in table 3.1.

**TABLE 3.1: COMMITTED SUPPLY OF ADDITIONAL EMPLOYMENT SITES**

ELR ref	Site name	Nearest settlement	Area (ha)	FEMA	Type of site	Comment
<b>C25</b>	New Barn Farm	Funtington	3.26	Chichester & Bognor	Conversion/ redevelopment of farm buildings	Nearly completed
<b>E4</b>	Buckmore Farm*	Petersfield	2.03	Central Hants	Greenfield site next to A3(M)	Allocated in Petersfield NDP
<b>H3</b>	Lower Chancton Farm	Washington	0.3	Northern West Sussex	Conversion of farm buildings	
<b>L3</b>	Land at South Downs Road	Lewes	0.22	Brighton	Greenfield (former waste site)	Planning permission for new office building as part of housing led redevelopment scheme
<b>L4</b>	Malling Brooks *	Lewes	1.72	Brighton	Greenfield	Potential Local Plan allocation
<b>W1</b>	Northfields	Twyford	0.38	Central Hants	Part of large existing employment site	
<b>W2</b>	Chilcomb Park	Chilcomb	1.19	Central Hants	Vacant brownfield site	

\*Allocated in the Local Plan or NDP

**3.11** A number of potential employment sites identified in section 2 of this report are allocated in made and emerging neighbourhood development plans. These sites are set out in table 3.2.

**TABLE 3.2: POTENTIAL EMPLOYMENT SITES ALLOCATED IN NEIGHBOURHOOD DEVELOPMENT PLANS**

ELR ref	Site name	Nearest settlement	Area (ha)	FEMA	Type of site	NDP
<b>A3</b>	Mill House Farm	Arundel	0.06	Chichester & Bognor	Conversion of farm buildings	Arundel NDP (made)
<b>C3</b>	Land East of Hampers Common Industrial Estate	Petworth	1.4	Chichester & Bognor	Greenfield extension to existing employment site	Petworth NDP (draft)
<b>E4</b>	Buckmore Farm*	Petersfield	2.03	Central Hants	Greenfield site next to A3(M)	Petersfield NDP (made); part planning
<b>E9</b>	Frenchman's Road (car park)	Petersfield	0.1	Central Hants	Car park for existing employment site	Petersfield NDP (made); part existing employment
<b>E15</b>	Land at the Domes	Petersfield	1.10	Central Hants	Derelict brownfield site	Petersfield NDP (made)

\* Planning permission

**3.12** There is one potential site identified in chapter 2 of this report that could be allocated for employment in the South Downs Local Plan. The site already has planning permission for new employment floorspace. This site is set out in table 3.3.

**TABLE 3.3: SITES RECOMMENDED FOR ALLOCATION IN THE SOUTH DOWNS LOCAL PLAN**

ELR ref	Site name	Nearest settlement	Area (ha)	FEMA	Type of site	Comment
<b>L4</b>	Malling Brooks	Lewes	1.72	Brighton	Greenfield	Planning permission

**3.13** The site is owned by one of the owners of North Street Quarter, which is a strategic site allocated in the Lewes Joint Core Strategy and the South Downs Local Plan: Preferred Options. In 2016 that development was granted planning permission for redevelopment, including a

substantial net loss of employment floorspace. The committee report recommending approval of that application made note of the likelihood that “redevelopment of the North Street Quarter may ... trigger the implementation of industrial development at Malling Brooks... which indicates a reasonable supply of industrial floorspace.” The Malling Brooks site is expected to accommodate some of the larger businesses displaced by the redevelopment of the North Street Quarter. In addition, the Malling Brooks site has complicated flooding and other constraints and is the largest outstanding employment permission in any of the National Park’s market towns not to be already fully allocated (part of the site is allocated in the saved Lewes Local Plan). For these reasons its allocation in the South Downs Local Plan is recommended.

### Functional Economic Market Areas

**3.14** The 2015 ELR identified six Functional Economic Market Areas (FEMAs) which include part of the National Park as follows:

- Brighton
- Chichester and Bognor
- Northern West Sussex
- Eastbourne
- Central Hampshire
- Worthing

**3.15** The distribution of the core supply of employment sites across the FEMAs is set out in table 3.4. The greatest amount of employment land will be delivered in Central Hants with lesser amounts delivered in Chichester and Bognor and Brighton. However, there may be a limited supply that comes through windfall or intensification or expansion of existing sites that have not been assessed. Furthermore, the areas with least core supply also correspond with those areas with minimal need as stated in the 2015 ELR.

**TABLE 3.4: DISTRIBUTION OF CORE EMPLOYMENT SITES ACROSS THE FEMAS OF THE NATIONAL PARK**

FEMA	Core site area (ha)
Central Hants	4.8
Chichester & Bognor	4.72
Brighton	1.94
North West Sussex	0.3

### Secondary supply

**3.16** There is some limited potential supply from the three strategic sites allocated in the Local Plan: Preferred Options. They are all large brownfield redevelopment opportunities. These sites are not recommended specifically for employment development, but it is considered that some employment floorspace could be provided as part of mixed-use development. The strategic sites forming this secondary supply are set out in table 3.5. It should be highlighted

that the full site areas are given for all of the strategic sites, but a greatly reduced quantum is likely to be developed for employment.

**TABLE 3.5: STRATEGIC SITES IN THE EMERGING SOUTH DOWNS LOCAL PLAN**

ELR ref	Site name	Nearest settlement	Area (ha)	FEMA	Comment
<b>C9</b>	Former Syngenta Site	Fernhurst	10.2	Chichester & Bognor	Fernhurst NDP allocation (made); small part is existing employment site
<b>HI</b>	Shoreham Cement Works	Upper Beeding	45.1	Northern West Sussex	Part existing employment site
<b>LI</b>	North Street Quarter	Lewes	6.55	Brighton	Part planning permission; existing employment site

### Supply and demand summary

**3.17** Drawing these tables together it can be seen that there is a potential core supply of employment sites within the National Park of 11.56 ha, which is higher than the supply figure of 8.4 ha calculated in the 2015 ELR. A breakdown of the figure into the three tranches of supply is set out in table 3.5. There is also a secondary supply which could supply some additional employment floorspace.

**TABLE 3.5: CORE SUPPLY OF EMPLOYMENT SITES IN THE NATIONAL PARK**

Source of supply	Employment land (ha)
Committed supply (excluding LP and NDP allocations)	5.35
Neighbourhood development plans allocations	4.69
Potential Local Plan allocations	1.72
<b>Total</b>	<b>11.76</b>

**3.18** The 2015 ELR outlined an objective assessment of need for employment land within the South Downs National Park of up to 8 hectares for the period 2013-2033. Taking into account qualitative and local issues this increases to up to 12 Ha. This gives a range of employment land need of 8 to 12 ha. This site focused update has confirmed that this need can be met at the upper end of the range and that there is a flexible supply of additional employment land on the strategic sites identified in the South Downs Local Plan.

## 4. CONCLUSION

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- 4.1** This site focused update of the 2015 ELR has provided up-to-date evidence on all potential employment sites in the National Park and made policy recommendations in regard to allocation for employment. This report has demonstrated that the requirement for new employment land set out in draft policy SD28 of the Local Plan: Preferred Options can be met through a core supply of permitted sites, made/emerging allocations in neighbourhood development plans and potential Local Plan allocations. The core supply of 11.76 ha is within the range of objectively assessed need of 8 to 12 ha set out in the 2015 ELR. There is a further secondary supply on the three strategic sites.
- 4.2** This study reviewed existing employment sites across the National Park and made policy recommendations in regard to safeguarding as follows:
- Safeguard principal employment sites.
  - Safeguard local employment site.
  - Safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses.
- 4.3** It also recommended that a number of poor quality existing employment sites should be considered for redevelopment for other uses such as housing.
- 4.4** Finally, up to-date evidence was provided on existing sites used by the key sectors of the National Park's economy namely wood related activities, tourism and food and drink production.



## APPENDIX I: POTENTIAL AND EXISTING EMPLOYMENT SITES

ELR Ref	Local Authority	Site	Nearest Settlement	Within or adjacent to SD22 settlement	Potential or existing	Key sector	Recommendation	Comments
<b>A1</b>	Arun	Gosling Croft Business Centre	Clapham	No	Existing	No	NDP	Small business park fully occupied by local business; safeguarded under general safeguarding policy in Clapham NDP (BT2)
<b>A2</b>	Arun	Sawmill, Arundel Park	Arundel	No	Existing	Yes: Wood	Protected by general safeguarding policy	Busy sawmill
<b>A3</b>	Arun	Mill House Farm	Arundel	No	Potential	n/a	NDP	Allocated for non-residential institution or offices in policy 9 of Arundel NDP
<b>C1</b>	Chichester	The Workshop, Thicket Lane	Eartham	No	Existing	Part: wood	Protected by general safeguarding policy	Small industrial estate in isolated rural location
<b>C2</b>	Chichester	Hampers Common Industrial Estate	Petworth	Yes	Existing	No	Safeguard as local employment site pending NDP	Small and busy industrial estate providing low cost accommodation for local businesses

<b>C3</b>	Chichester	Land East of Hampers Common Industrial Estate	Petworth	Yes	Potential	n/a	Allocate in Local Plan or NDP	Natural expansion land for existing industrial estate
<b>C4</b>	Chichester	Selham Sawmill	Selham	No	Existing	Yes: wood	Protected by general safeguarding policy	Busy sawmill
<b>C5</b>	Chichester	The Wharf Midhurst	Midhurst	Yes	Existing	No		Mixed quality industrial estate with some residential properties. Some existing starter units and potential for more
<b>C6</b>	Chichester	The Cowdray Estate Works Yard	Easebourne	Yes	Existing	No	Consider alternative uses	Underused works yard for the Cowdray Estate
<b>C7</b>	Chichester	Midhurst Business Centre	Midhurst	Yes	Existing	No	Safeguard as local employment site	Busy industrial estate providing low cost accommodation for local businesses
<b>C8</b>	Chichester	Stedham Sawmill	Stedham	Yes	Existing	Yes	Consider alternative uses	Very poor quality under occupied site
<b>C9</b>	Chichester	Former Syngenta Site	Fernhurst	No	Existing & potential	No	NDP	Allocated for housing led mixed use redevelopment in Fernhurst NDP
<b>C10</b>	Chichester	Former ICI Plant Protection	Fernhurst	No	Existing	No	NDP	Allocated for housing in Fernhurst NDP; no site visit necessary

<b>C11</b>	Chichester	Hurstfold Farm	Fernhurst	No	Existing	No	NDP	Low quality site in remote location; allocated for mixed use redevelopment in Fernhurst NDP
<b>C12</b>	Chichester	Land Adj to Hurstfold Farm	Fernhurst	No	Potential	n/a	NDP	Low quality site in remote location. No site visit necessary
<b>C13</b>	Chichester	The Old Piggery, Church Farm	South Harting	Yes	Existing	No	Safeguard as local employment site	Small fully occupied business park on the edge of village
<b>C14</b>	Chichester	Chilgrove Farm	Chilgrove	No	Existing	Part: wood and food	Protected by general safeguarding policy	Small modern industrial estate in converted agricultural buildings
<b>C15</b>	Chichester	Holmbush Industrial Estate	Midhurst	Yes	Existing	Part: wood	Safeguard as principal employment site	Busy industrial estate with modern medium sized accommodation. Important for local agricultural supplies e.g. tractors, farm machinery and feed
<b>C16</b>	Chichester	Eastmead Industrial Estate	Lavant	Yes	Existing	No	NDP	Busy industrial estate offering low cost accommodation to local businesses. Allocated for mixed use re-development in Lavant Submission NDP
<b>C17</b>	Chichester	Kingley Centre	West Stoke	No	Existing	Part: wood	Protected by general safeguarding policy	Small modern business centre in converted agricultural buildings with

								some low cost units of lower quality
<b>C18</b>	Chichester	Charlton Saw Mill	Charlton	No	Existing	Part: wood	Protected by general safeguarding policy	Small industrial estate and sawmill on the edge of village
<b>C19</b>	Chichester	Old Station Yard	Elsted	No	Existing	No	Protected by general safeguarding policy	Small industrial estate in isolated rural location
<b>C20</b>	Chichester	Colhook Industrial Park	Colhook Common	No	Existing	Part: food and beverages	Protected by general safeguarding policy	Small industrial estate in isolated rural location
<b>C21</b>	Chichester	Old Sawmill	Nyewood	No	Existing	Part: food and beverages	Protected by general safeguarding policy	Small busy industrial estate close to village centre for local businesses; home to community woodfuel project
<b>C22</b>	Chichester	Fernhurst Business Park	Fernhurst	No	Existing	Part: wood	NDP	Busy fully occupied industrial estate. Allocated for additional commercial floorspace in policy EMI of the Fernhurst NDP
<b>C23</b>	Chichester	WSCC Depot	Midhurst	Yes	Existing	No	Consider alternative uses	Poor quality under occupied site that should be considered for alternative uses. Not currently in B usage.
<b>C24</b>	Chichester	Cocking Saw Mill	Cocking	No	Existing	Yes: wood	Protected by general safeguarding policy	Busy sawmill

<b>C25</b>	Chichester	New Barn Farm	Funtington	No	Existing	No	Protected by general safeguarding policy	New, medium sized industrial estate in converted agricultural buildings, rural location.
<b>E1</b>	East Hampshire	Farringdon Business Park	Lower Farringdon	Yes	Existing	No	Safeguard as local employment site	Substantial business park with main mill building in poor state of repair
<b>E2</b>	East Hampshire	Farringdon Industrial Centre	Lower Farringdon	Yes	Existing	No	Safeguard as local employment site	Small busy industrial estate supporting local businesses
<b>E3</b>	East Hampshire	Lodge Farm Barns	East Tisted	No	Existing	Yes: wood	Protected by general safeguarding policy	Single user site
<b>E4</b>	East Hampshire	Buckmore Farm	Petersfield	Yes	Potential	No	NDP	Allocated as sites B1 and B8 in Petersfield NDP; B8 has extant permission for employment
<b>E5</b>	East Hampshire	Heath Road	Petersfield	No	Existing	No	NDP	Small high quality business park in converted agricultural buildings
<b>E6</b>	East Hampshire	Land at Weston Lane	Petersfield	No	Potential	n/a	No policy response	No site visit necessary
<b>E7</b>	East Hampshire	Land adj to Fernsden Lodge	Petersfield	No	Potential	n/a	No policy response	No site visit necessary
<b>E8</b>	East Hampshire	Amey Industrial Estate	Petersfield	Yes	Existing	No	NDP	Safeguarded as site B10 in PNP

<b>E9</b>	East Hampshire	Frenchman's Road	Petersfield	Yes	Existing & potential	No	NDP	Safeguarded as sites B3, B4 and B5 and allocated as site B6 in PNP
<b>E10</b>	East Hampshire	Bedford Road	Petersfield	Yes	Existing	Part: food and beverages	Safeguard as principal employment site	Safeguarded as site B9 in PNP
<b>E11</b>	East Hampshire	Brows Farm Business Park	Liss	Yes	Existing	No	NDP	Fully occupied high quality business centre; protected under general safeguarding policy in Liss pre-submission NDP (Liss Policy 13)
<b>E12</b>	East Hampshire	Ham Barn Farm	Liss	Yes	Existing	No	NDP	Small business park protected under general safeguarding policy in Liss pre-submission NDP (Liss Policy 13); adjacent to draft housing allocation in pre-submission Liss NDP.
<b>E13</b>	East Hampshire	Blacknest Industrial Estate	Blacknest	No	Existing	Part: food and beverages	Protected by general safeguarding policy	Large industrial park
<b>E14</b>	East Hampshire	Upper Adhurst Industrial Estate	Petersfield	No	Existing	No	Protected by general safeguarding policy	Fully occupied local business centre
<b>E15</b>	East Hampshire	Land at the Domes	Petersfield	No	Potential	n/a	NDP	Greenfield site allocated as site B2 in PNP
<b>E16</b>	East Hampshire	Tews Engineering	Petersfield	Yes	Existing	No	NDP	Single user site safeguarded as site B7 in PNP

<b>E17</b>	East Hampshire	Stansted Saw Mill	Rowland's Castle	No	Existing	Yes: wood	Protected by general safeguarding policy	Busy sawmill
<b>E18</b>	East Hampshire	Liss Business Centre	Liss	Yes	Existing	No	NDP	Small enterprise centre for small and start-up businesses. Protected under general safeguarding policy in Liss pre-submission NDP (Liss Policy 13)
<b>H1</b>	Horsham	Shoreham Cement Works	Upper Beeding	No	Existing & potential	No	Allocate strategic site for mixed use redevelopment in Local Plan/AAP	Large former cement works part used for construction waste recycling and other miscellaneous businesses
<b>H2</b>	Horsham	Gerston Business Park	Storrington	No	Existing	No	Protected by general safeguarding policy	Low quality site in sensitive landscape location
<b>H3</b>	Horsham	Lower Chancton Farm	Washington	No	Potential	n/a	Commitment	Planning permission for conversion of farm buildings to B uses
<b>H4</b>	Horsham	North Farm	Washington	No	Existing	No	NDP	Safeguarded in Policy 3 of Storrington Cluster pre-submission NDP as a viable alternative employment site to those allocated for housing in policies 2 (i) & (iv)
<b>LI</b>	Lewes	North Street Quarter	Lewes	Yes	Existing & potential	Part: wood	Allocate strategic site for mixed use redevelopment in Local Plan	Large existing employment area north of Lewes Town Centre

<b>L2</b>	Lewes	Brooks Road/ Daveys Lane Depot	Lewes	Yes	Existing & potential	Part: food and beverages	Safeguard as principal employment site	Large mixed employment area close to Lewes Town Centre with a small area permitted for B uses
<b>L3</b>	Lewes	Land at South Downs Road	Lewes	Yes	Potential	n/a	Part commitment and safeguard as part of central Lewes principal employment site	Planning permission for housing led mixed use redevelopment with new office building
<b>L4</b>	Lewes	Malling Brooks	Lewes	Yes	Potential	n/a	Allocate in Local Plan	Planning permission for new employment floorspace to accommodate businesses displaced at North Street Quarter
<b>L5</b>	Lewes	Former Southern Water Works, Ham Lane	Lewes	No	Existing	n/a	Consider alternative uses. NDP	Former water works buildings
<b>L6</b>	Lewes	Ditchling Nurseries, Beacon Road	Ditchling	No	Existing	n/a	No policy response	No site visit necessary
<b>L7</b>	Lewes	Allington Farm	Chillington	No	Existing	No	Protected by general safeguarding policy	Small converted farm buildings in isolated location
<b>L8</b>	Lewes	Hanover House, Davey's Lane	Lewes	Yes	Existing	No	Safeguard as part of central Lewes principal employment site	Part of Brooks Road industrial area
<b>L9</b>	Lewes	Cobbe Place Farm	Beddingham	No	Existing	No	Protected by general safeguarding policy	Small offices in converted farm buildings



<b>L10</b>	Lewes	County Hall	Lewes	Yes	Existing	No	Protected by general safeguarding policy	East Sussex County Council offices; not B uses
<b>L11</b>	Lewes	Cliffe Industrial Estate	Lewes	Yes	Existing	No	Safeguard as principal employment site	Busy industrial estate on edge of Lewes town with large units
<b>L12</b>	Lewes	Upper Stoneham Farm	Ringmer	No	Existing	No	NDP	Existing coach depot; identified as EMP17 in Ringmer NDP
<b>L13</b>	Lewes	Glyndebourne	Ringmer	No	Existing	No	NDP	Existing opera house and venue for the annual Glyndebourne Festival identified as EMP15 in Ringmer NDP. No site visit necessary.
<b>L14</b>	Lewes	Electricity sub-station	Ringmer	No	Existing	No	NDP	Existing electricity sub-station identified as EMP16 in Ringmer NDP. No site visit necessary.
<b>L15</b>	Lewes	Plumpton College	Plumpton	No	Existing	Education	NDP	Safeguarded in Policy 6 of Plumpton NDP. Major local employer with plans to expand and create further employment. No site visit necessary.
<b>WI</b>	Winchester	Northfields Farm	Twyford	Yes	Existing & potential	Part: food and beverages	NDP	Fully occupied mostly high quality business park for local businesses; adjacent to potential housing site in draft Twyford NDP;

								protected by draft general safeguarding policy in NDP; part of site permitted for new B uses
<b>W2</b>	Winchester	Chilcomb Park	Chilcomb	No	Potential	n/a	Commitment	Planning permission for new business park
<b>W3</b>	Winchester	Abbas Business Centre	Itchen Abbas	Yes	Existing	No	Safeguard as local employment site	Fully occupied local business centre
<b>W4</b>	Winchester	St Clair's Farm, Wickham Road	Droxford	No	Existing	No	Protected by general safeguarding policy	High quality business park in remote rural location

## APPENDIX 2: SITE APPRAISALS

<b>Site ref</b>	AI
<b>Site name</b>	Gosling Croft Business Centre
<b>Address</b>	Gosling Croft Business Centre, Long Furlong, Clapham, West Sussex, BN13 3UT
<b>Settlement</b>	Clapham
<b>District</b>	Arun
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	0.29
<b>Number of units</b>	8
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	JB Joinery Venture People Monix Solutions Ltd Dpi (Southern) Ltd
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Poor % Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small business park fully occupied by local businesses; safeguarded under general safeguarding policy in Clapham NDP (BT2)
<b>Recommendation</b>	NDP

<b>Site ref</b>	A2
<b>Site name</b>	Arundel Park Sawmill
<b>Address</b>	Estate Saw Mill, London Road, Arundel, West Sussex, BN18 9AU
<b>Settlement</b>	Arundel
<b>District</b>	Arun
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	0.86
<b>Number of units</b>	2
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Saw mill plus granite works buildings
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Wood
<b>Businesses in the employment area cause</b>	Noise pollution
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Busy Sawmill
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	A3
<b>Site name</b>	Mill House Farm
<b>Address</b>	Mill House Farm Buildings, The Causeway, Arundel, West Sussex
<b>Settlement</b>	Arundel
<b>District</b>	Arun
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	
<b>Name and type of businesses occupying the most space on</b>	
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	
<b>Quality of buildings</b>	
<b>Parking provision</b>	With vacant expansion land for parking
<b>Comments</b>	Allocated for non-residential institution or offices in policy 9 of Arundel NDP
<b>Recommendation</b>	NDP

<b>Site ref</b>	CI
<b>Site name</b>	The Workshop
<b>Address</b>	The Workshop, Thicket Lane, Eartham, Chichester, West Sussex, PO18 0QS
<b>Settlement</b>	Eartham
<b>District</b>	CDC
<b>Site visit date</b>	26/05/16
<b>Hectares</b>	0.47
<b>Number of units</b>	3
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Forge Creative – furniture makers Timboo –furniture/material makers Wabi Sabi – furniture makers Japanese Futon – workshop and showroom
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses wood
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	1990-1999
<b>Quality of buildings</b>	Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small industrial estate in isolated rural location
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C2
<b>Site name</b>	Hampers Common Industrial Estate
<b>Address</b>	Hampers Common Industrial Estate, Petworth, GU28 9NR
<b>Settlement</b>	Petworth
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.5
<b>Number of units</b>	17
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Bexley Printers Ltd Airo Scaffolding Ltd Funwall Ltd Petworth MOT Cylex Clives Tyre and Exhaust Fluoro Precision Coatings Cranleigh Guncast Swimming Pools Ltd Exposure Lights Car mechanics, upholstery and some industrial
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Significant Car traffic
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Overspill car park in adjacent streets/some
<b>Comments</b>	Small and busy industrial estate providing low cost accommodation for local businesses
<b>Recommendation</b>	NDP

<b>Site ref</b>	C3
<b>Site name</b>	Land east of Hampers Common Industrial Estate
<b>Address</b>	Hampers Common Industrial Estate, Petworth, GU28 9NR
<b>Settlement</b>	Petworth
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	1.4
<b>Number of units</b>	None
<b>Approximate vacancy rate (by unit)</b>	N/a
<b>Name and type of businesses occupying the most space on site</b>	N/a
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	N/a
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	N/a
<b>Quality of buildings</b>	N/a
<b>Parking provision</b>	N/a
<b>Comments</b>	Natural expansion land for existing industrial estate
<b>Recommendation</b>	Allocation in emerging Petworth NDP



<b>Site ref</b>	C4
<b>Site name</b>	Selham Sawmill
<b>Address</b>	Selham, Petworth, West Sussex, GU28 0PJ
<b>Settlement</b>	Selham
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	4.26
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	WL West and Sons Ltd – Sawmill English Woodlands Timber Sawmill with ancillary shop
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site
<b>Businesses in the employment area cause</b>	Noise pollution
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Busy sawmill
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C5
<b>Site name</b>	The Wharf
<b>Address</b>	The Wharf, Midhurst, West Sussex, GU29 9PX
<b>Settlement</b>	Midhurst
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.41
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Midhurst Cars Savanna Delight True Adventure Offices and workshop
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Businesses have dedicated on-site parking Overspill car park in adjacent streets
<b>Comments</b>	Mixed quality industrial estate with some residential properties. Some existing starter units and potential for more
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C6
<b>Site name</b>	Cowdray Works yard
<b>Address</b>	Easebourne, Midhurst, West Sussex, GU29 9BN
<b>Settlement</b>	Easebourne
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	1.06
<b>Number of units</b>	12
<b>Approximate vacancy rate (by unit) (Delete as applicable)</b>	N/A
<b>Name and type of businesses occupying the most space on site</b>	Works yard for estate and open storage
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause:</b>	Other
<b>Estimated age of buildings</b>	% Pre-1940
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Underused works yard for the Cowdray Estate
<b>Recommendation</b>	Consider alternative uses

<b>Site ref</b>	C7
<b>Site name</b>	Midhurst Business Centre
<b>Address</b>	Station Road, Midhurst, West Sussex, GU29 9RE
<b>Settlement</b>	Midhurst
<b>District</b>	CDC
<b>Site visit date</b>	13/08/16
<b>Hectares</b>	2.49
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Rummil Ltd Midhurst Garage MB Motors Distinctive Car Care Bray Wedglen Garage Mid Sussex Tyres Building contractors, auto repairs
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Busy industrial estate providing low cost accommodation for local businesses

<b>Recommendation</b>	Safeguard as local employment site
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<b>Site ref</b>	C8
<b>Site name</b>	Stedham Sawmill
<b>Address</b>	Stedham Sawmill, Midhurst, West Sussex, GU29 0NY
<b>Settlement</b>	Stedham
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	1.07
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Joinery workshop (not sawmill) and open storage
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site Wood related activities
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% Pre-1940
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Very poor quality, under occupied site
<b>Recommendation</b>	Consider alternative uses

<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Site name</b>	Syngenta
<b>Address</b>	Highfield, Midhurst Road, Fernhurst, West Sussex, GU27 3HA
<b>Settlement</b>	Fernhurst
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	7.7
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0% 0-25% 25-50% 50-75% 75-100%
<b>Name and type of businesses occupying the most space on site</b>	
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1940-1969
<b>Quality of buildings</b>	% Very good % Reasonable % Poor % Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Allocated for housing led mixed use redevelopment in Fernhurst NDP
<b>Recommendation</b>	NDP

<b>Site ref</b>	C11
<b>Site name</b>	Hurstfold Farm
<b>Address</b>	Hurstfold Industrial Estate, Fernhurst, Haslemere, GU27 3JG
<b>Settlement</b>	Fernhurst
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	A&F Warehouse Ltd A.M.C Auto Services Tongar Engineering Stubbington & Son Ltd Auto Repair
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Low quality site in remote location; allocated for mixed use redevelopment in Fernhurst NDP
<b>Recommendation</b>	NDP



<b>Site ref</b>	C13
<b>Site name</b>	The Old Piggery, Church Farm
<b>Address</b>	The Old Piggery, Church Farm, Petersfield, GU31 5QG
<b>Settlement</b>	South Harting
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.57
<b>Number of units</b>	6
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Cimitree Furniture Ltd Kiezebrink UK Ltd The Old Piggery B&B
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% Pre-1940
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small fully occupied business park on the edge of village
<b>Recommendation</b>	Safeguard as local employment site

<b>Site ref</b>	C14
<b>Site name</b>	Chilgrove Farm
<b>Address</b>	Chilgrove Farm, Chilgrove Park Road, Chilgrove, Chichester, West Sussex, PO18 9HU
<b>Settlement</b>	Chilgrove
<b>District</b>	CDC
<b>Site visit date</b>	
<b>Hectares</b>	0.80
<b>Number of units</b>	19
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Summit & Blue Khadi Papers Chilgrove Farm B&B Various
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No Forestry
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 2000 +
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small modern industrial estate in converted agricultural buildings
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Site name</b>	Holmbush Industrial Estate
<b>Address</b>	Holmbush Industrial Estate, Midhurst, West Sussex, GU29 9HX
<b>Settlement</b>	Midhurst
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	2.63
<b>Number of units</b>	26
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Dexam Raindrops C&O Tractors Hunt Development Ltd Stanley Plastics Ltd Mucosal Diagnostics Ltf Farol Lrd Pan'artisan R Ball Anderson Bradshaw Proclean Cleaning Services South Downs Auctioneers The Stanley Group O'neill manufacturing
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses

<b>Comments</b>	Busy industrial estate with modern medium sized accommodation. Important for local agricultural supplies  e.g. tractors, farm machinery and feed.
<b>Recommendation</b>	Safeguard as principal employment site

<b>Site ref</b>	C16
<b>Site name</b>	Eastmead Industrial Estate
<b>Address</b>	Eastmead Industrial Estate, A286, Lavant, Chichester, PO18 0DB
<b>Settlement</b>	Lavant
<b>District</b>	CDC
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	1.65
<b>Number of units</b>	30
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Car repairs and engineering Main occupier in Leki Aviation B&G Motors Crossfit Chichester AI Autocare Eastmead Industries
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	No
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Busy industrial estate offering low cost accommodation to local businesses. Allocated for 30 dwellings and light industrial & office use with 40% of the site to be retained as employment land in the Lavant Pre-Submission NDP
<b>Recommendation</b>	NDP

<b>Site ref</b>	C17
<b>Site name</b>	Kingley Centre
<b>Address</b>	The Kingley Centre, Downs Road, West Stoke, Chichester, West Sussex, PO18 9HJ
<b>Settlement</b>	West Stoke
<b>District</b>	CDC
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	
<b>Number of units</b>	9
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Sussex Hardwood Workshops The Photography Lounge Design Vintage Oxygen Exhibitions
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Wood
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 1970-1989 % 2000 +
<b>Quality of buildings</b>	% Very good % Very poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small modern business centre in converted agricultural buildings with some low cost units of lower quality
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C18
<b>Site name</b>	Charlton Saw Mill
<b>Address</b>	Charlton Saw Mill, Charlton, Chichester, PO18 0HU
<b>Settlement</b>	Charlton
<b>District</b>	CDC
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	
<b>Number of units</b>	7
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	A G Lillywhite AJ Charlton & Sons
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Wood
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% Pre-1940 % 2000 +
<b>Quality of buildings</b>	% Very good % Poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small industrial estate in isolated rural locations
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C19
<b>Site name</b>	Old Station Yard
<b>Address</b>	Elsted, Midhurst, West Sussex, GU29 0JT
<b>Settlement</b>	Elsted
<b>District</b>	CDC
<b>Site visit date</b>	15/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	ZOK International largest occupier. Produce cleaning materials for turbines and jet engines. Also producer of health products (vitamins etc.) offices Maxwells of Emsworth Cylex
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	HGV Traffic?
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable Cheaply built but in reasonable condition
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small industrial estate in isolated rural location
<b>Recommendation</b>	Protected by general safeguarding policy



<b>Site ref</b>	C20
<b>Site name</b>	Colhook Industrial Park
<b>Address</b>	Colhook Industrial Park, A283, Petworth, GU28 9LP, West Sussex
<b>Settlement</b>	Ebernoe
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.5
<b>Number of units</b>	17
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Hardware Associates Ltd Raker Ltd Perry Ltd Raker Fun Works Ltd Raker Pest Control Supplies Ltd
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Food and beverages
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small industrial estate in isolated rural location
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C21
<b>Site name</b>	Old Sawmill
<b>Address</b>	The Old Sawmill, Nyewood, Petersfield, GU31 5HA
<b>Settlement</b>	Nyewood
<b>District</b>	CDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	1.7
<b>Number of units</b>	5
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Ballards Brewery Ltd Bush Motor Engineering ADM Engineering Cellular Developments Ltd
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Micro-brewery
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small industrial estate close to the village centre for local businesses; home to community woodfuel project
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C22
<b>Site name</b>	South Downs National Park Authority Business Park Fekn Aucth By Sinesh Padet Land Review 2017 Update (2017)
<b>Address</b>	Fernhurst Business Park, Henley Common, Fernhurst, Haslemere, GU27 3HB
<b>Settlement</b>	Fernhurst
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	14
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Surrey Marble and Granite Premier Building Products PCP Cladding Ascot Timber Buildings Contract Candles Ltd B2 and B8 Mainly building supplies
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses Timber buildings
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Busy fully occupied industrial estate. Allocated for additional commercial floorspace in policy EMI of the Fernhurst NDP
<b>Recommendation</b>	NDP

<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017) C23
<b>Site name</b>	WSSC Depot
<b>Address</b>	WSSC Depot, Bepton Road, Midhurst, West Sussex, GU29 9QX
<b>Settlement</b>	Midhurst
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	25-50%
<b>Name and type of businesses occupying the most space on site</b>	Household waste, highways depot, fencing company and SDNPA office Mid Sussex Tyres Distinctive Car Care Bray Wedglen Garage MB Motors Midhurst Garage
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Smell/Air pollution
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Businesses have dedicated on-site parking Parking provision adequate for existing businesses
<b>Comments</b>	Poor quality under occupied site that should be considered for alternative uses. Not currently in B usage.
<b>Recommendation</b>	Consider alternative uses.

<b>Site ref</b>	C24
<b>Site name</b>	Cocking Sawmill
<b>Address</b>	Cocking Sawmill, Cocking Hill, Midhurst, GU29 0HS
<b>Settlement</b>	Cocking
<b>District</b>	CDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	English Woodlands Timber sawmill
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Busy sawmill
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	C25
<b>Site name</b>	New Barn Farm South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Address</b>	New Barn Farm, Common Road, Funtington, West Sussex PO18 9DA
<b>Settlement</b>	Funtington
<b>District</b>	CDC
<b>Site visit date</b>	13/1/17
<b>Hectares</b>	
<b>Number of units</b>	18
<b>Approximate vacancy rate (by unit)</b>	50-75%
<b>Name and type of businesses occupying the most space on site</b>	Sussex Agri Power Ltd Agricultural Contractors BHGS- Trade counter for horticultural businesses RW Complete Ltd (construction) South Coast Stonework Ltd (Manufacture artificial stone) South Downs Storage Ltd Rebellion Automotive (car customising) Jensen Villiers (luxury cars)
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes
<b>Businesses in the employment area cause</b>	Noise pollution -Potentially HGV Traffic- Yes- agricultural contractors Significant Car traffic- Potentially; large site though not yet fully occupied
<b>Estimated age of buildings</b>	1980-89 converted 2015 to employment use
<b>Quality of buildings</b>	% Reasonable (Recently refurbished but basic)

<b>Parking provision</b>	A few units have dedicated parking. There are large areas of hardstanding used for informal parking and farm vehicle/machinery storage
<b>Comments</b>	<p>The main buildings on site are four large, long sheds (former pig sheds) arranged parallel to each other in a block with only narrow gaps between them. This renders access to the interior of the block awkward. The site is very new and only a minority of the units are tenanted so far, most of which are those around the perimeter of the block i.e. the ones with easier access.</p> <p>There is a wide zone of hardstanding, fencing, extensive outdoor storage and informal parking areas surrounding the built up part of the site on all sides except S.</p> <p>Nearly all the units have general permission for B1 and/or B8 use. A few of them also have permission for specific types of business within B2.</p>
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	EI
<b>Site name</b>	Farringdon Business Park
<b>Address</b>	Farringdon Business Park, Alton, Hampshire, GU34 3DZ
<b>Settlement</b>	Farringdon
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	
<b>Number of units</b>	20
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	<p>Suunto UK Ltd</p> <p>Loos for Do's Ltd</p> <p>Fence Hire (Southern) Ltd</p> <p>Hampshire Barn Interiors Ltd</p> <p>Veotec Ltd</p> <p>Silversprint Ltd</p> <p>Silversprint Transport &amp; Storage Ltd</p> <p>Plum Cottage Interiors Ltd</p> <p>Hampshire Commercials Ltf</p> <p>Wine Boxes Etc Ltd</p> <p>Lockbox Secure Ltd</p> <p>Innovation Logistics (UK) Ltd</p> <p>Southern Storage &amp; Transport Ltd</p> <p>B2/B8 local businesses</p>
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a



<b>Estimated age of buildings</b>	% 1970-1989
	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
	% Poor
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Substantial business park with main mill building in poor state of repair
<b>Recommendation</b>	Safeguard as local employment site

<b>Site ref</b>	E2
<b>Site name</b>	Farringdon Industrial Centre
<b>Address</b>	Old Station Yard, Farringdon Industrial Centre, Lower Farringdon, Alton, Hampshire, GU34 3DP
<b>Settlement</b>	Farringdon
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.86
<b>Number of units</b>	7
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Completely Industrial FSC Farringdon Apexrotary Specialised Welding Hampshire Vintage Chic FIC Ltd Local businesses
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small busy industrial estate supporting local businesses
<b>Recommendation</b>	Safeguard as local employment site

<b>Site ref</b>	E3
<b>Site name</b>	Lodge Farm Barns
<b>Address</b>	Lodge Farm, East Tisted, Hampshire, GU34 3QH
<b>Settlement</b>	East Tisted
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Gaze Burvill wooden furniture manufacturer
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 2000 +
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Single user site
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Site name</b>	Buckmore Farm
<b>Address</b>	Buckmore Farm, Beckham Lane, Petersfield, Hampshire, GU32 3BU
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0% 0-25% 25-50% 50-75% 75-100%
<b>Name and type of businesses occupying the most space on site</b>	Media offices
<b>Key sector businesses? (Wood-related activities,</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 2000 +
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Allocated as sites B1 and B8 in Petersfield NDP; B8 has extant permission for employment
<b>Recommendation</b>	NDP

<b>Site ref</b>	E5
<b>Site name</b>	Heath Road
<b>Address</b>	Heath Farm, Heath Road East, Petersfield, Hampshire, GU31 4HT
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	5
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Offices Heath Farm Feefo Holdings Chenners
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 2000 +
<b>Quality of buildings</b>	Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Not identified in PNP
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Site name</b>	Amey Industrial Estate
<b>Address</b>	Amey Industrial Estate, Frenchmans Road, Petersfield, Hampshire, GU32 3AN
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit) (Delete as applicable)</b>	0% 0-25% 25-50% 50-75% 75-100%
<b>Name and type of businesses occupying the most space on site</b>	Littlejon Bathrooms TEC Promotions Amey Plastics Car Parts and Accessories Plastic mouldings, glass sales and bathroom specialist
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Safeguarded as site B10 in PNP
<b>Recommendation</b>	NDP

<b>Site ref</b>	E9
<b>Site name</b>	Frenchman's Road
<b>Address</b>	Frenchman's Road, Petersfield, GU32 3AW
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	3
<b>Approximate vacancy rate (by unit)</b>	25-50%
<b>Name and type of businesses occupying the most space on site</b>	3 large units: Paris House, fencing company and ceramic company
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Safeguarded as sites B3, B4 and B5 and allocated as site B6 in PNP
<b>Recommendation</b>	NDP

<b>Site ref</b>	E10
<b>Site name</b>	Bedford Road, incorporating Netherbrook Court Industrial Estate and Ridgeway Office Park and Viceroy Court
<b>Address</b>	Bedford Road, Petersfield, Hampshire, GU32 3LJ
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	40?
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	<p>Travis Perkins Trading Co</p> <p>Clusons</p> <p>Zone Marketing Global</p> <p>AI Security Systems</p> <p>DBC Food Service</p> <p>Ridgeway Office Park</p> <p>Annie Haak</p> <p>Aibel</p> <p>Healthy Pets Pet Insurance</p> <p>Petersfield Exhaust and Tyre Services</p> <p>P.E.T.S. Petersfield</p> <p>Rafferty Newman</p> <p>Beaver Tool Hire</p> <p>SSE</p> <p>Fascia Place</p> <p>City Plumbing Supplies</p> <p>Moneybarn</p> <p>Frazer Nash</p> <p>Handelsbanken Petersfield</p>



	Event Technologies Vesty Food Howdens Joinery Danish Bacon Morgan Innovation and Technology Whitman Laboratories Pharmaceuticals, building supply, offices
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses
<b>Businesses in the employment area cause</b>	HGV Traffic
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Safeguarded as site B9 in PNP
<b>Recommendation</b>	Safeguard as principal employment site

<b>Site ref</b>	E11
<b>Site name</b>	Brows Farm
<b>Address</b>	Brows Farm, Farnham Road, Liss, Hampshire, GU33 6JG
<b>Settlement</b>	Liss
<b>District</b>	EHDC
<b>Site visit date</b>	10/5/16
<b>Hectares</b>	0.56
<b>Number of units</b>	12
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Brows Farm Golf Range Cheeky Rascals Ltd . Whitescape Ventures Ltd Modern.gov Omega Hobbs Rehabilitation Noral Travel Management Lrd English Fireplaces Caddyrite Local office space
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Fully occupied high quality business centre; protected under general safeguarding policy in Liss pre-submission NDP (Liss Policy 13)
<b>Recommendation</b>	NDP

<b>Site ref</b>	E12
<b>Site name</b>	Ham Barn Farm
<b>Address</b>	Ham Barn Business Park, Farnham Road, Liss, GU33 6LB
<b>Settlement</b>	Liss
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	3.18
<b>Number of units</b>	16
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Tilmore (Sales) Ltd Benmore Medical (UK) Ltd D.N.B. Tree Surgery Ltd Bmak Medical Ltd Bmak Engineering Ltd Alpine Tree Surgeons Leisure Ideas LLP Mixture of logistics and maintenance companies
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small business park protected under general safeguarding policy in Liss pre-submission NDP (Liss Policy 13); adjacent to draft housing allocation in pre-submission Liss NDP.
<b>Recommendation</b>	NDP

<b>Site ref</b>	E13
<b>Site name</b>	Blacknest Industrial Estate
<b>Address</b>	Blacknest Business Park, Blacknest Road, Blacknest, Alton, Hampshire, GU34 4PX
<b>Settlement</b>	Blacknest
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	5.2
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	<p>Marina and Port Services Ltd</p> <p>Marina Technical Services Ltd</p> <p>Allpest Ltd</p> <p>E – Uk Enterprises Ltd Thames .</p> <p>Valley Payroll Ltd Sealfix Ltd</p> <p>Direct Medical Supplies Ltd</p> <p>Pinetree Enterprises Ltd Katko (UK) Ltd</p> <p>Bearfoot Graphics Ltd</p> <p>Chris Abbots Workshops Ltd</p> <p>Marina Dredging Services Ltd</p> <p>Quissanga Ltd</p> <p>Maps Angola Ltd</p> <p>Buildperfect Ltd</p> <p>First Glass Roofs Ltd</p> <p>Wrona Projects Ltd</p> <p>DMS Plus Ltd</p> <p>Blacknest Joinery Ltd</p>

	Architectural Concepts Ltd Colours of Food Ltd Atva (Marine) Ltd First Marine Services Inc Ltd The Boar Channel Industrial
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses 1 microbrewery
<b>Businesses in the employment area cause</b>	Significant Car traffic
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Large Industrial Park
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	E14
<b>Site name</b>	Upper Adhurst Industrial Estate
<b>Address</b>	Farnham Road, Liss, Hampshire, GU33 6LB
<b>Settlement</b>	Liss
<b>District</b>	EHDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	2.3
<b>Number of units</b>	29
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Spa Splash Products Benmor Medical Turf Surf Centre Small scale manufacture and logistics
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Fully occupied local business centre
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	E15
<b>Site name</b>	The Domes
<b>Address</b>	The Dome, Durford Road, Petersfield
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0% 0-25% 25-50% 50-75% 75-100%
<b>Name and type of businesses occupying the most space on site</b>	
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site Yes- majority of businesses Yes- minority of businesses No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% Pre-1940 % 1940-1969 % 1970-1989 % 1990-1999 % 2000 +
<b>Quality of buildings</b>	% Very good

	<p>% Reasonable</p> <p>% Poor</p> <p>% Very poor</p>
<b>Parking provision</b>	<p>Businesses have dedicated on-site parking</p> <p>On-street parking available within area</p> <p>Overspill car park in adjacent streets</p> <p>Car parks available nearby</p> <p>Free parking available for employees</p> <p>Parking provision adequate for existing businesses</p>
<b>Comments</b>	Greenfield site allocated as site B2 in PNP
<b>Recommendation</b>	NDP



<b>Site ref</b>	E16
<b>Site name</b>	Tews Engineering
<b>Address</b>	Lavant Road, Petersfield, Hampshire, GU32 3EF
<b>Settlement</b>	Petersfield
<b>District</b>	EHDC
<b>Site visit date</b>	13/8/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Engineering
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Single user site safeguarded as site B7 in PNP
<b>Recommendation</b>	NDP

<b>Site ref</b>	E17
<b>Site name</b>	Stansted Sawmill
<b>Address</b>	Stansted Sawmill, Stansted Park, Rowlands Castle, Hampshire, PO9 6DU
<b>Settlement</b>	Rowland's Castle
<b>District</b>	EHDC
<b>Site visit date</b>	15/8/16
<b>Hectares</b>	
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	AVS Fencing Supplies Stanstead Sawmill Ltd
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- single user site Stansted Sawmill
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Busy Sawmill
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	E18
<b>Site name</b>	Liss Business Centre
<b>Address</b>	Station Road, Liss, Hampshire, GU33 7AW
<b>Settlement</b>	Liss
<b>District</b>	EHDC
<b>Site visit date</b>	
<b>Hectares</b>	0.3
<b>Number of units</b>	5
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Design Wrights Wheel Drive Offices and workshops
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	% 1940-1969
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Small enterprise centre for small and start-up businesses. Protected under general safeguarding policy in Liss pre- submission NDP (Liss Policy 13)
<b>Recommendation</b>	NDP

<b>Site ref</b>	HI
<b>Site name</b>	Shoreham Cement Works
<b>Address</b>	
<b>Settlement</b>	Upper Beeding
<b>District</b>	Horsham/ Adur
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	8.47
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	25-50%
<b>Name and type of businesses occupying the most space on site</b>	Much of the eastern site is occupied by Dudman for construction waste recycling
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution HGV Traffic
<b>Estimated age of buildings</b>	% pre-1940
<b>Quality of buildings</b>	% very poor
<b>Parking provision</b>	Parking provision adequate for existing business
<b>Comments</b>	Large former cement works on the A283 north of Shoreham. Large dilapidated former cement works buildings and site used for construction waste recycling, storage and miscellaneous commercial uses
<b>Recommendation</b>	Allocate strategic site for mixed use redevelopment in Local Plan

<b>Site ref</b>	H2
<b>Site name</b>	Gerston Bus Park
<b>Address</b>	Gerston Business Park, Greyfriars Lane, Storrington,
<b>Settlement</b>	Storrington
<b>District</b>	Horsham
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	0.7
<b>Number of units</b>	9
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Local particularly motor repair
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	% 1970-1989 % 1990-1999 % 2000 +
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Low quality site in sensitive landscape location
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	H3
<b>Site name</b>	Lower Chancton Farm
<b>Address</b>	Lower Chancton Farm, Steyning Road, Wiston, Steyning, West Sussex, BN44 3DD
<b>Settlement</b>	Washington
<b>District</b>	Horsham
<b>Site visit date</b>	26/5/16
<b>Hectares</b>	
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	
<b>Name and type of businesses occupying the most space on site</b>	
<b>Key sector businesses?</b> (Wood-related activities, food and beverages, recreation and tourism)	
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	% Pre-1940
<b>Quality of buildings</b>	
<b>Parking provision</b>	
<b>Comments</b>	Planning permission for conversion of farm buildings to B uses
<b>Recommendation</b>	Commitment

<b>Site ref</b>	H4
<b>Site name</b>	North Farm
<b>Address</b>	London Road
<b>Settlement</b>	Washington
<b>District</b>	Horsham
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	
<b>Number of units</b>	19
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Game dealer and winery Car repair workshop
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	Yes – minority business
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	Mixed
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Safeguarded in Policy 3 of Storrington Cluster pre-submission NDP as a viable alternative employment site to those allocated for housing in policies 2 (i) & (iv)
<b>Recommendation</b>	NDP

<b>Site ref</b>	LI
<b>Site name</b>	North Street Quarter
<b>Address</b>	North Street Quarter, Lewes, East Sussex
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	6.55
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic
<b>Estimated age of buildings</b>	% Pre-1940 % 1940-1969
<b>Quality of buildings</b>	% Very poor
<b>Parking provision</b>	Free parking available for employees
<b>Comments</b>	Large but poor quality employment area north of Lewes Town Centre
<b>Recommendation</b>	Allocate strategic site for mixed use redevelopment in Local Plan



<b>Site ref</b>	South Downs National Park Authority: Employment Land Review 2017 Update (2017)
<b>Site name</b>	Brooks Road/Daveys Lane Depot
<b>Address</b>	Brooks Road, Lewes, East Sussex, BN7 2BY
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	11.66
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	D.B. Green Diamond Direct Mailing Kings Church Centre SJS Van Hire All Colour Envelopes Lewes Glass Seaford Glass Eft Electrical Lewes Hand Car Wash One Stop Glass Shop B Wainwright Harvey's Brewery Depot
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	Yes- minority of businesses
<b>Businesses in the employment area cause</b>	HGV Traffic Significant Car traffic
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Large mixed employment area close to Lewes Town Centre with a small area permitted for B uses
<b>Recommendation</b>	Safeguard as principal employment site

<b>Site ref</b>	L3
<b>Site name</b>	Land At South Downs Road
<b>Address</b>	South Downs Road, Lewes, East Sussex BN7
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	1.27
<b>Number of units</b>	None
<b>Approximate vacancy rate (by unit)</b>	N/a
<b>Name and type of businesses occupying the most space on site</b>	N/a
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	N/a
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	N/a
<b>Quality of buildings</b>	N/a
<b>Parking provision</b>	N/a
<b>Comments</b>	Planning permission for housing led mixed use redevelopment; safeguard new office building
<b>Recommendation</b>	Part safeguard as principal employment site

<b>Site ref</b>	L4
<b>Site name</b>	Land East of Malling Industrial Estate/Malling Brooks
<b>Address</b>	Malling Industrial Estate, Lewes, East Sussex, BN7
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	2/7/16
<b>Hectares</b>	1.72
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	
<b>Name and type of businesses occupying the most space on site</b>	
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	
<b>Quality of buildings</b>	
<b>Parking provision</b>	
<b>Comments</b>	Planning Permission for new employment floorspace to accommodate some businesses displaced at North Street Quarter
<b>Recommendation</b>	Allocate in Local Plan

<b>Site ref</b>	L5
<b>Site name</b>	Former Southern Water Works
<b>Address</b>	Ham Lane
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	1.61
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	100%
<b>Name and type of businesses occupying the most space on site</b>	Site of former water works
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	Pre 1940
<b>Quality of buildings</b>	Very poor
<b>Parking provision</b>	None
<b>Comments</b>	Former water works building
<b>Recommendation</b>	NDP

<b>Site ref</b>	L6
<b>Site name</b>	Ditchling Nurseries
<b>Address</b>	Beacon Road
<b>Settlement</b>	Ditchling
<b>District</b>	LDC
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	1.19
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	100%
<b>Name and type of businesses occupying the most space on site</b>	Former nursery
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	Pre 1940
<b>Quality of buildings</b>	Poor
<b>Parking provision</b>	None
<b>Comments</b>	Former nursery
<b>Recommendation</b>	NDP

<b>Site ref</b>	L7
<b>Site name</b>	Allington Farm
<b>Address</b>	Allington Lane, Lewes, East Sussex, BN7 3QL
<b>Settlement</b>	Cooksbridge
<b>District</b>	LDC
<b>Site visit date</b>	
<b>Hectares</b>	0.11
<b>Number of units</b>	6
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Various
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	% 2000 +
<b>Quality of buildings</b>	% Very good
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Small converted farm buildings in isolated location
<b>Recommendation</b>	Protected by general safeguarding policy

<b>Site ref</b>	L8
<b>Site name</b>	Hanover House
<b>Address</b>	Davey's Lane
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	0.35
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	0
<b>Name and type of businesses occupying the most space on site</b>	HBS building supplies
<b>Key sector businesses? (Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	2000+
<b>Quality of buildings</b>	Very good
<b>Parking provision</b>	Adequate
<b>Comments</b>	Part of Brooks Road Industrial area
<b>Recommendation</b>	Safeguard as part of principal employment site

<b>Site ref</b>	L10
<b>Site name</b>	County Hall
<b>Address</b>	
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	27/9/16
<b>Hectares</b>	1.7
<b>Number of units</b>	1
<b>Approximate vacancy rate (by unit)</b>	None
<b>Name and type of businesses occupying the most space on site</b>	East Sussex County Council
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	
<b>Estimated age of buildings</b>	1970-1989
<b>Quality of buildings</b>	Reasonable
<b>Parking provision</b>	Businesses have dedicated onsite partners
<b>Comments</b>	East Sussex County Council offices; not B uses
<b>Recommendation</b>	Protected by general safeguarding policy



<b>Site ref</b>	L I I
<b>Site name</b>	Cliffe IE
<b>Address</b>	Cliff Industrial estate, Lewes, East Sussex, BN8 6JL
<b>Settlement</b>	Lewes
<b>District</b>	LDC
<b>Site visit date</b>	2/6/16
<b>Hectares</b>	4.5
<b>Number of units</b>	28
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	<p>BIC/B2/B8</p> <p>Insight International Corporation</p> <p>East Sussex CC</p> <p>Knight UK</p> <p>Honover Displays</p> <p>Sussex Police</p> <p>Renesola (UK)</p> <p>The Guild of Master Craftsmen</p> <p>Pet Doctors</p> <p>Peter's Food Service</p> <p>JD Ritherford</p> <p>HB Ingredients</p> <p>Applucation Solutions</p> <p>MDJ Light Brothers</p> <p>Firefly Solar</p> <p>RF Solutions</p> <p>Hanover Displays</p> <p>Monkey Bizness</p> <p>Scania Great Britain</p> <p>Some sui generis</p>

<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Free parking available for employees Parking provision adequate for existing businesses
<b>Comments</b>	Busy industrial estate on edge of Lewes town with large units
<b>Recommendation</b>	Safeguard as principal employment site

<b>Site ref</b>	L12
<b>Site name</b>	Upper Stoneham Farm
<b>Address</b>	Upper Stoneham, Lewes, East Sussex, BN8 5RH
<b>Settlement</b>	Ringmer
<b>District</b>	LDC
<b>Site visit date</b>	2/6/16
<b>Hectares</b>	1.2
<b>Number of units</b>	3
<b>Approximate vacancy rate (by unit)</b>	0-25%
<b>Name and type of businesses occupying the most space on site</b>	Green R W Ltd Cutting Edge CNC Bosence Arthus Coach depot
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	Noise pollution Smell/Air pollution HGV Traffic Significant Car traffic Other
<b>Estimated age of buildings</b>	%1940-1969
<b>Quality of buildings</b>	% Poor
<b>Parking provision</b>	Parking provision adequate for existing businesses
<b>Comments</b>	Existing coach depot; identified as EMP17 in Ringmer NDP
<b>Recommendation</b>	NDP

<b>Site ref</b>	WI
<b>Site name</b>	Northfields
<b>Address</b>	Northfields, Twyford, Winchester, SO21 1QA
<b>Settlement</b>	Twyford
<b>District</b>	Winchester
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	5.16
<b>Number of units</b>	17 no.
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	<p>3 sections:</p> <ul style="list-style-type: none"> <li>1) Hazeley Enterprise Park 100% occupancy 17 no. units</li> <li>2) Humphrey Farm- Some vacancies</li> <li>3) Large feedmill- operational</li> </ul> <p>Humphrey Feeds Hazeley Developments Aquila Nuclear Engineering Northface Connections The Masuri Haven Landscapes Lslco UK Train Equus Paintplus Colour Systems Stone Vine and Sun Dutch Masters Humphrey Trading LVD Instillations Sustainable Lighting Solutions Company Terra Arbor</p>

	<p>Mint Signs and Graphics</p> <p>Box Projects</p> <p>Box Space</p> <p>Multi-Turn</p> <p>Paintplus HDL</p> <p>Selborne</p> <p>Wolversdene Road Andover Property Management Company</p> <p>Wistaria (Medstead) Management Company</p> <p>Box Group Holdings</p> <p>Doone Management Company</p> <p>Orchard House Management Company</p> <p>Orchard Place</p> <p>Vectrix Europe</p>
<p><b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b></p>	<p>Yes- minority of businesses</p>
<p><b>Businesses in the employment area cause</b></p>	<p>HGV Traffic</p>
<p><b>Estimated age of buildings</b></p>	<p>% 1990-1999</p>
<p><b>Quality of buildings</b></p>	<p>% Very good</p>
<p><b>Parking provision</b></p>	<p>Businesses have dedicated on-site parking</p>
<p><b>Comments</b></p>	<p>Fully occupied mostly high quality business park for local businesses; adjacent to potential housing site in draft Twyford NDP; protected by draft general safeguarding policy in NDP</p>
<p><b>Recommendation</b></p>	<p>NDP</p>

<b>Site ref</b>	W2
<b>Site name</b>	Chilcomb Park
<b>Address</b>	Chilcomb Lane, Winchester, Hampshire, SO21 1HU
<b>Settlement</b>	Chilcomb,
<b>District</b>	Winchester
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	1.19ha
<b>Number of units</b>	N/a
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Under demolition
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	N/a
<b>Quality of buildings</b>	
<b>Parking provision</b>	
<b>Comments</b>	Planning permission for new business park
<b>Recommendation</b>	Commitment

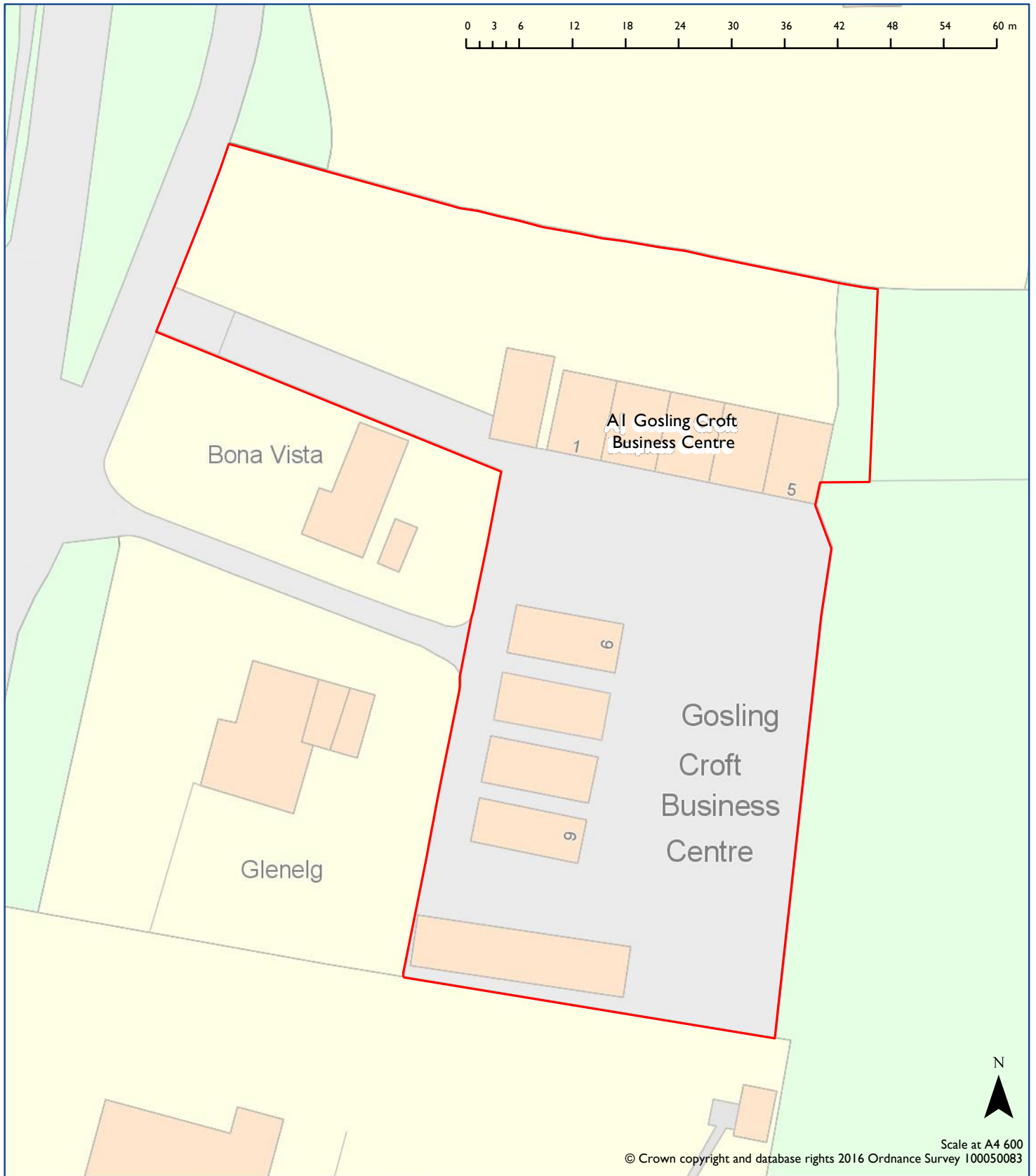
<b>Site ref</b>	W3
<b>Site name</b>	Abbas Business Centre
<b>Address</b>	Abbas Business Centre, Itchen Abbas, Winchester, Hampshire, SO21 1BQ
<b>Settlement</b>	Itchen Abbas
<b>District</b>	Winchester
<b>Site visit date</b>	10/05/16
<b>Hectares</b>	0.3
<b>Number of units</b>	
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Grahame Robb Associates Snappers Photography Local business
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	N/a
<b>Estimated age of buildings</b>	% 1990-1999
<b>Quality of buildings</b>	% Reasonable
<b>Parking provision</b>	Businesses have dedicated on-site parking
<b>Comments</b>	Fully occupied local business centre
<b>Recommendation</b>	Safeguard as local employment site

<b>Site ref</b>	W4
<b>Site name</b>	St Clair's Farm
<b>Address</b>	Wickham Road (A32)
<b>Settlement</b>	Droxford
<b>District</b>	Winchester
<b>Site visit date</b>	19/9/16
<b>Hectares</b>	
<b>Number of units</b>	10
<b>Approximate vacancy rate (by unit)</b>	0%
<b>Name and type of businesses occupying the most space on site</b>	Office and hi-tech media companies
<b>Key sector businesses?</b> <b>(Wood-related activities, food and beverages, recreation and tourism)</b>	No
<b>Businesses in the employment area cause</b>	None
<b>Estimated age of buildings</b>	2000+
<b>Quality of buildings</b>	Very good
<b>Parking provision</b>	Businesses have dedicated onsite parking
<b>Comments</b>	High quality business park in remote rural location
<b>Recommendation</b>	Protected by general safeguarding policy

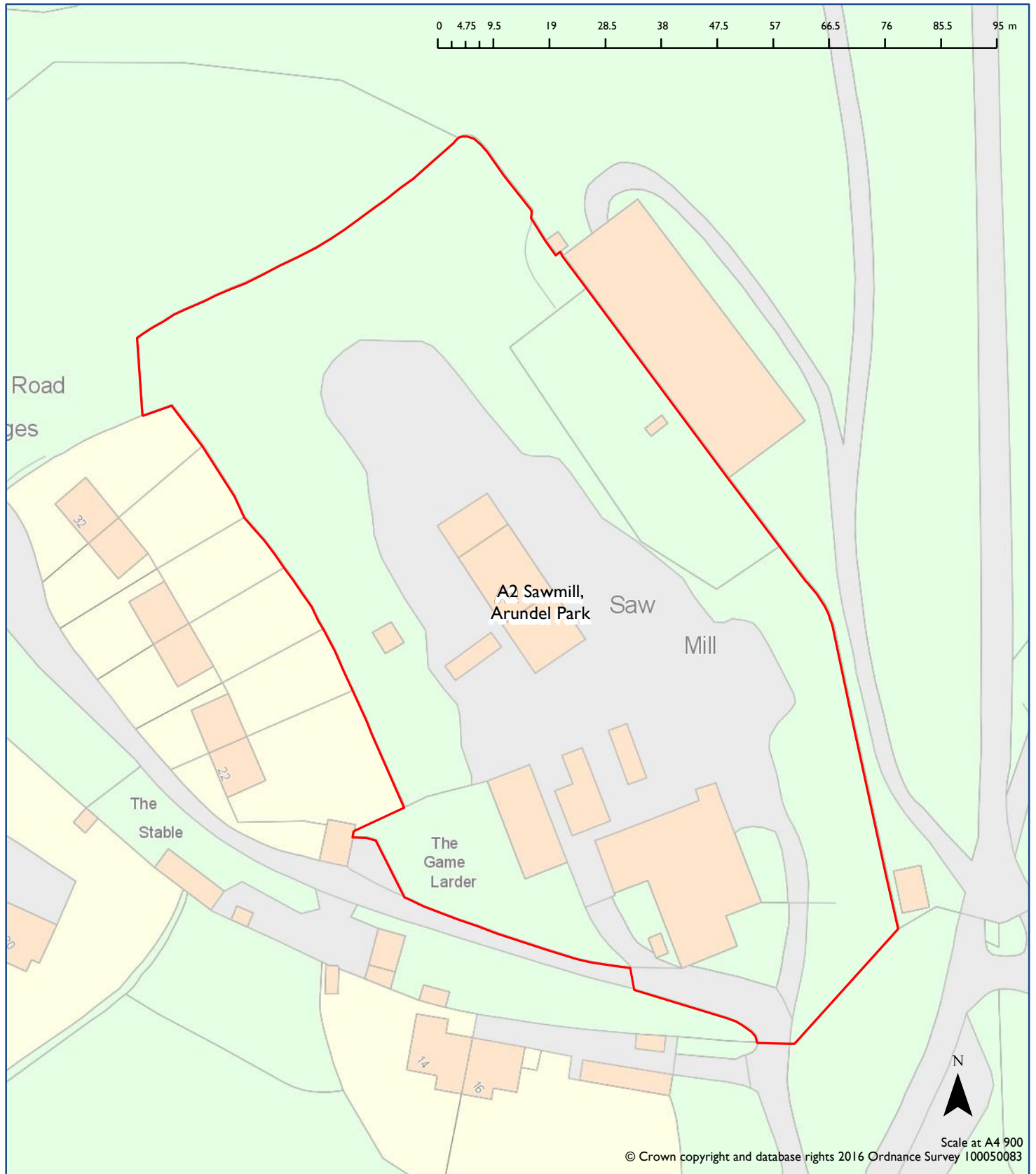


## APPENDIX 3: MAPS

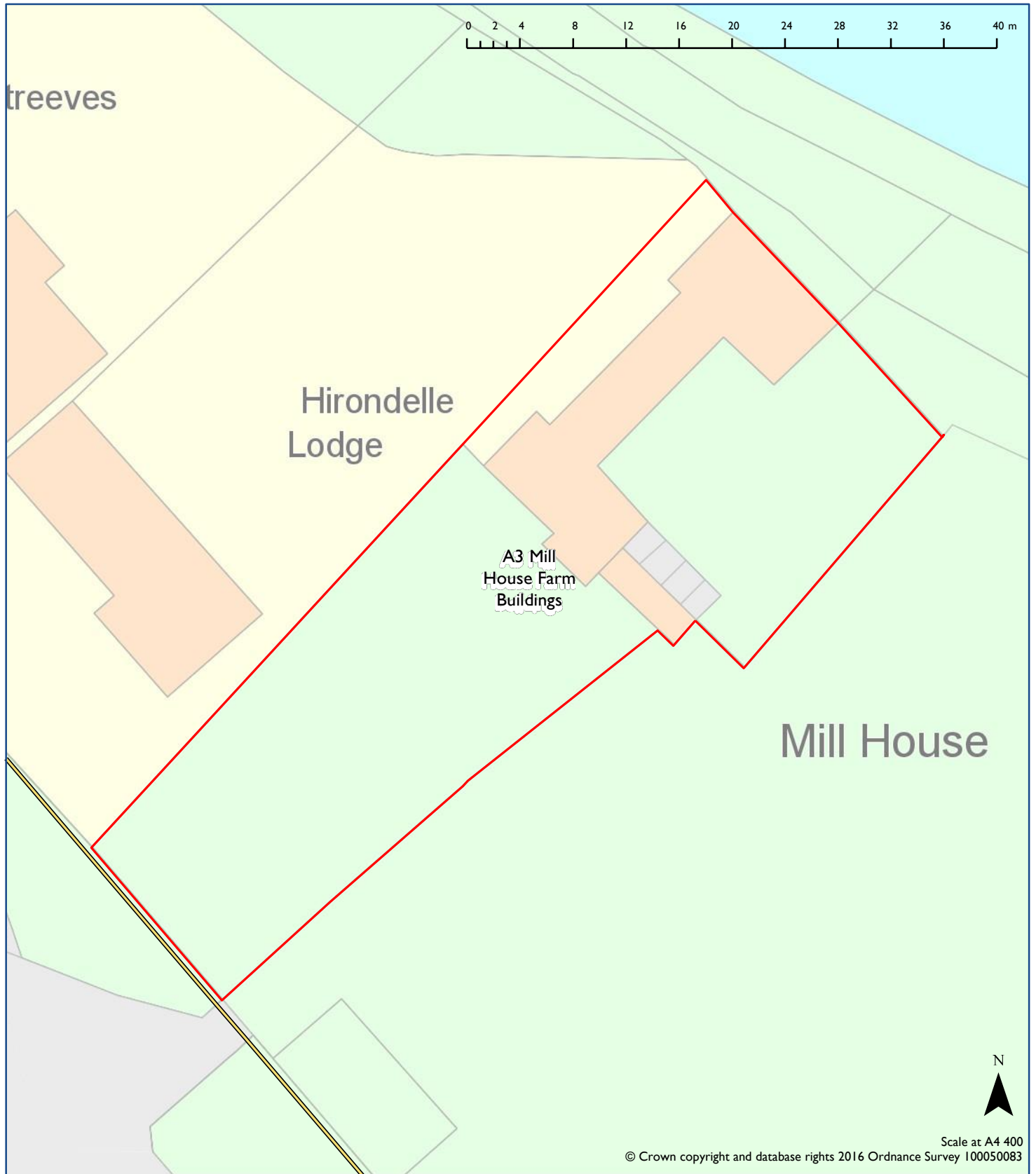
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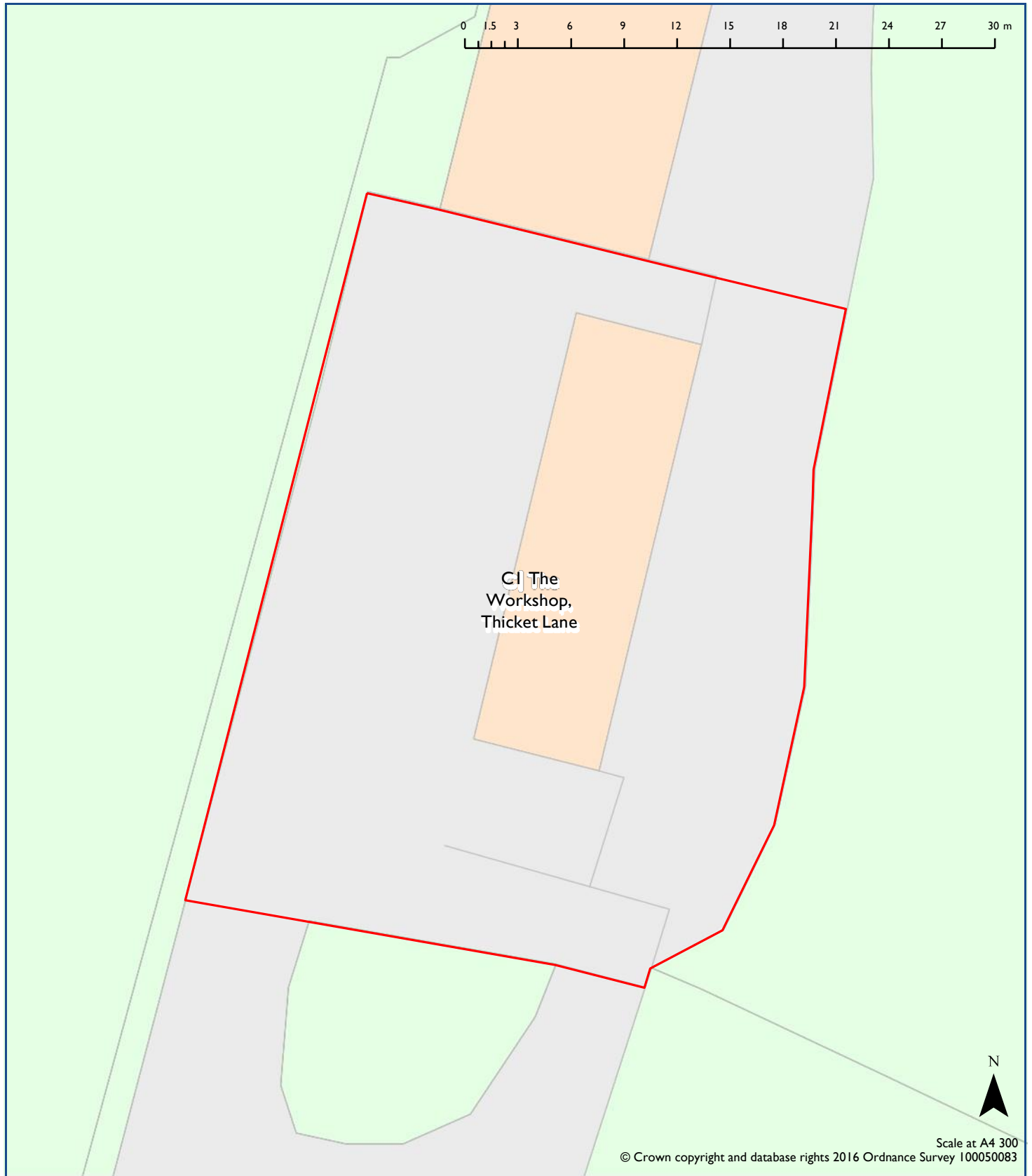
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- SDNPA boundary





- ELR Site
- SDNPA boundary

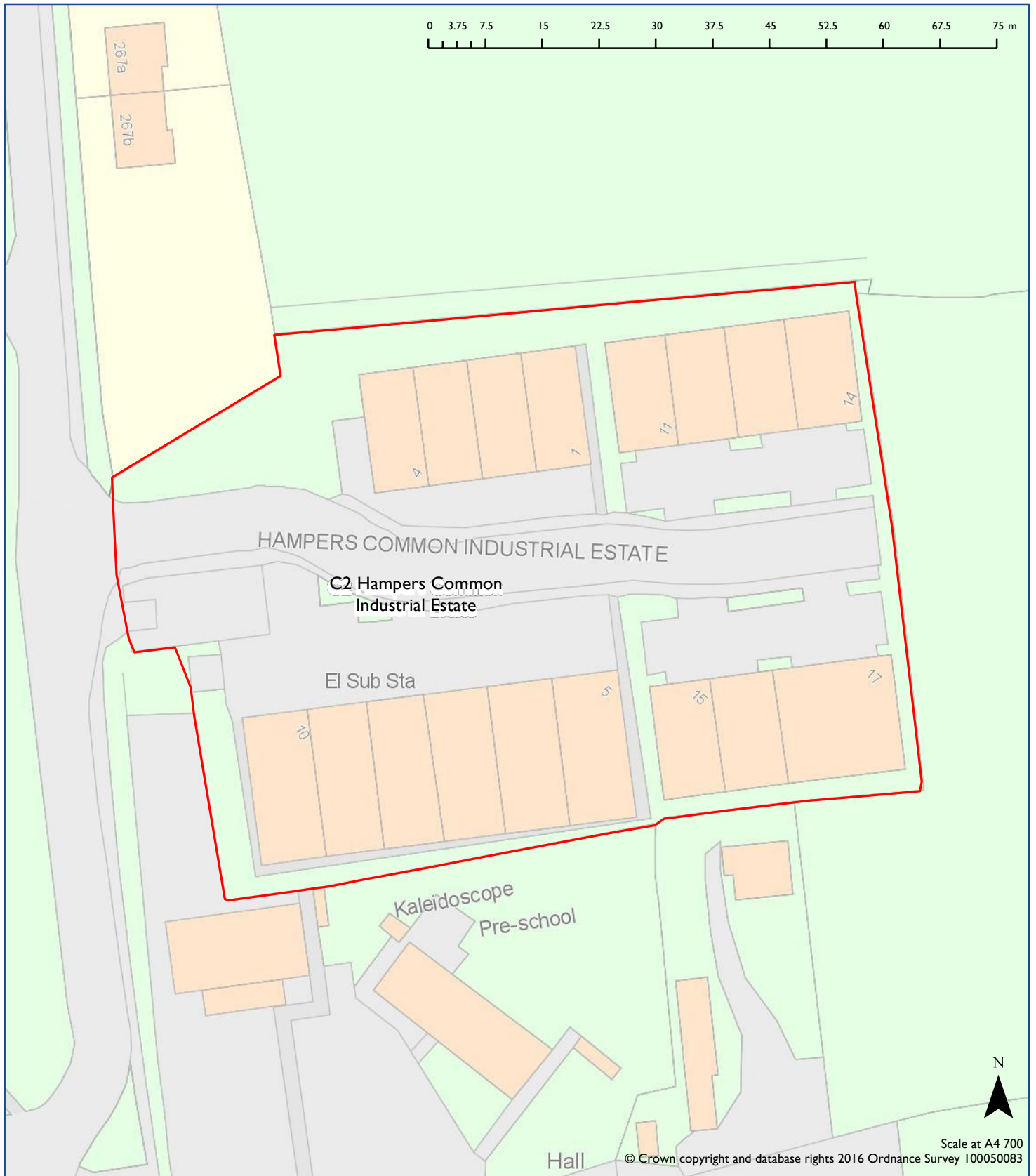


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-  ELR Site
-  SDNPA boundary

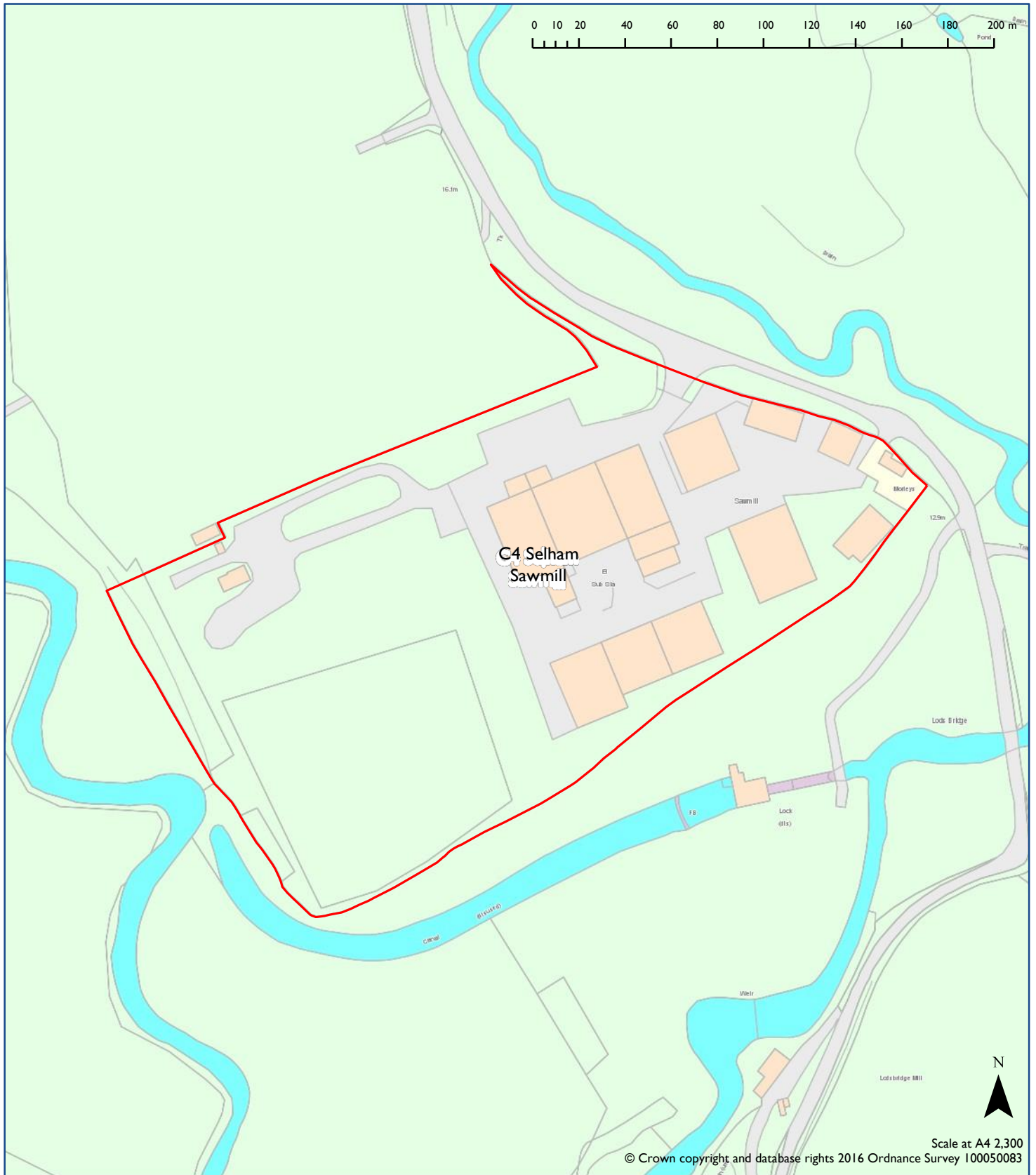




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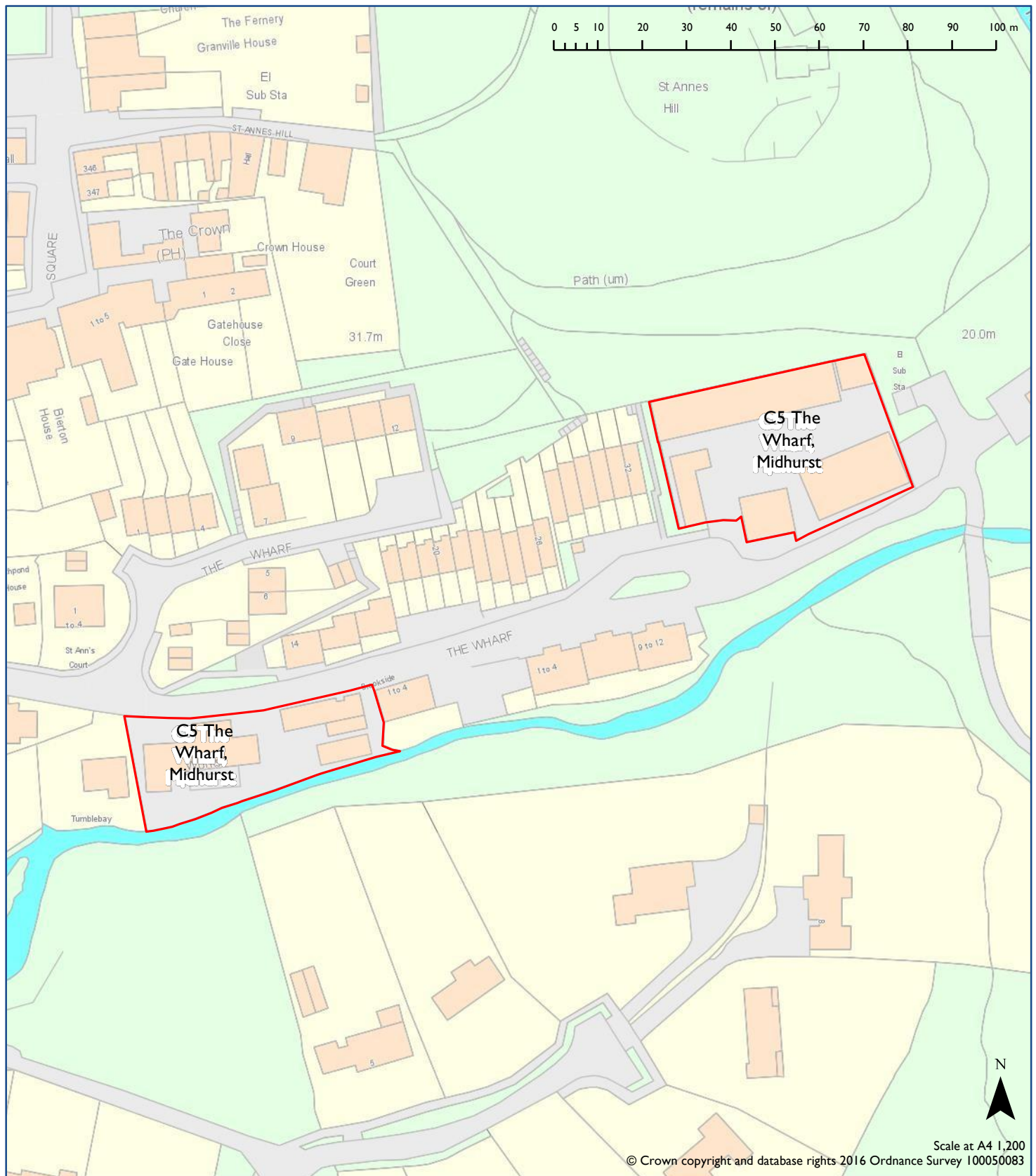


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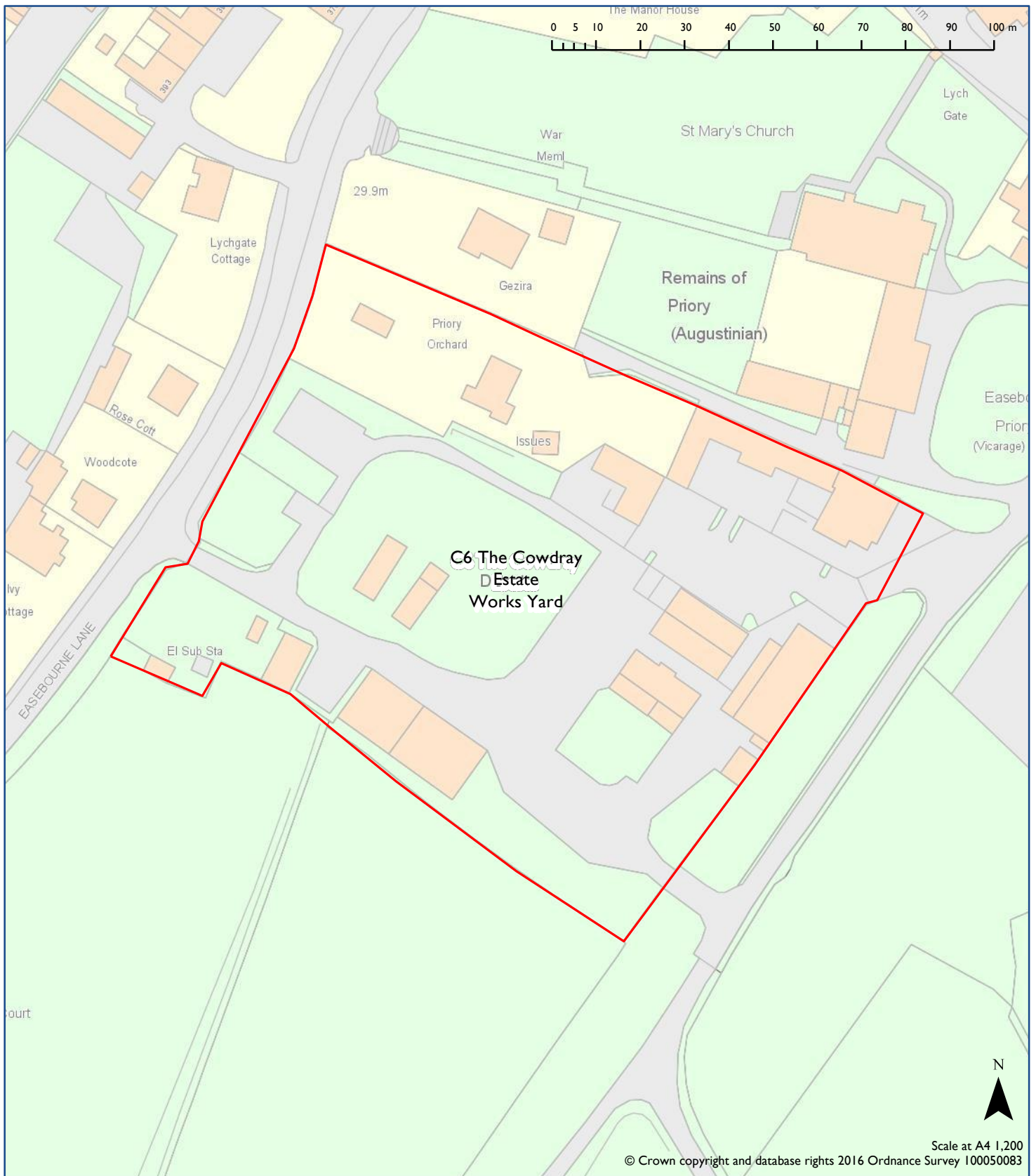


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- SDNPA boundary



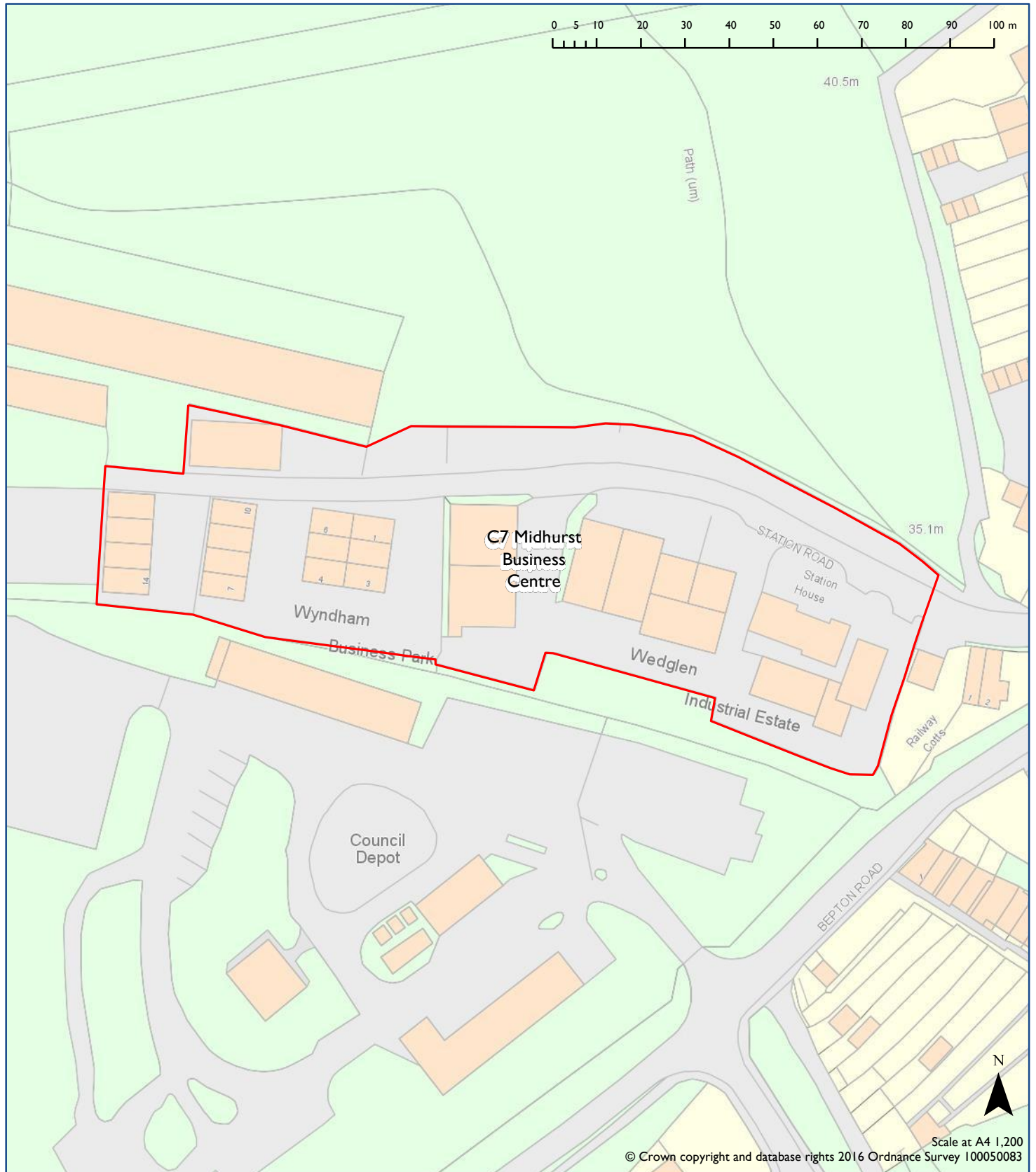


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- SDNPA boundary



- ELR Site
- SDNPA boundary



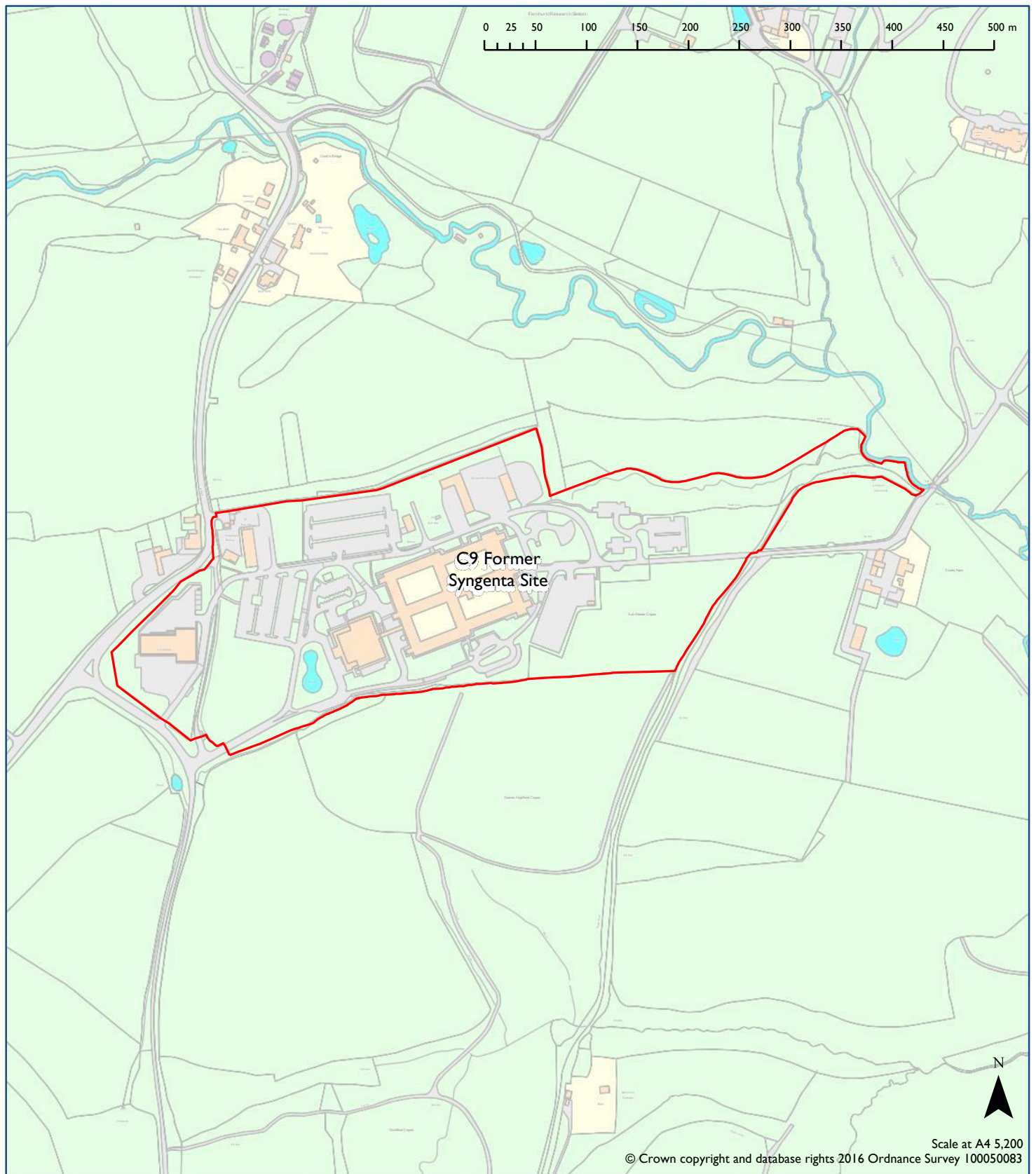


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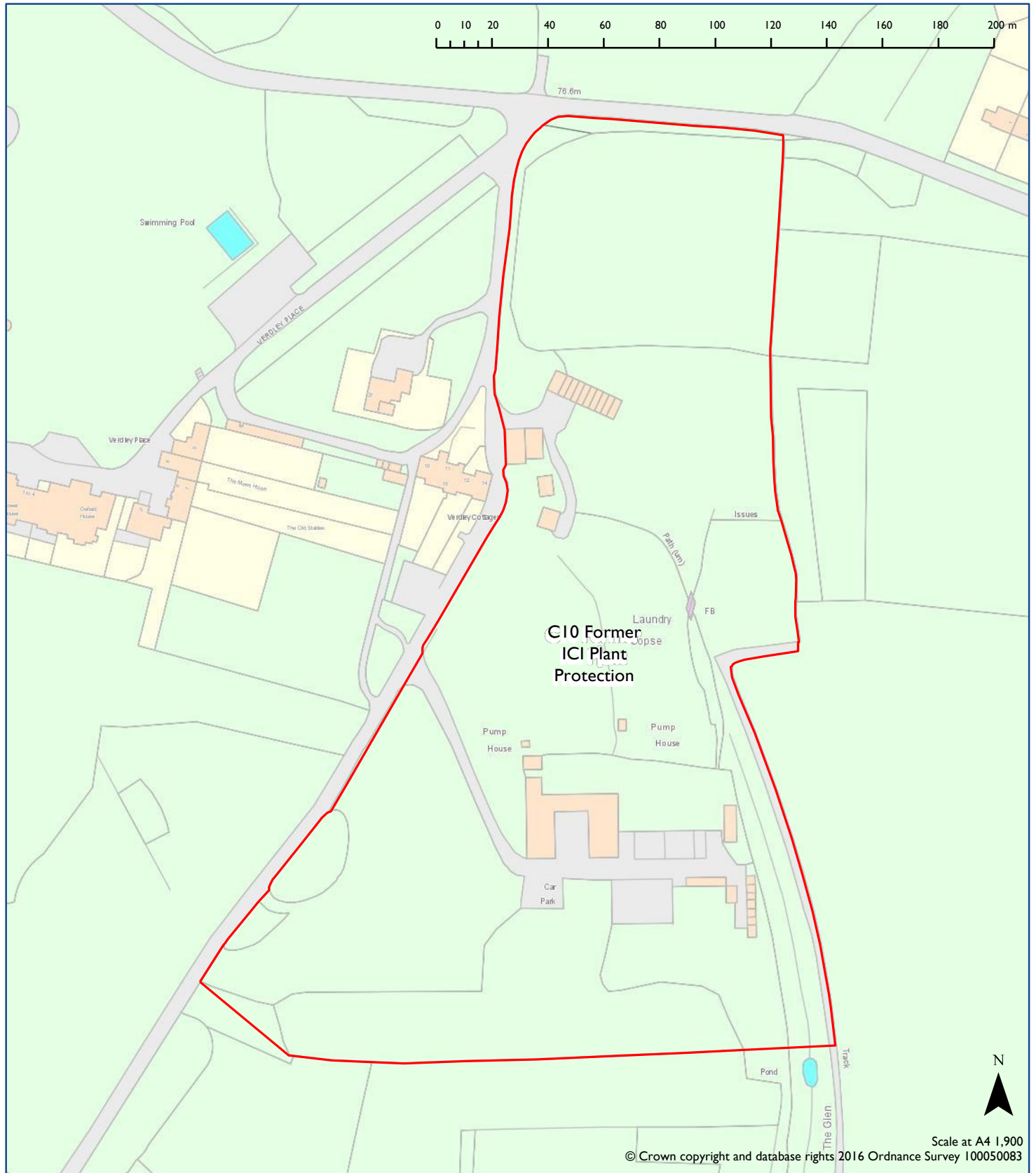


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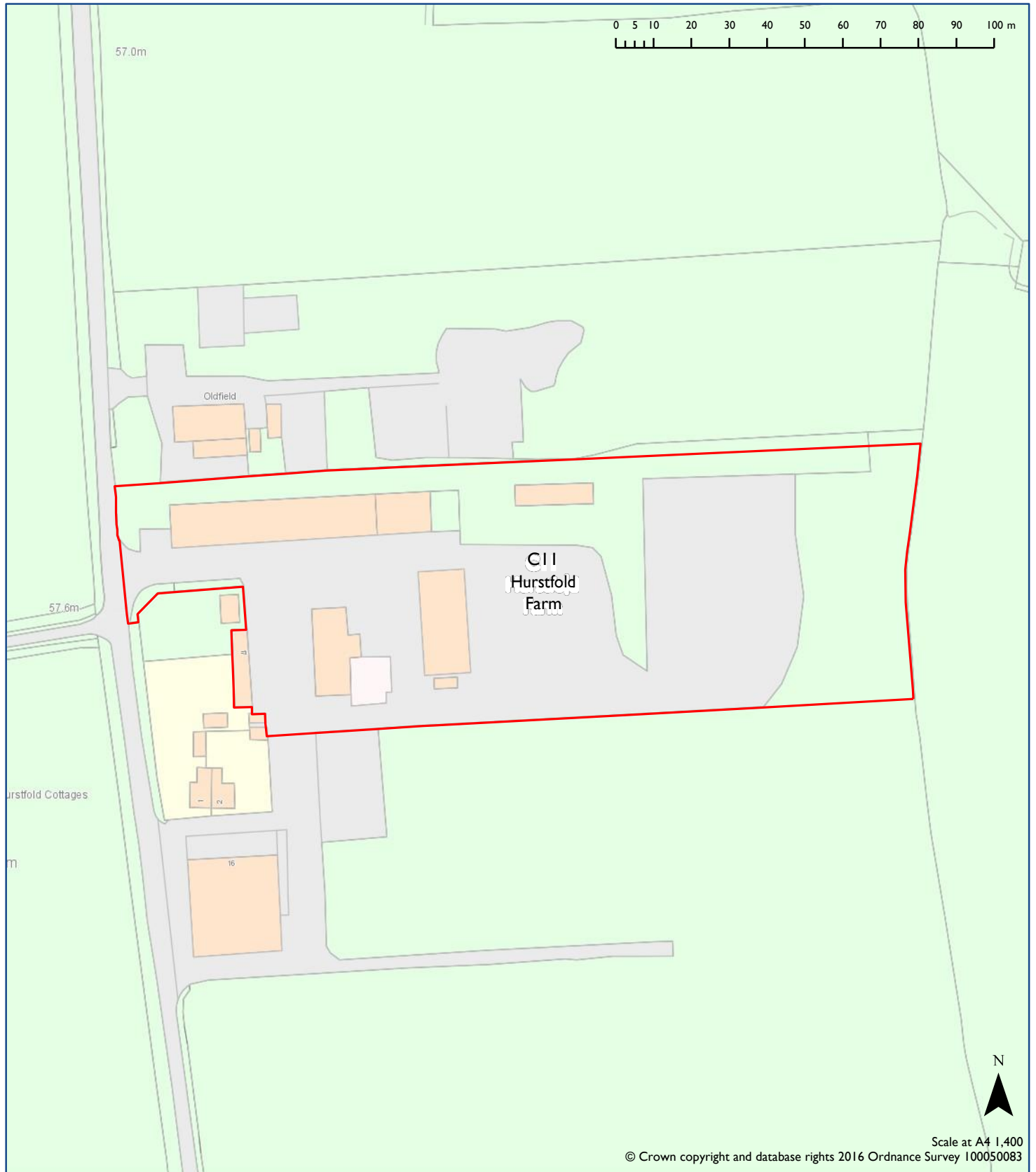




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- SDNPA boundary

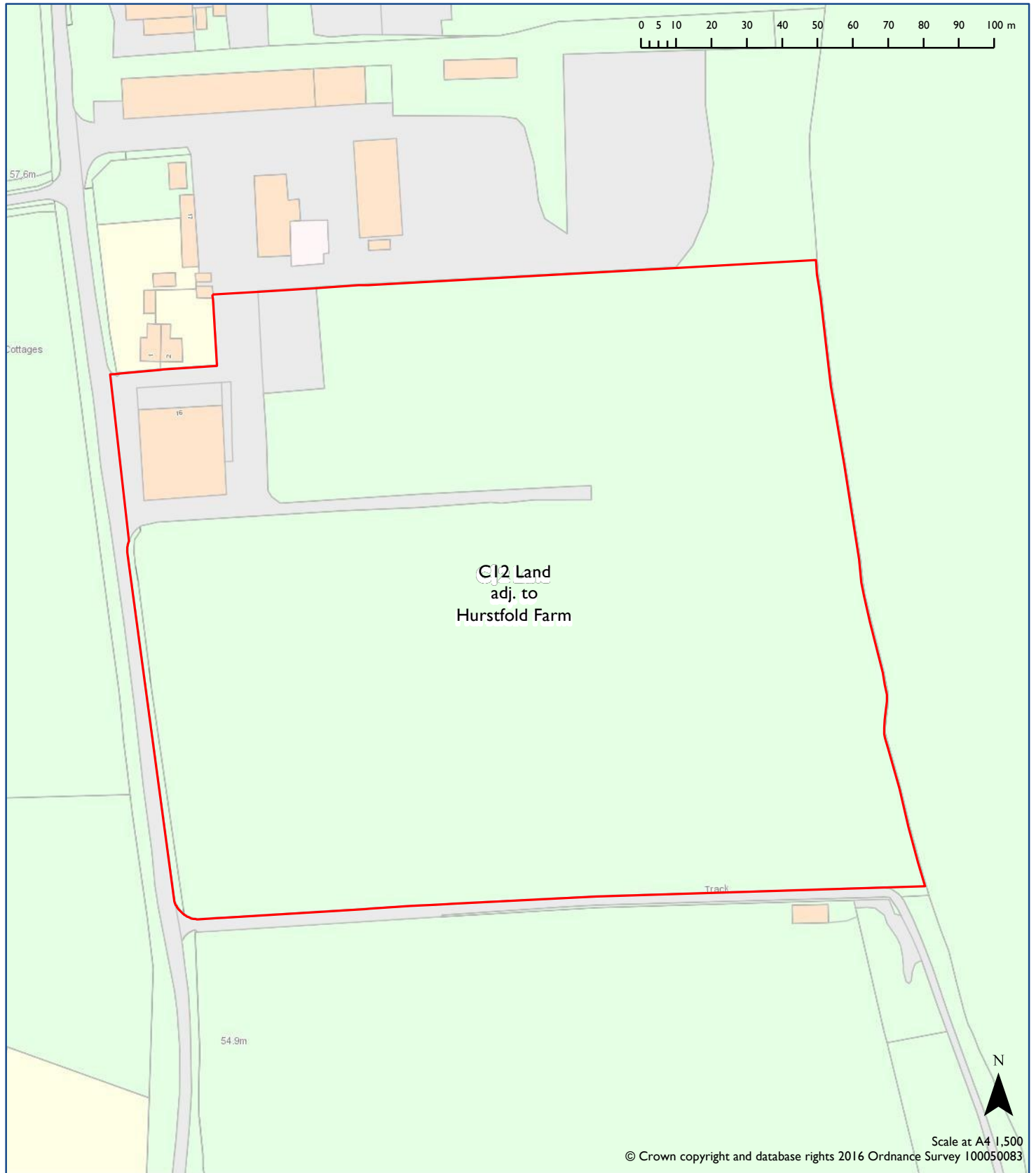


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- SDNPA boundary



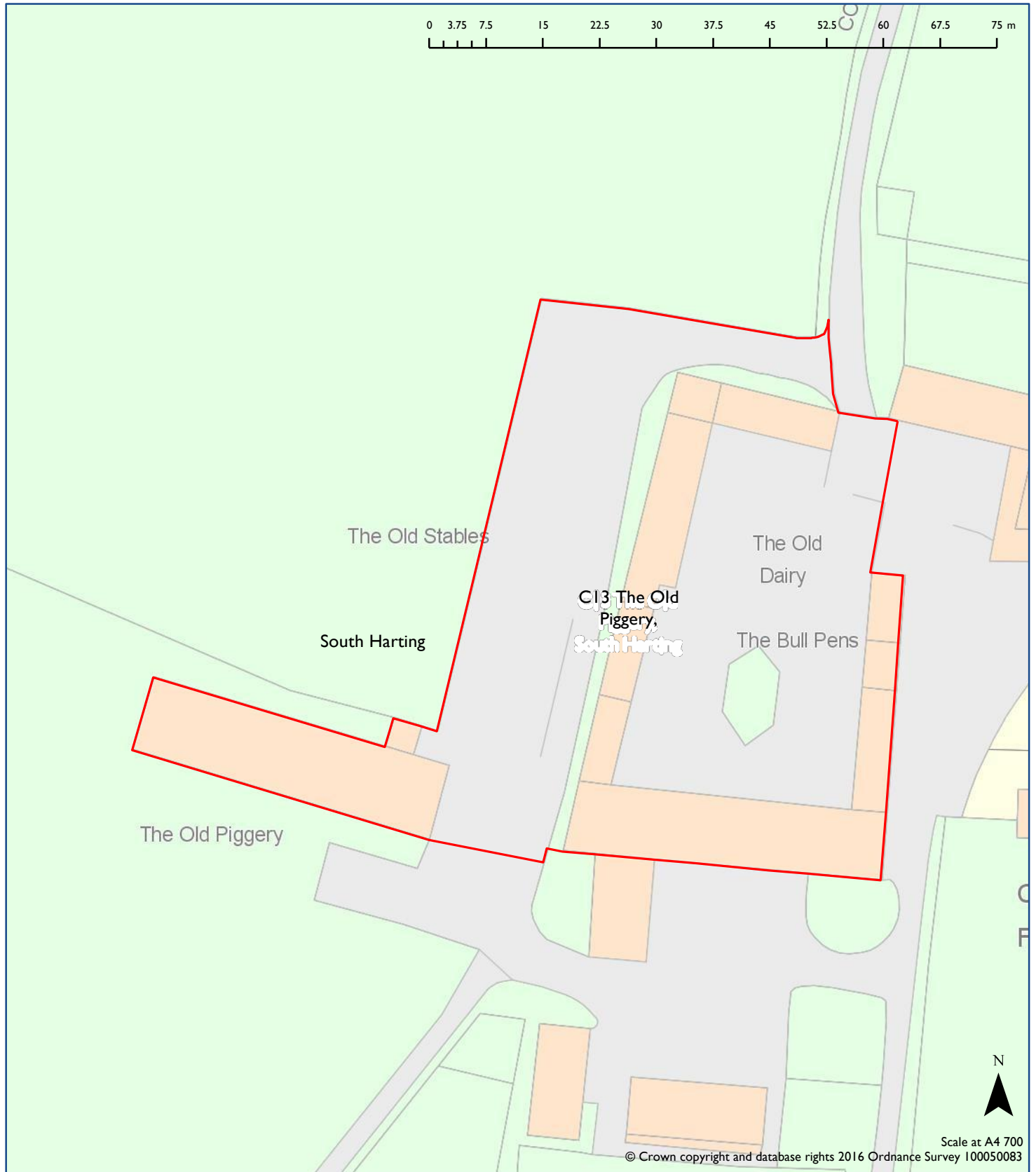
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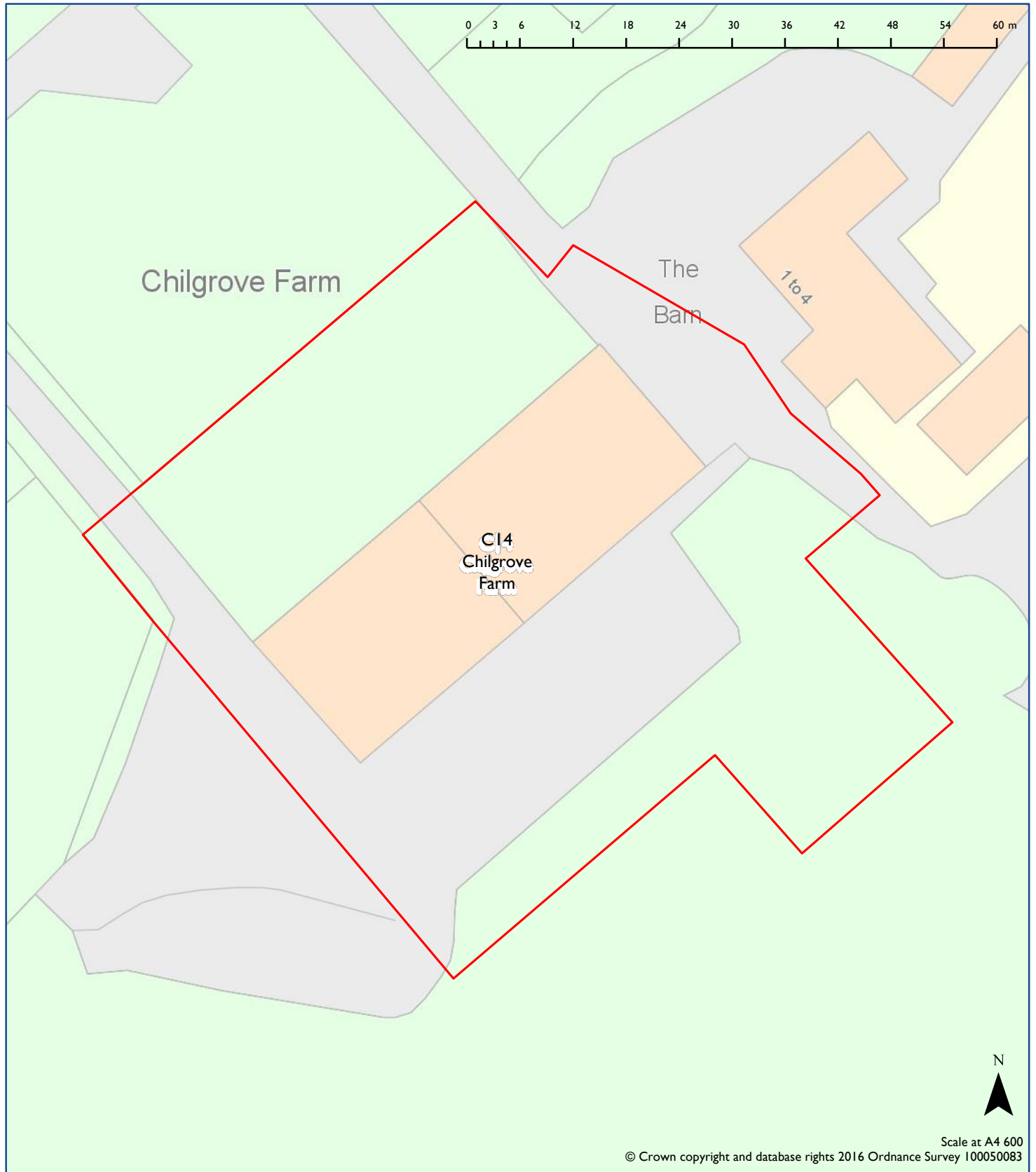


- ELR Site
- SDNPA boundary





- ELR Site
- SDNPA boundary



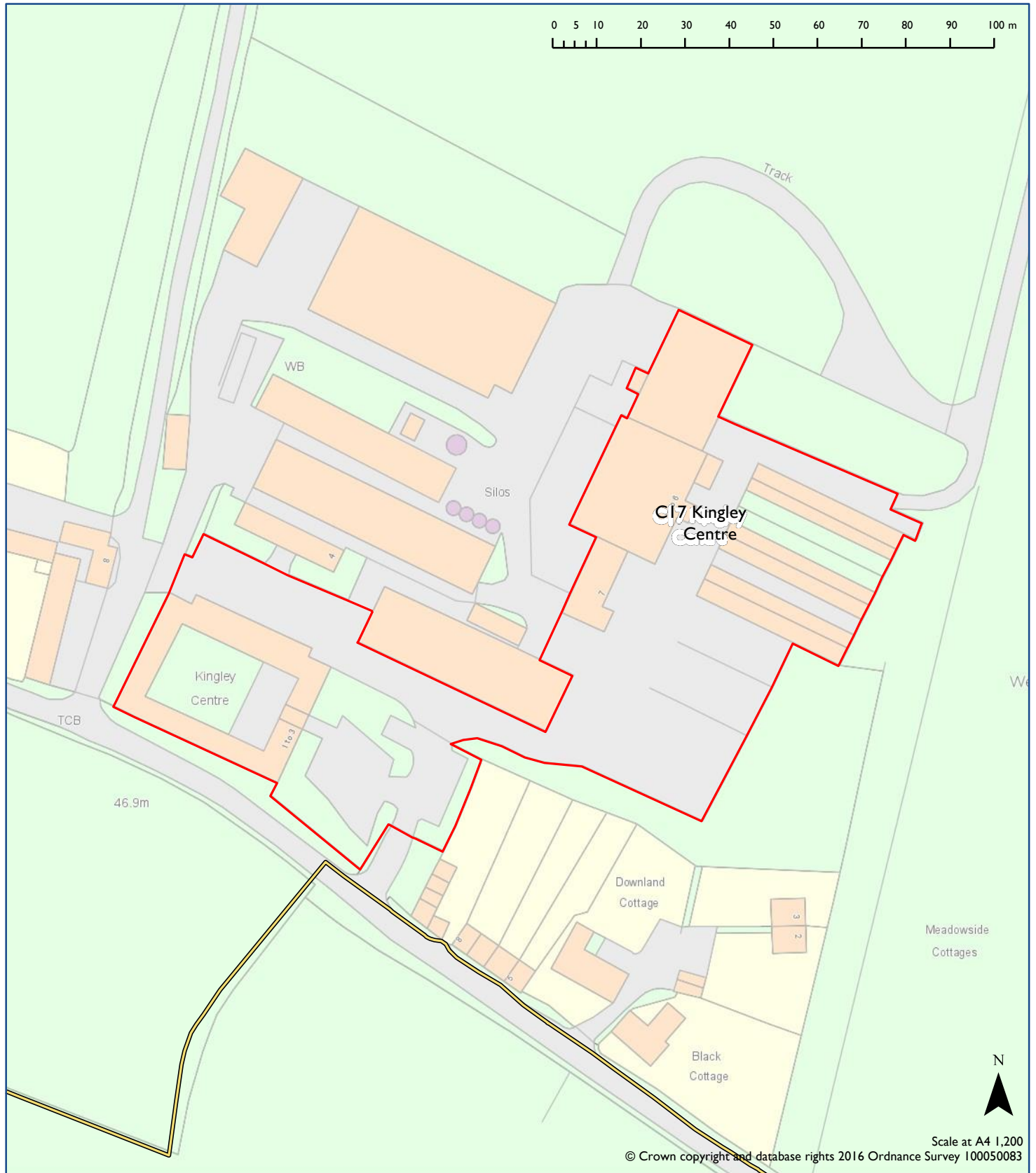


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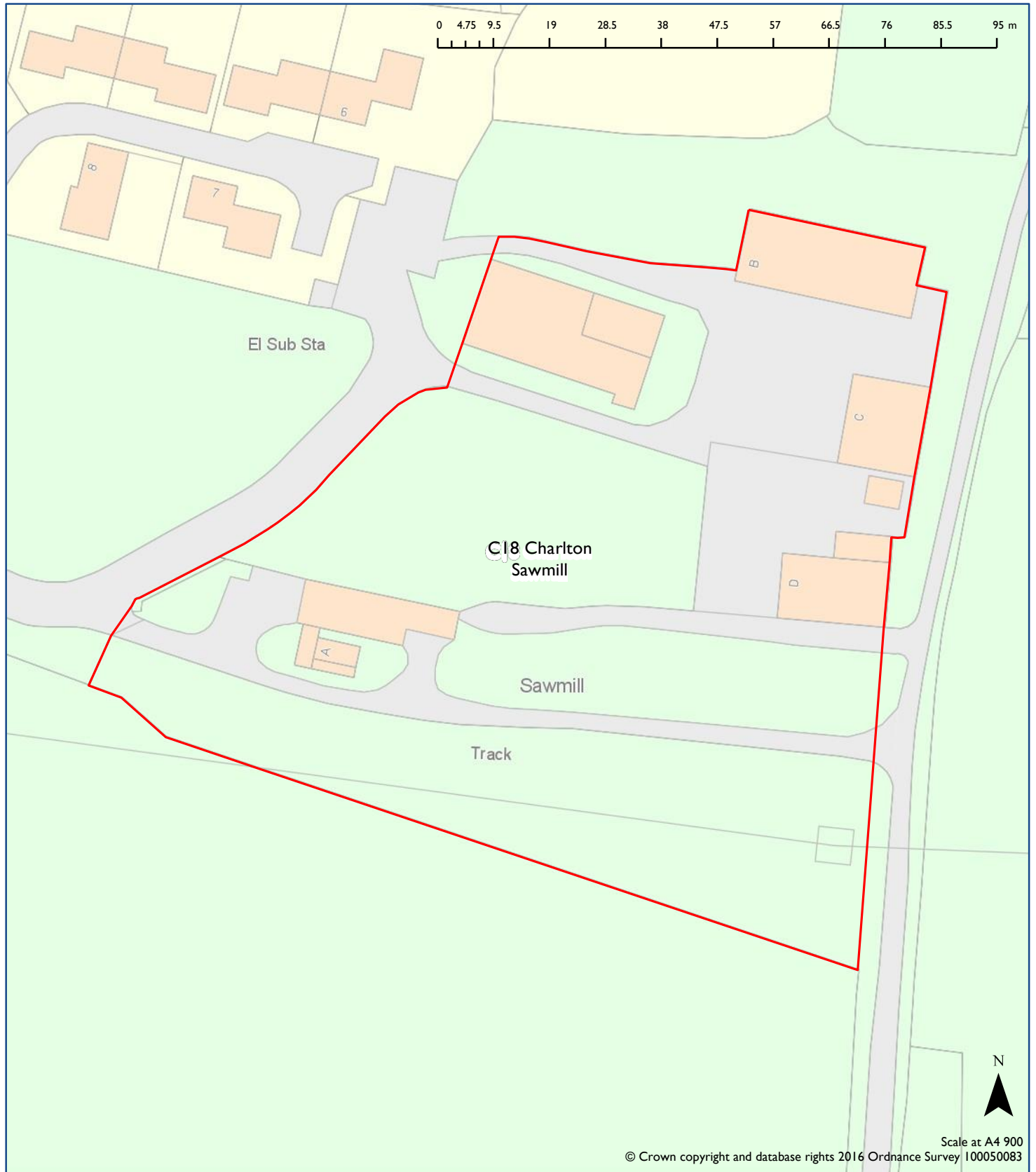


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- SDNPA boundary

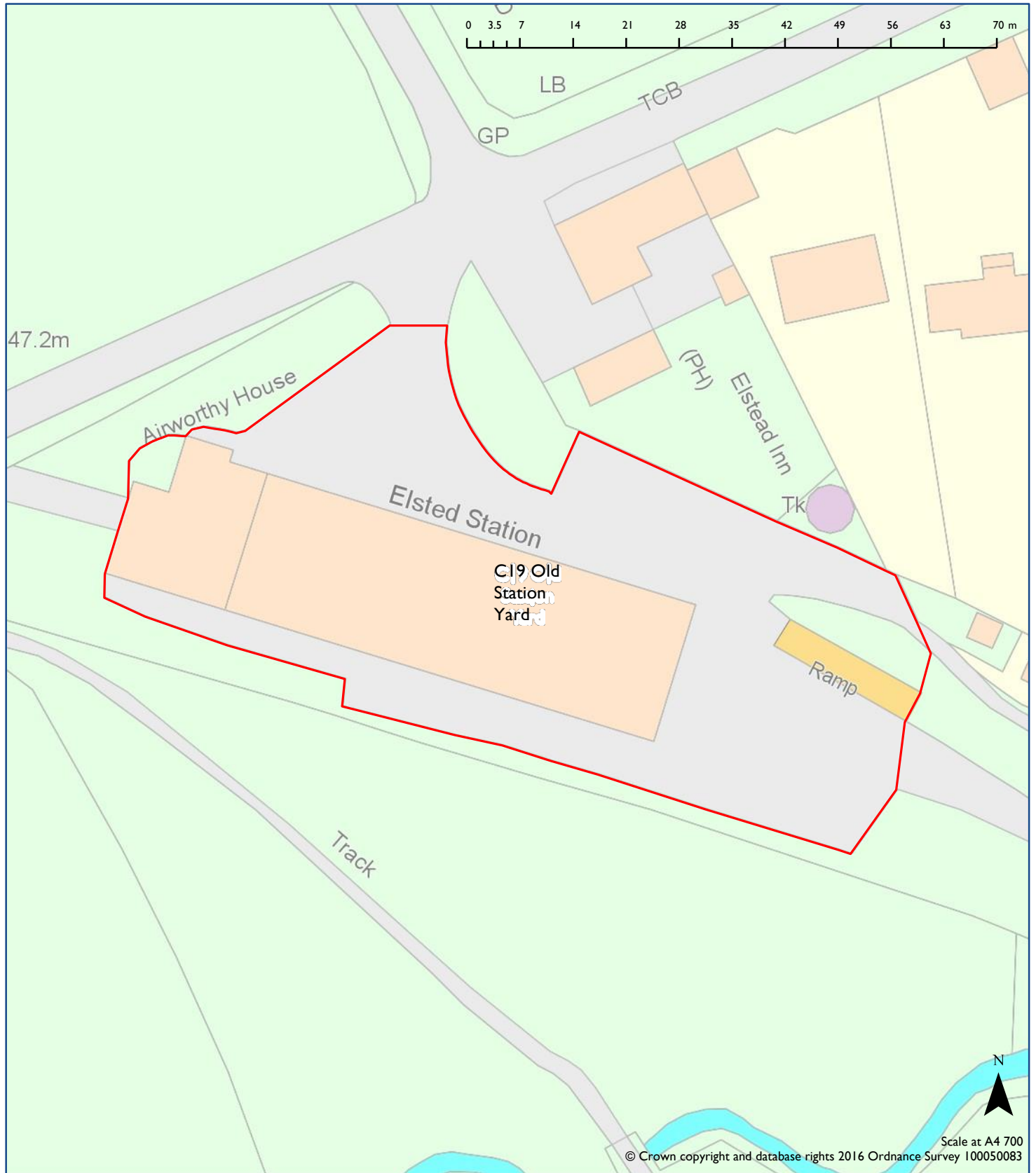


- ELR Site
- SDNPA boundary





- ELR Site
- SDNPA boundary





- ELR Site
- SDNPA boundary



- ELR Site
- SDNPA boundary

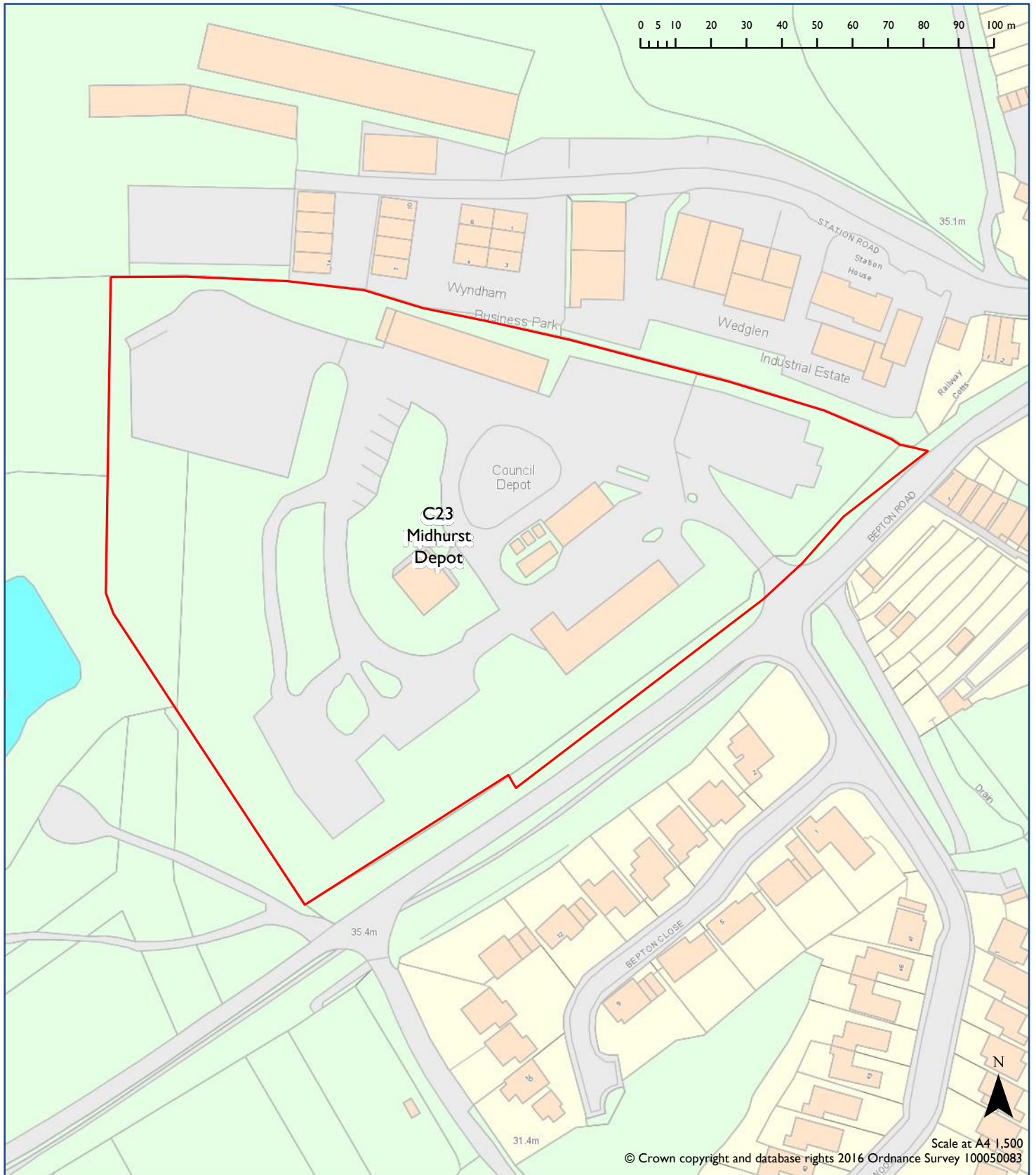




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-  SDNPA boundary



- ELR Site
- SDNPA boundary







- ELR Site
- SDNPA boundary



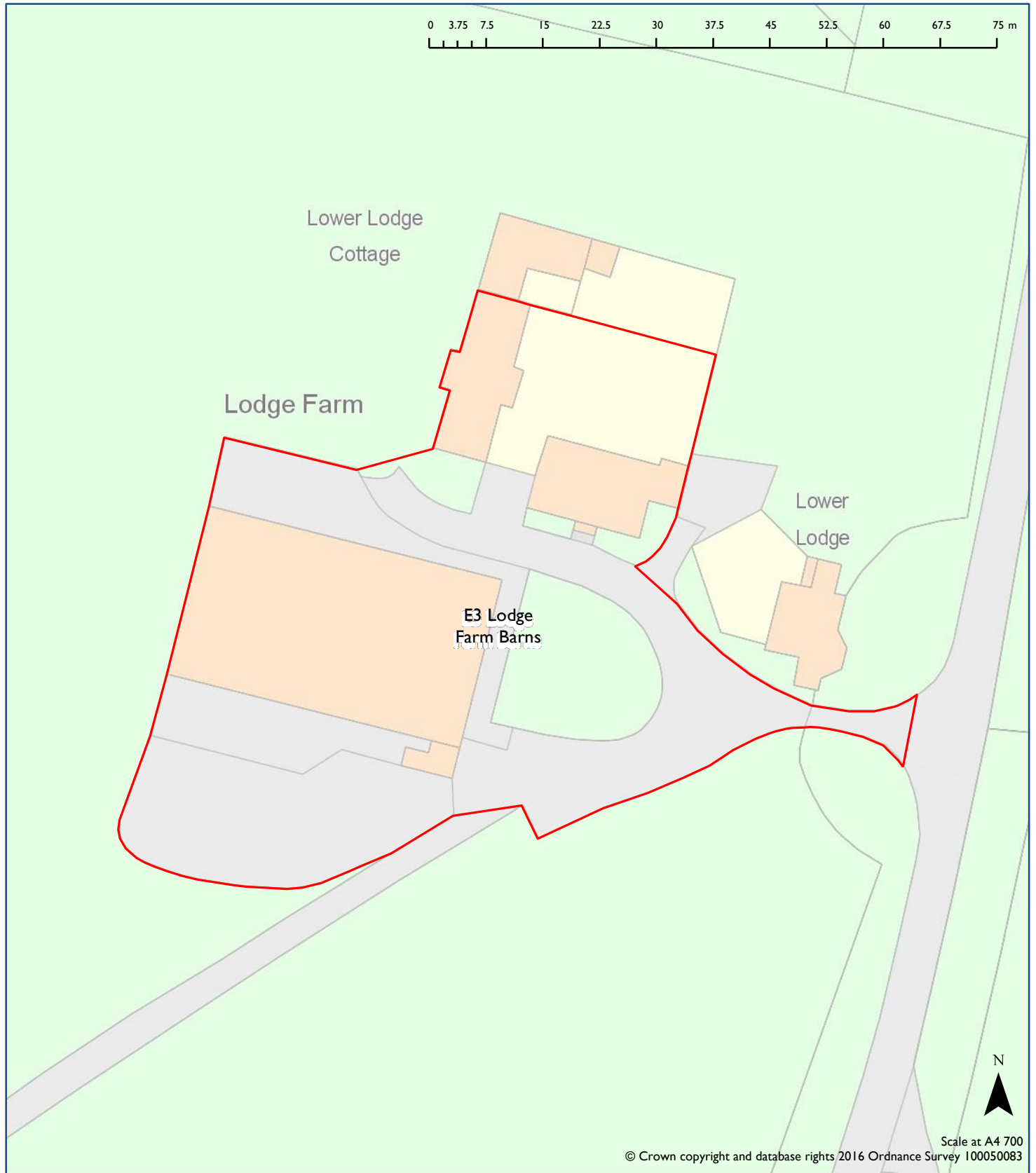
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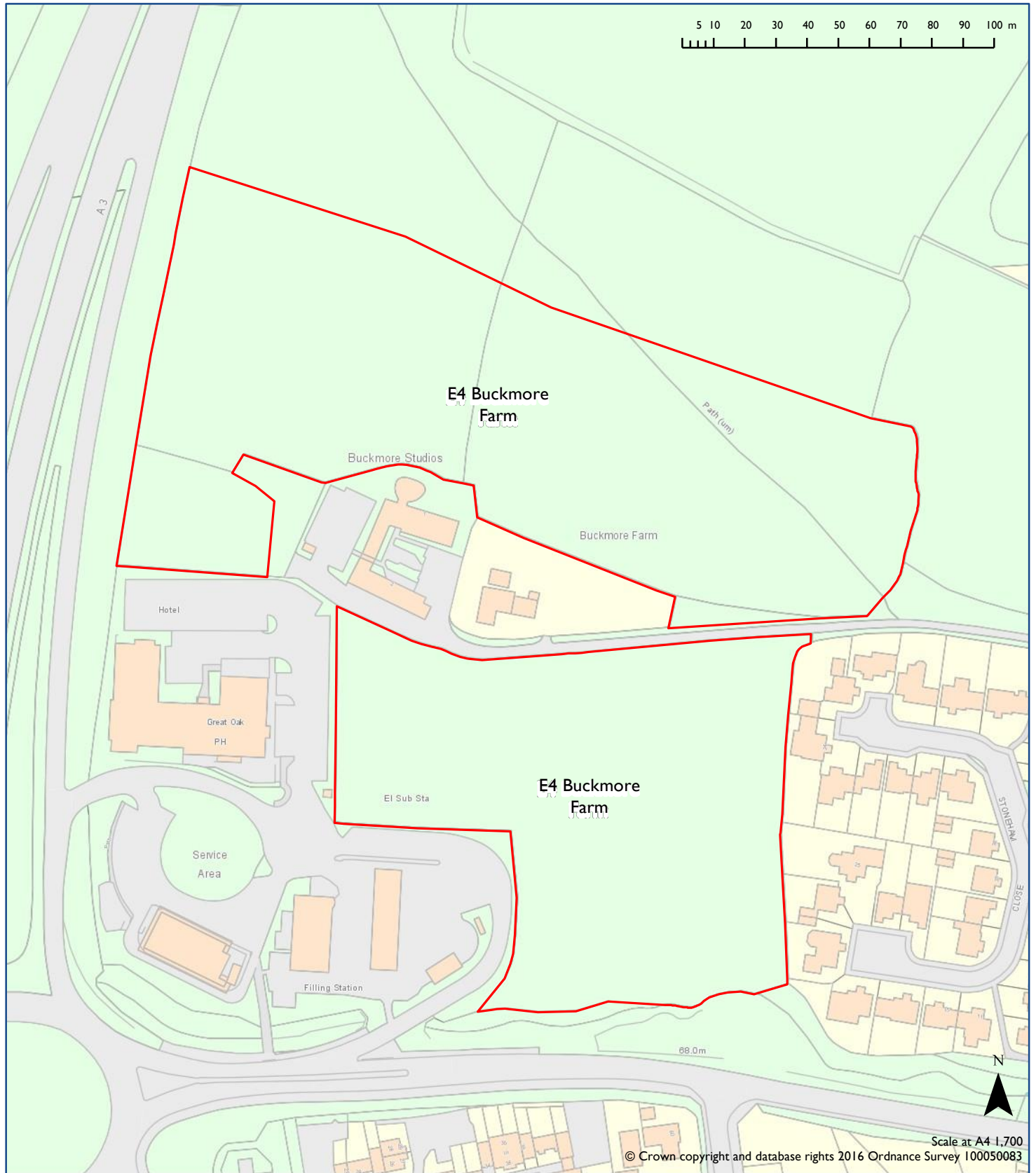


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- SDNPA boundary

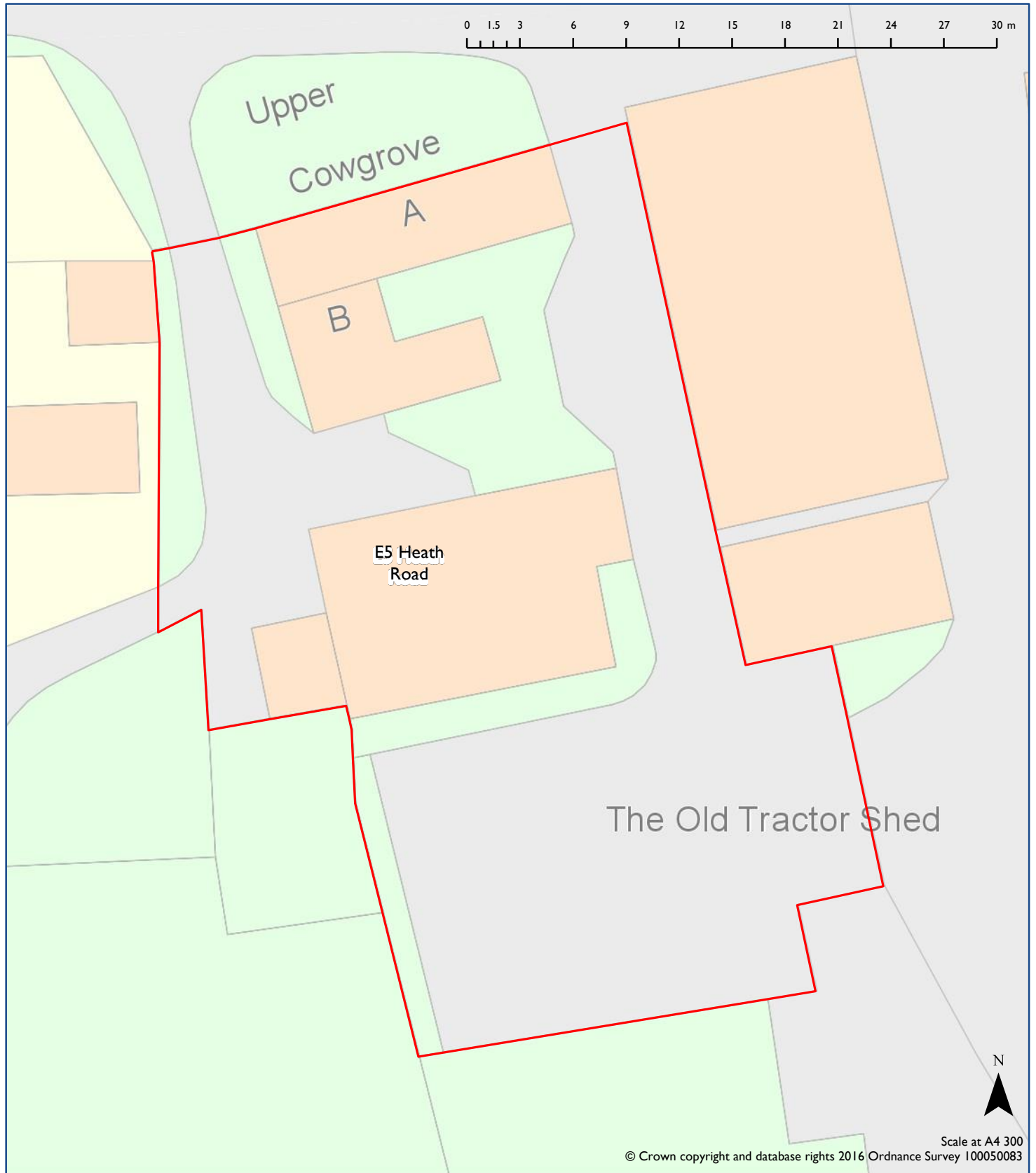


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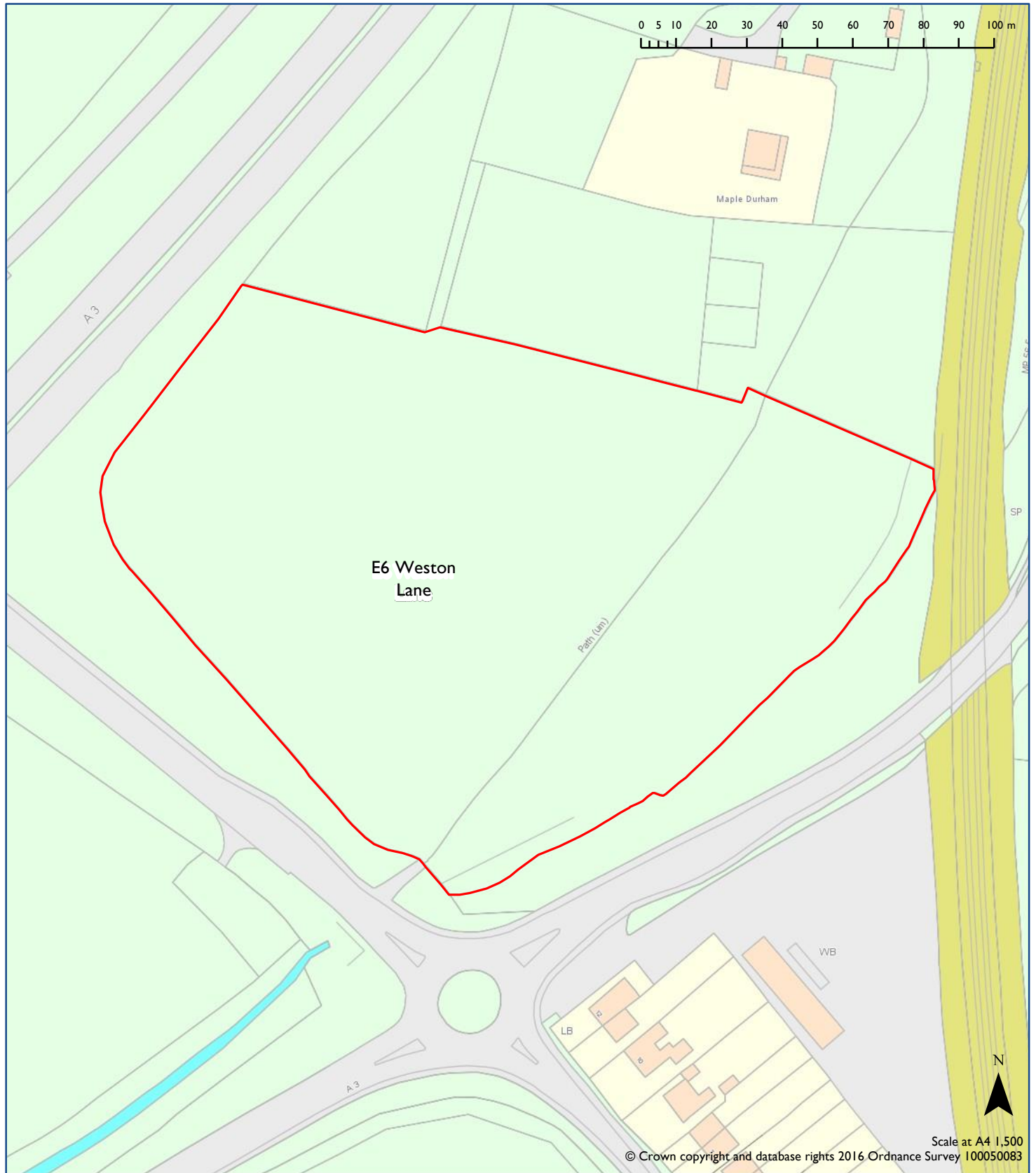




- ELR Site
- SDNPA boundary



- ELR Site
- SDNPA boundary

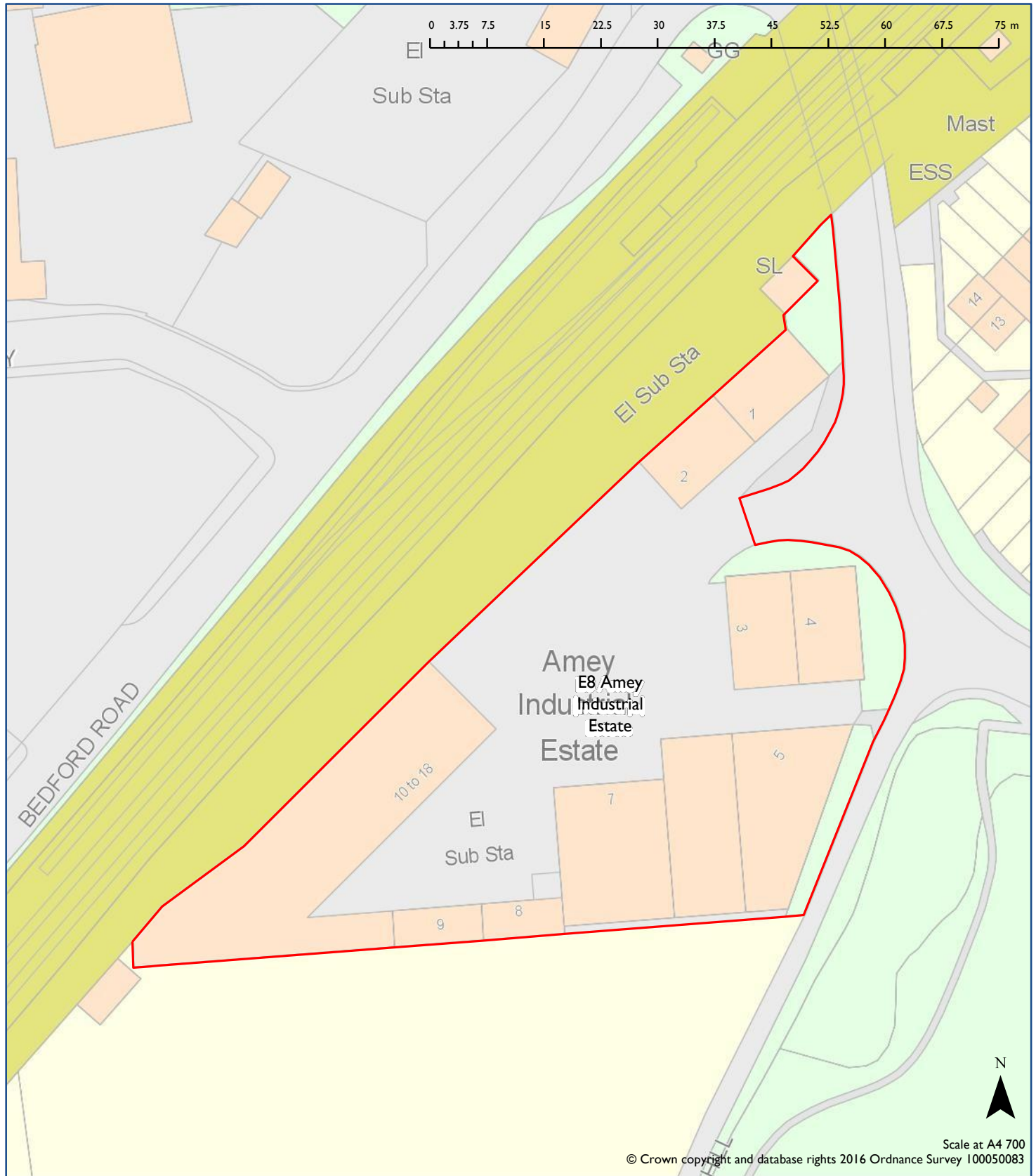


- ELR Site
- SDNPA boundary





- ELR Site
- SDNPA boundary



- ELR Site
- SDNPA boundary

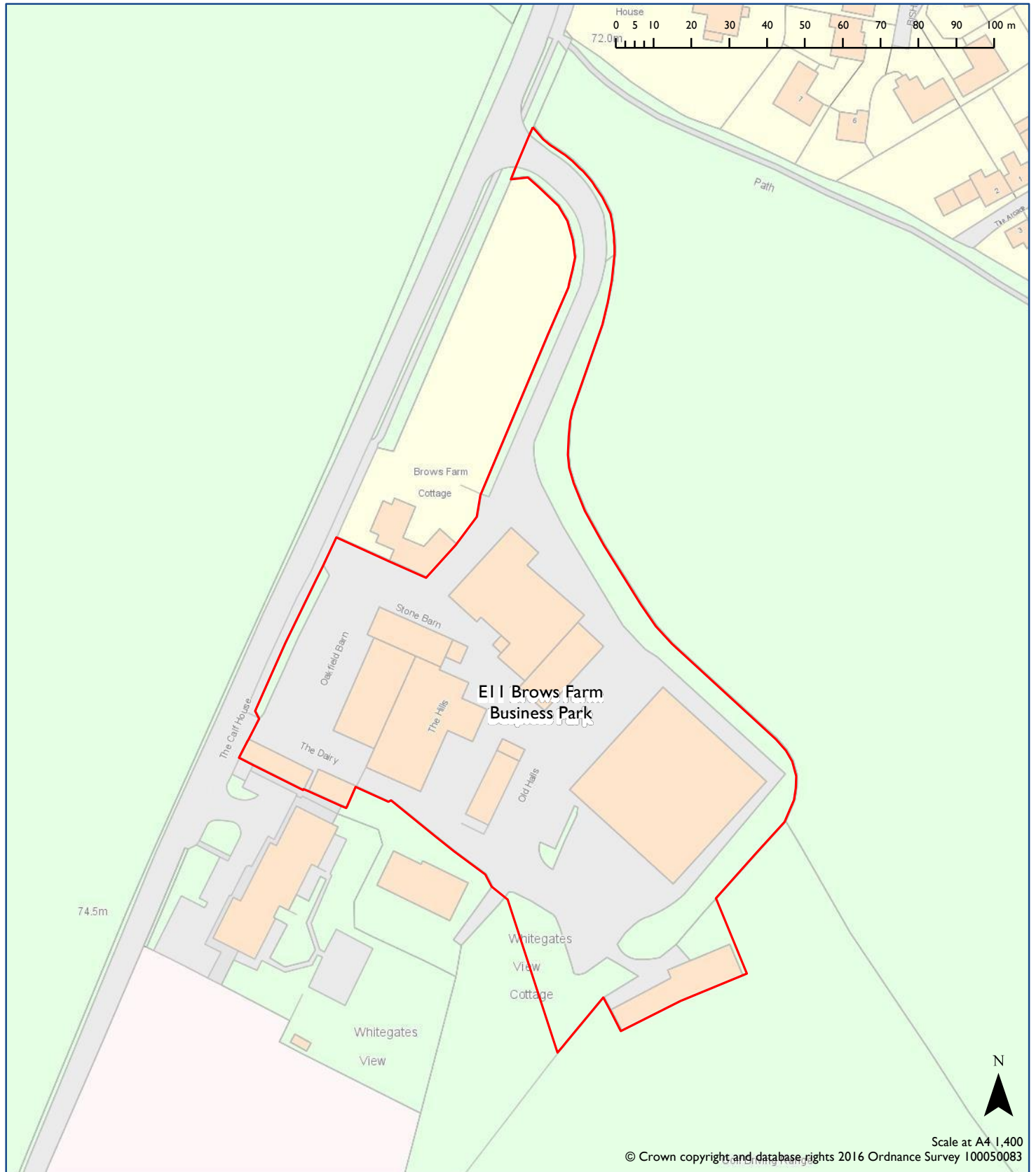




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- SDNPA boundary

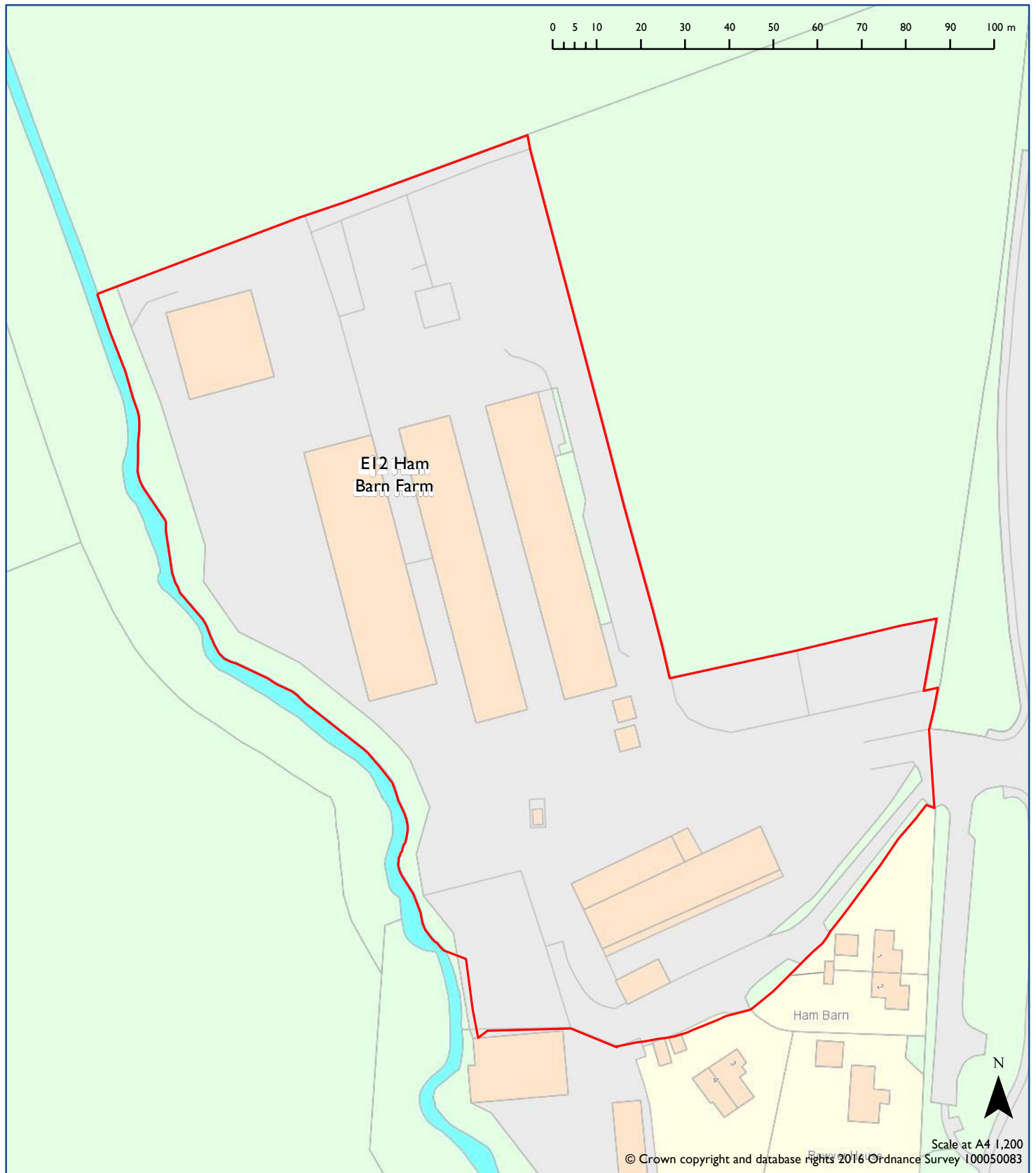








- ELR Site
- SDNPA boundary





-  ELR Site
-  SDNPA boundary

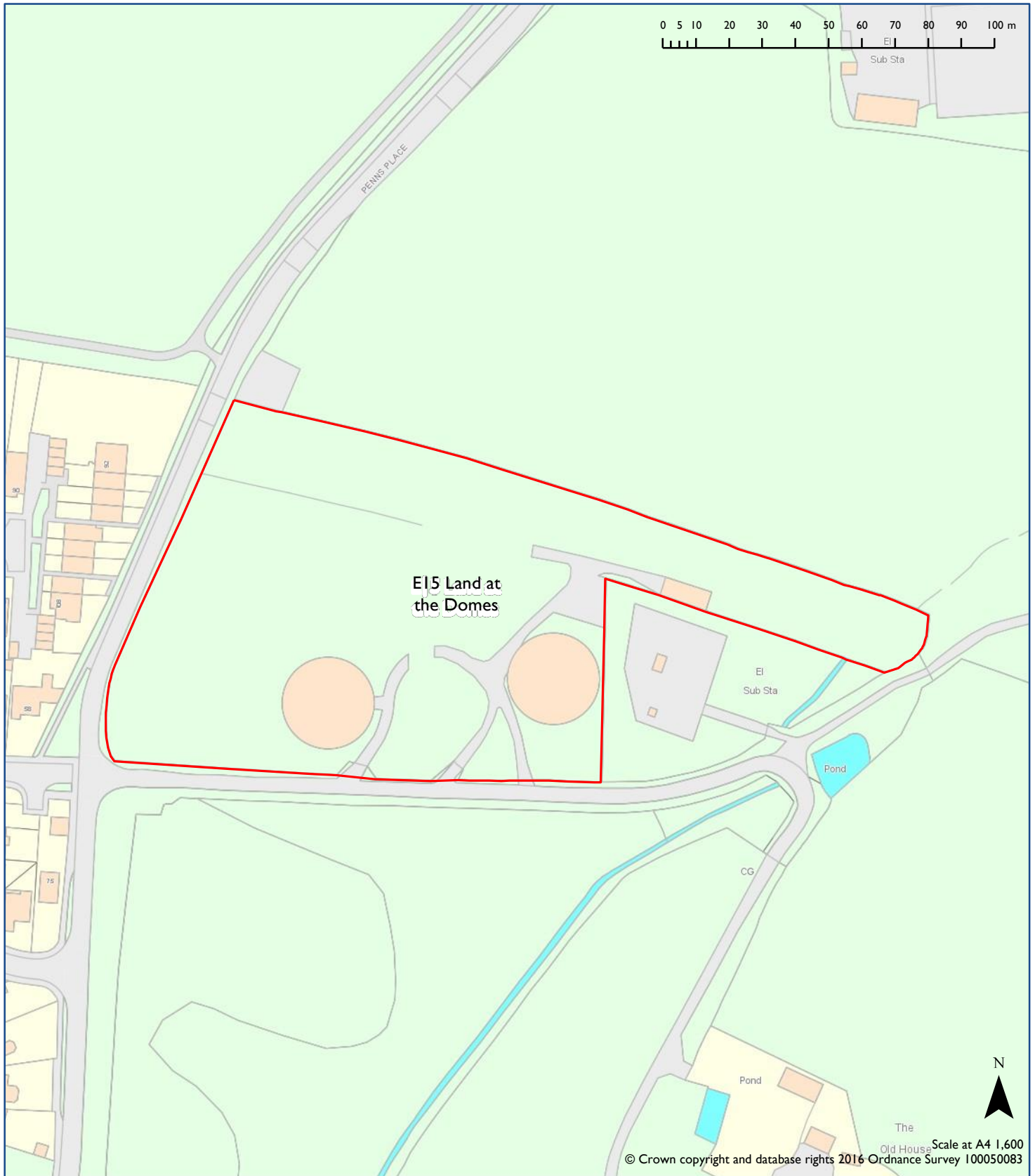


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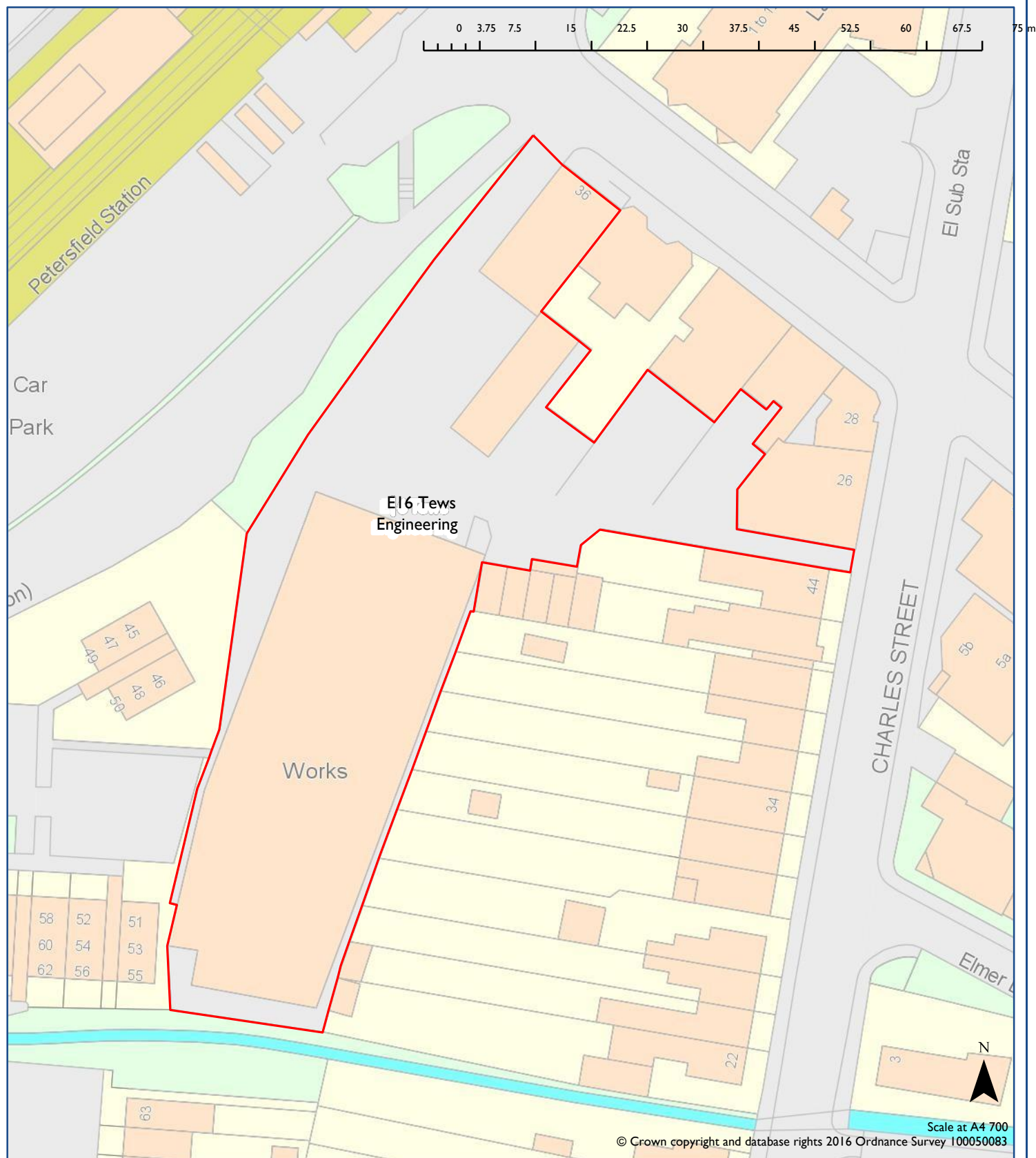


- ELR Site
- SDNPA boundary



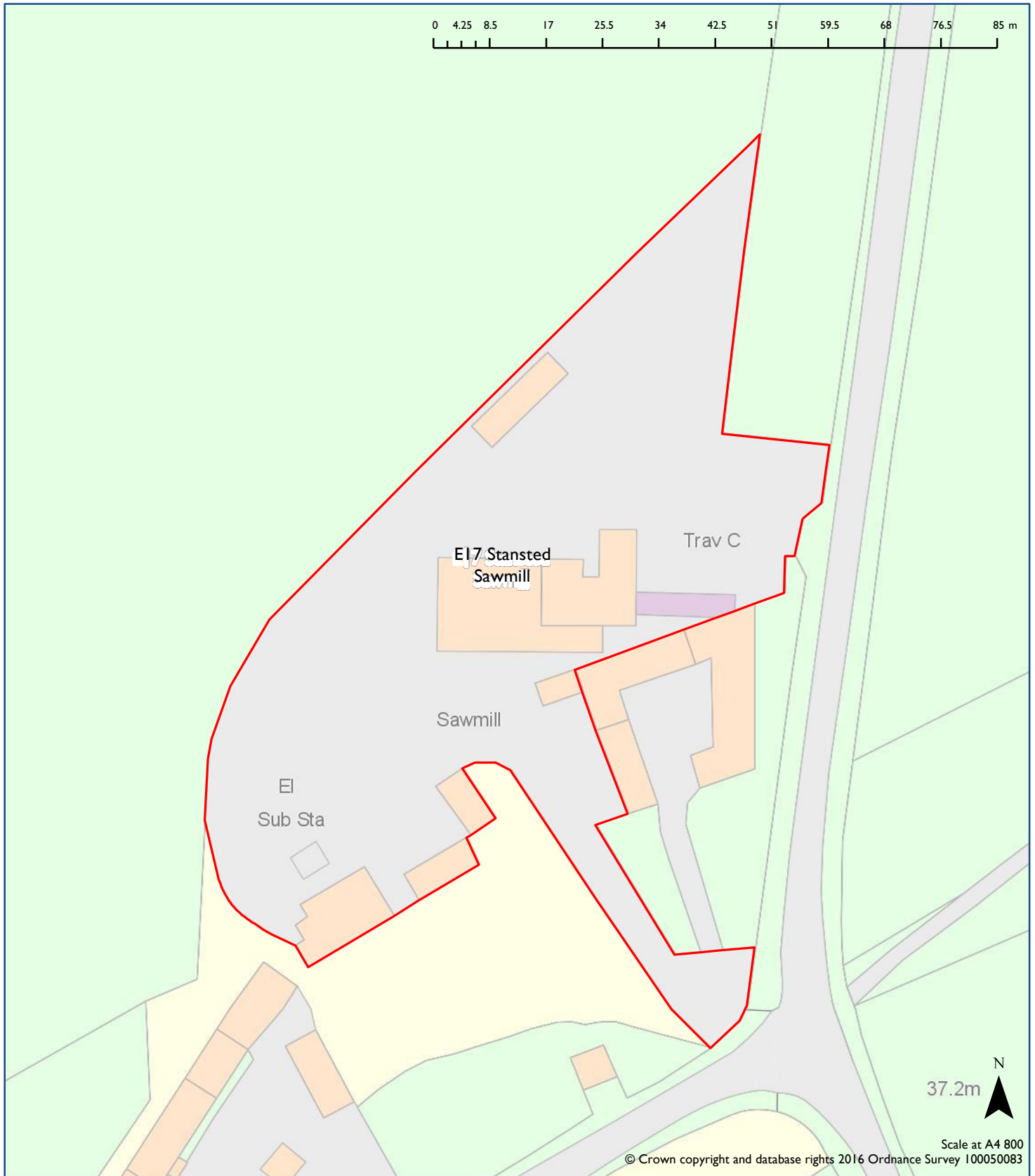


 SDNPA boundary



ELR Site

SDNPA boundary

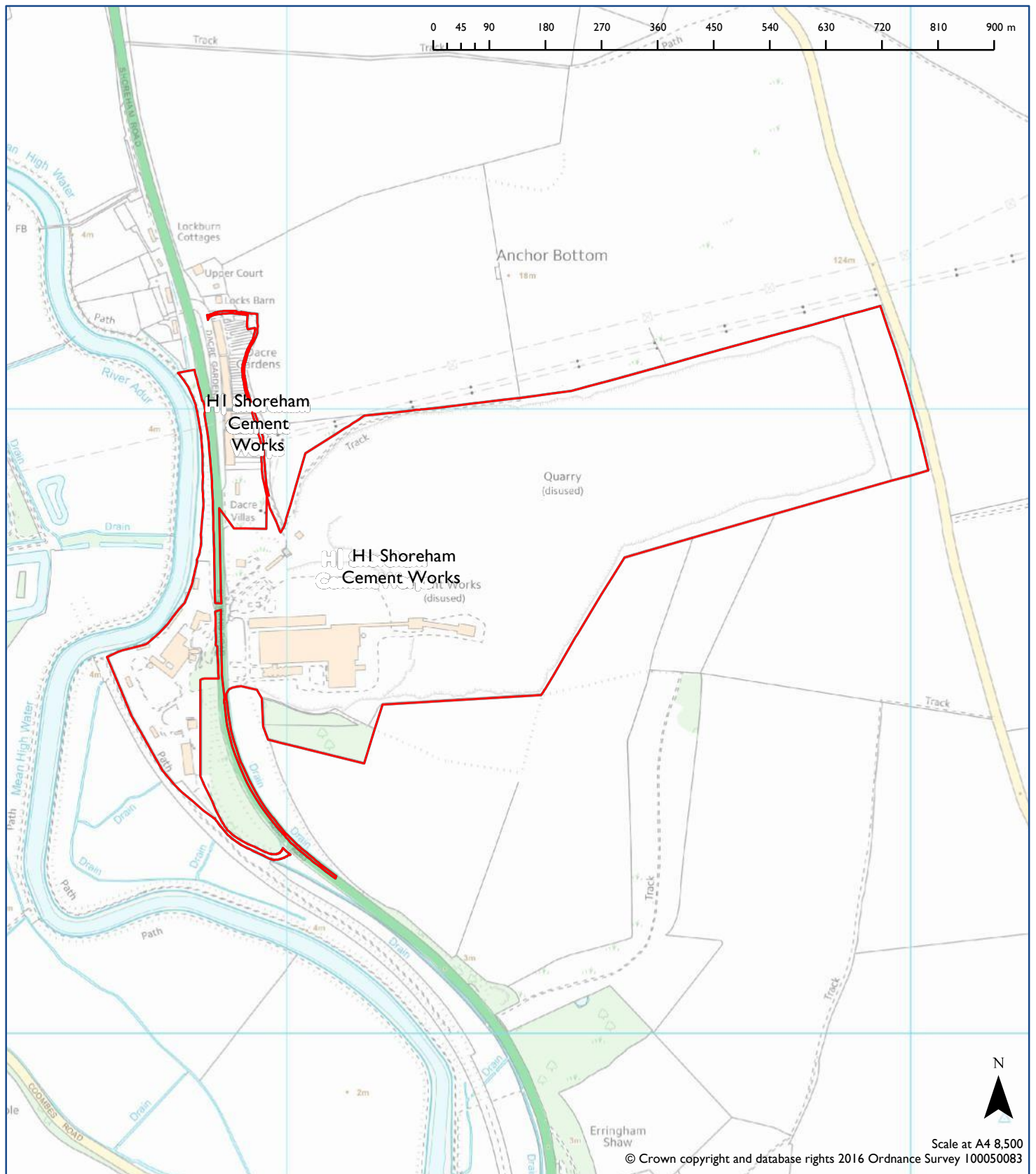


- ELR Site
- SDNPA boundary





- ELR Site
- SDNPA boundary

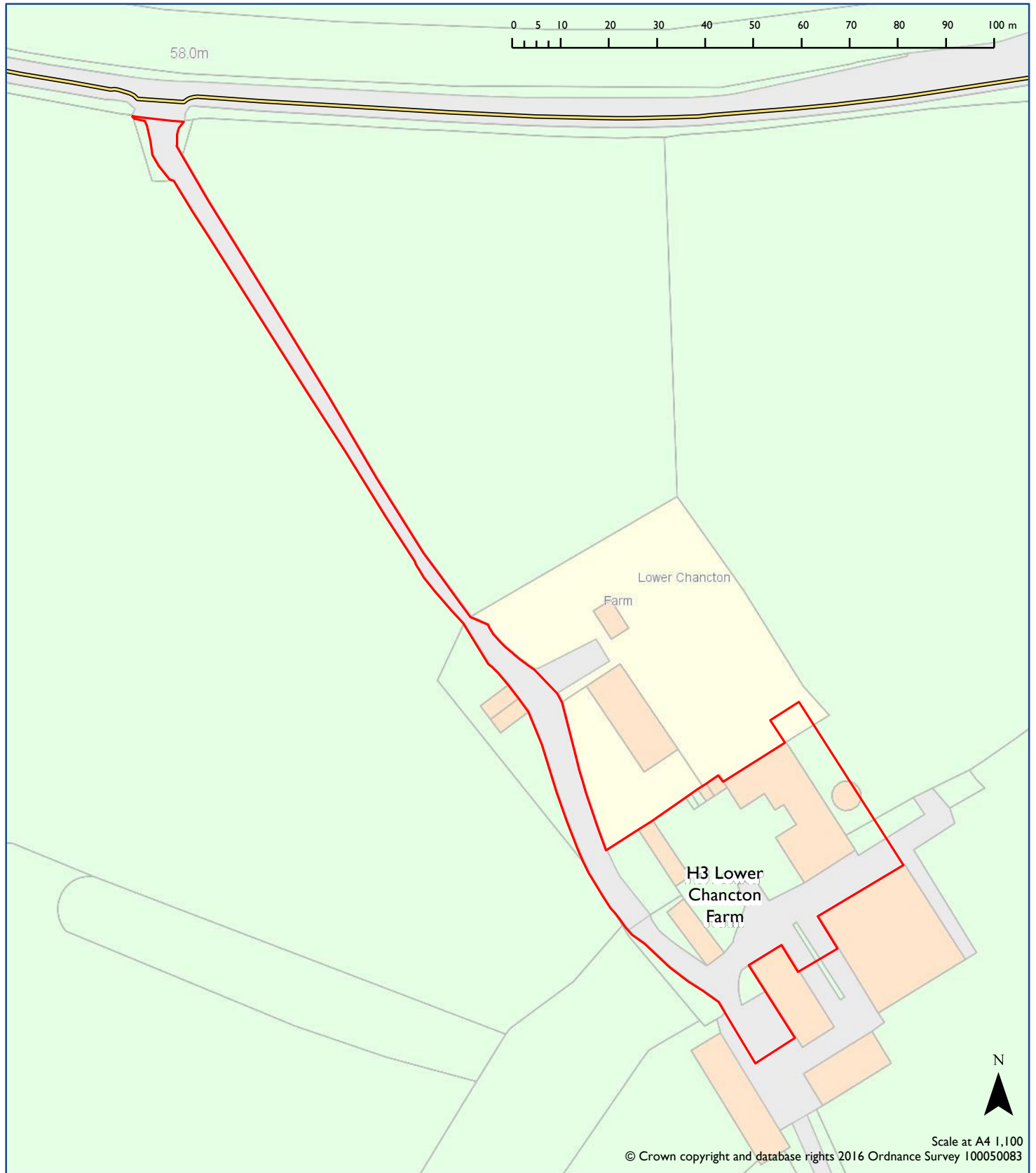


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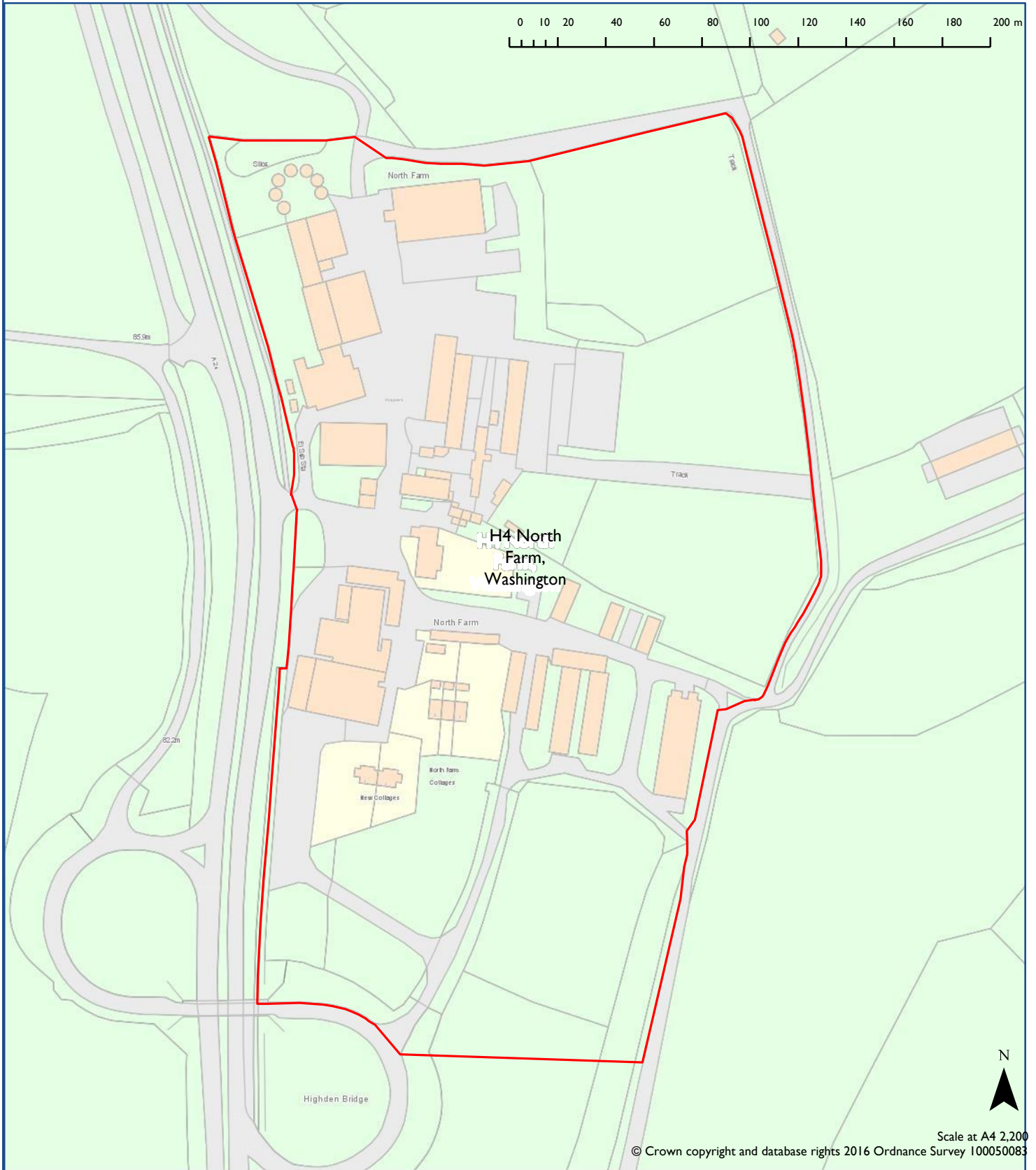




- ELR Site
- SDNPA boundary

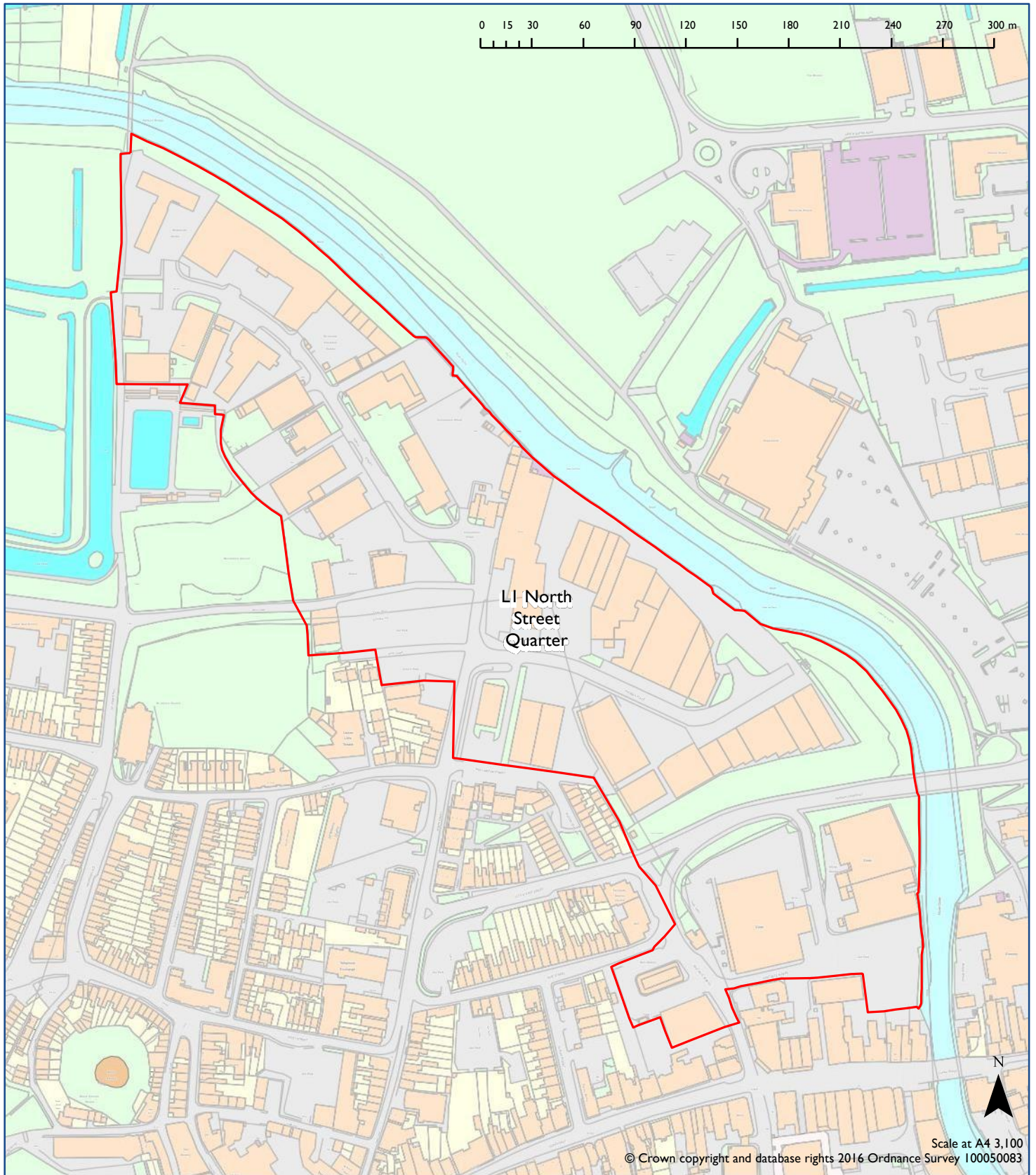


- ELR Site
- SDNPA boundary



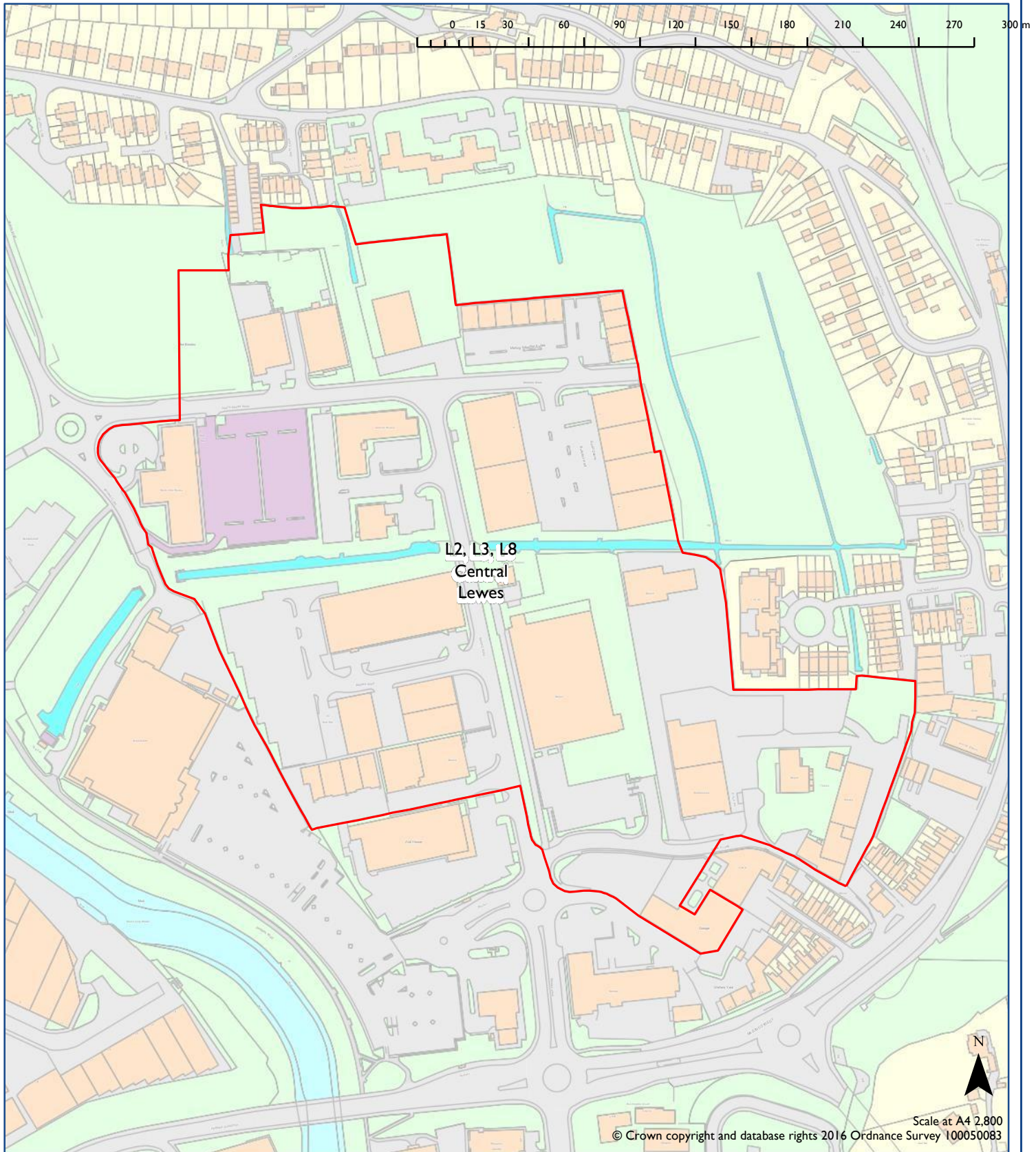
- ELR Site
- SDNPA boundary





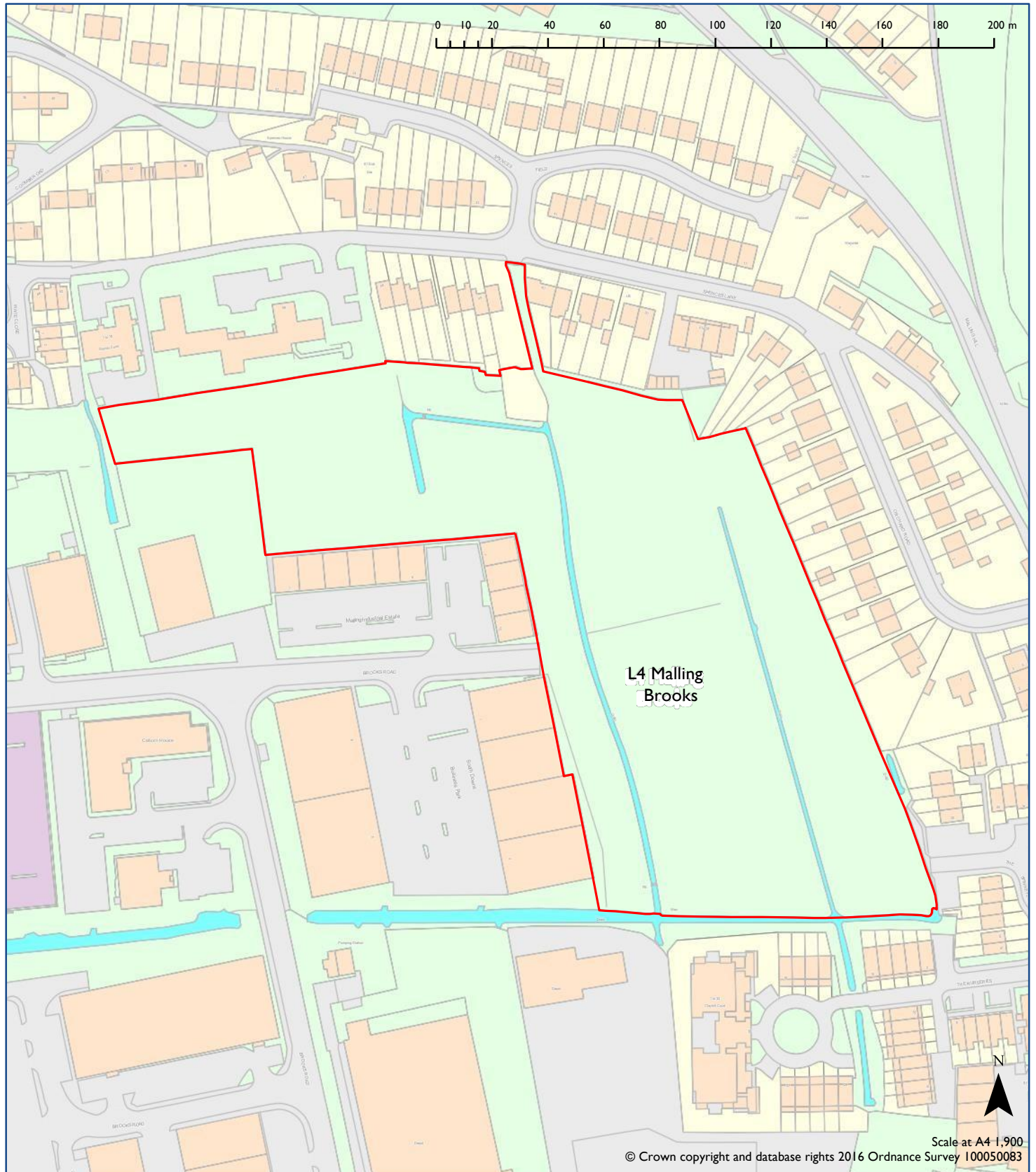
- ELR Site
- SDNPA boundary





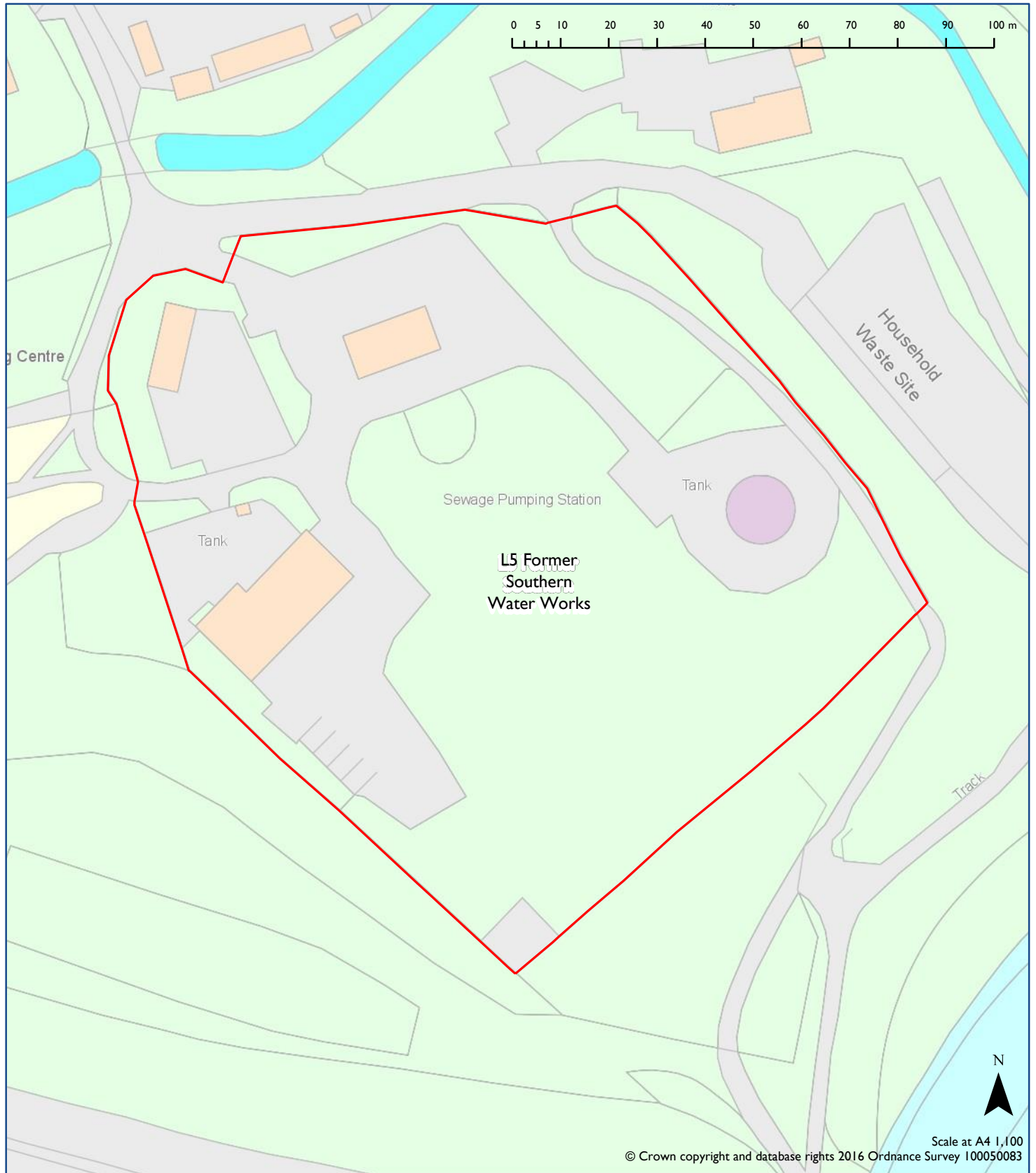
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- SDNPA boundary

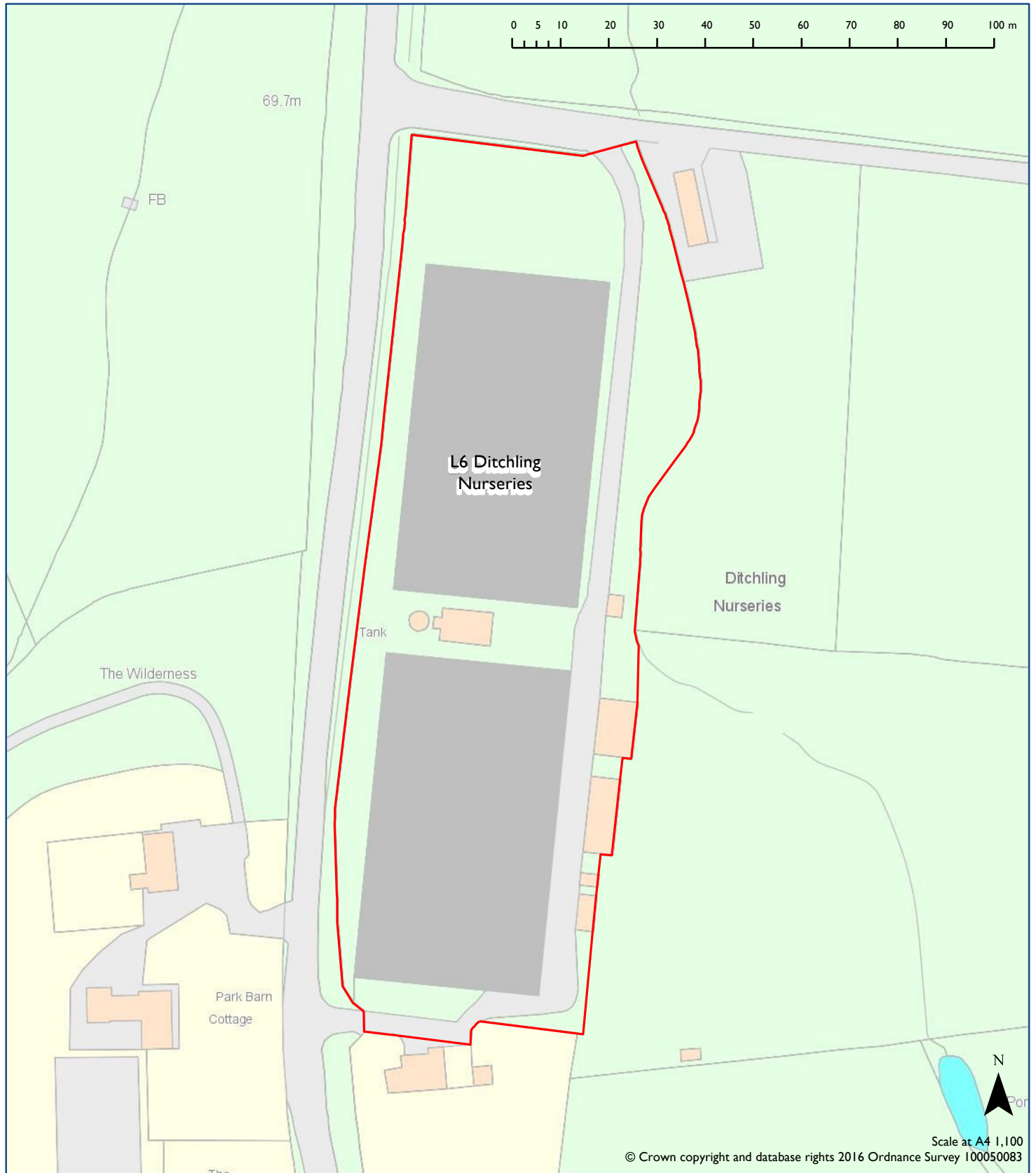




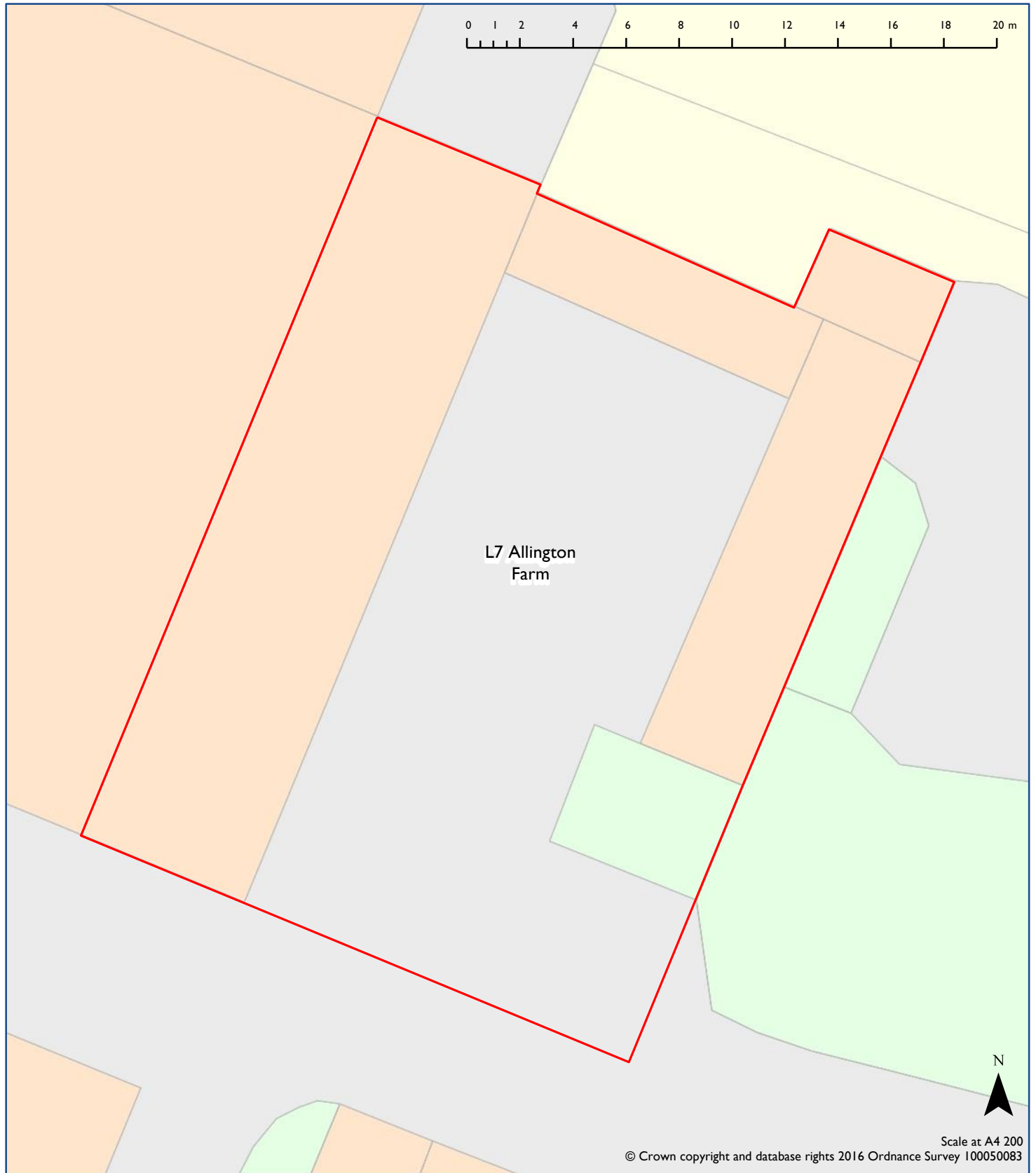
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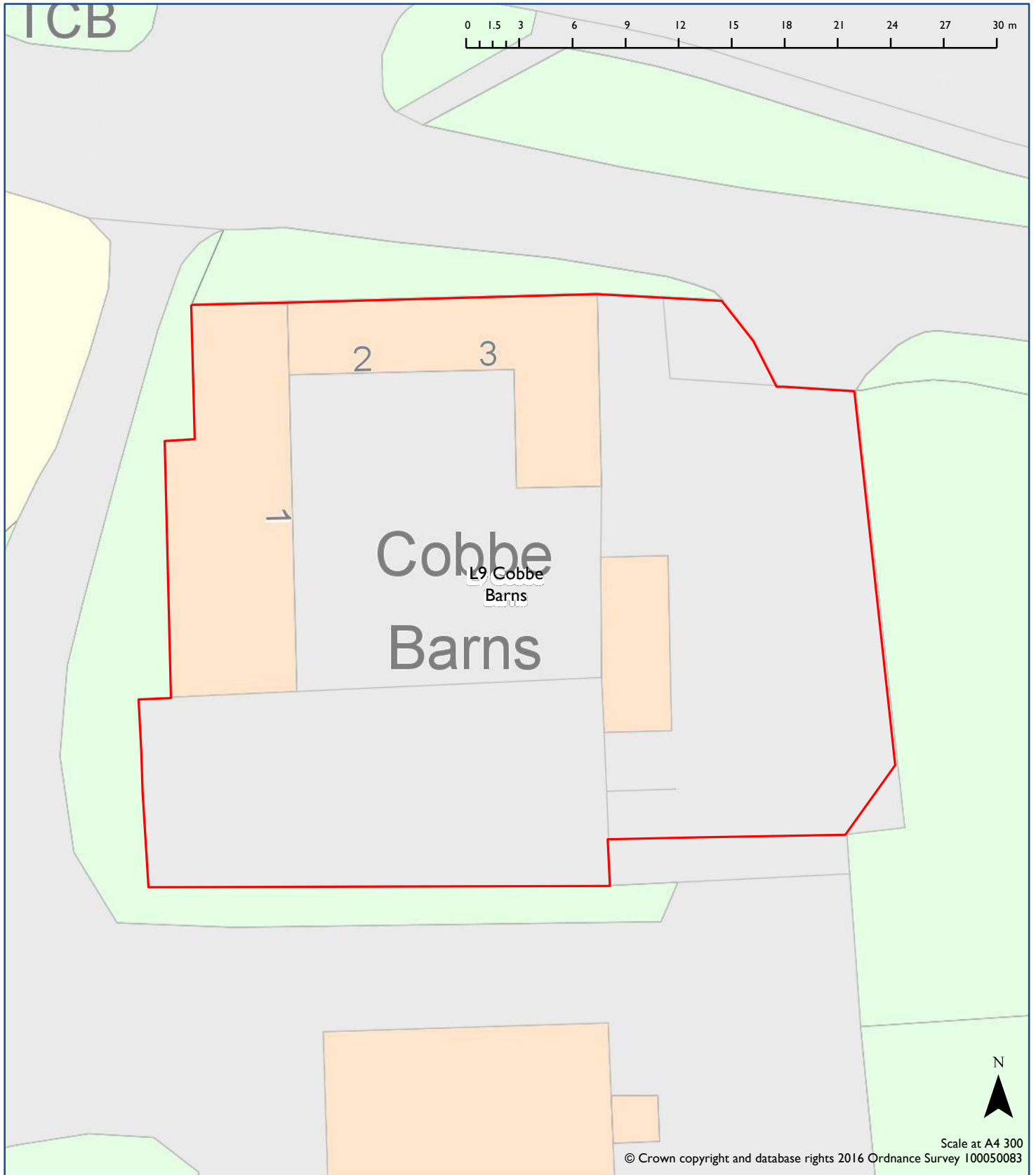




- ELR Site
- SDNPA boundary

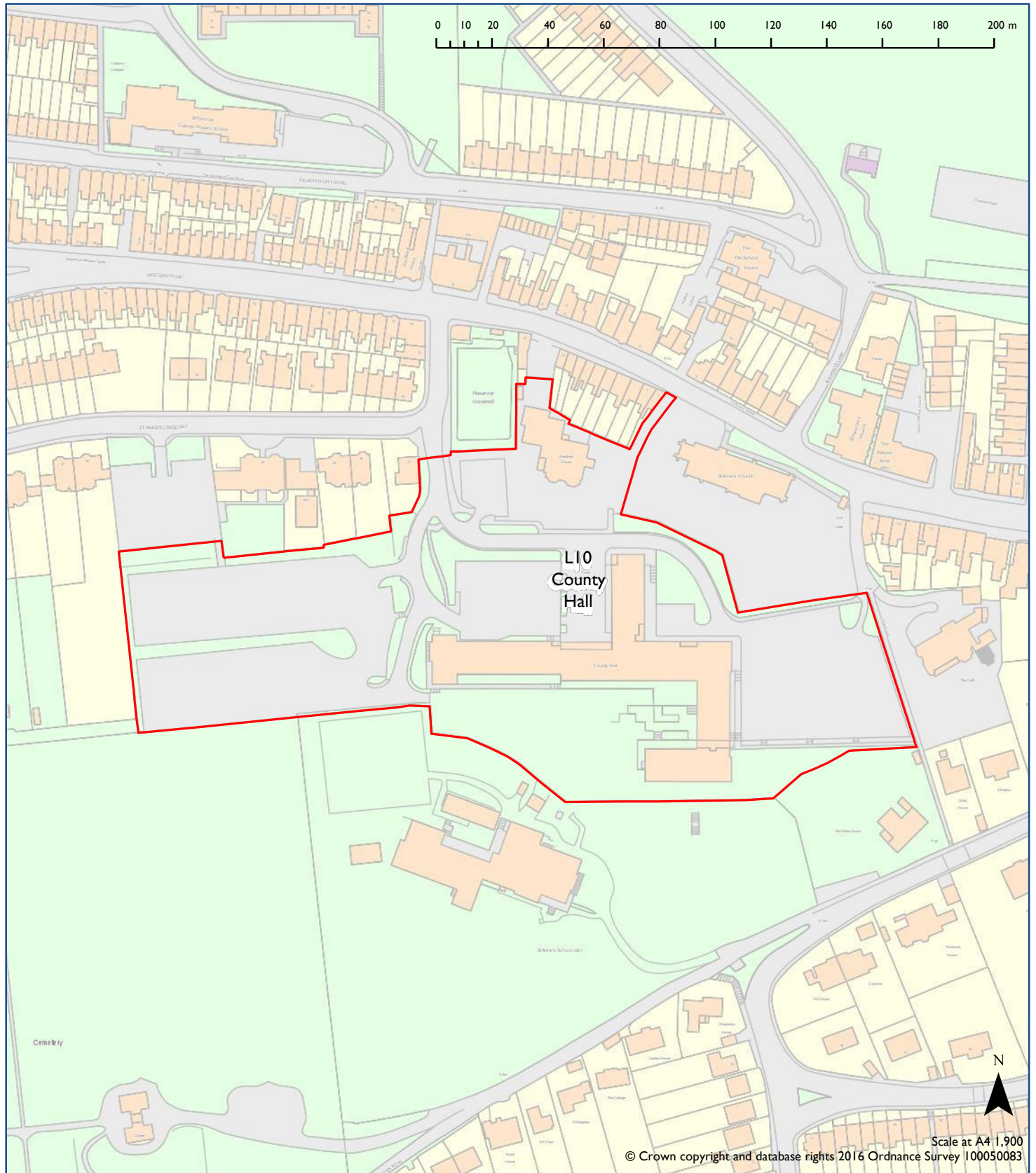


-  ELR Site
-  SDNPA boundary

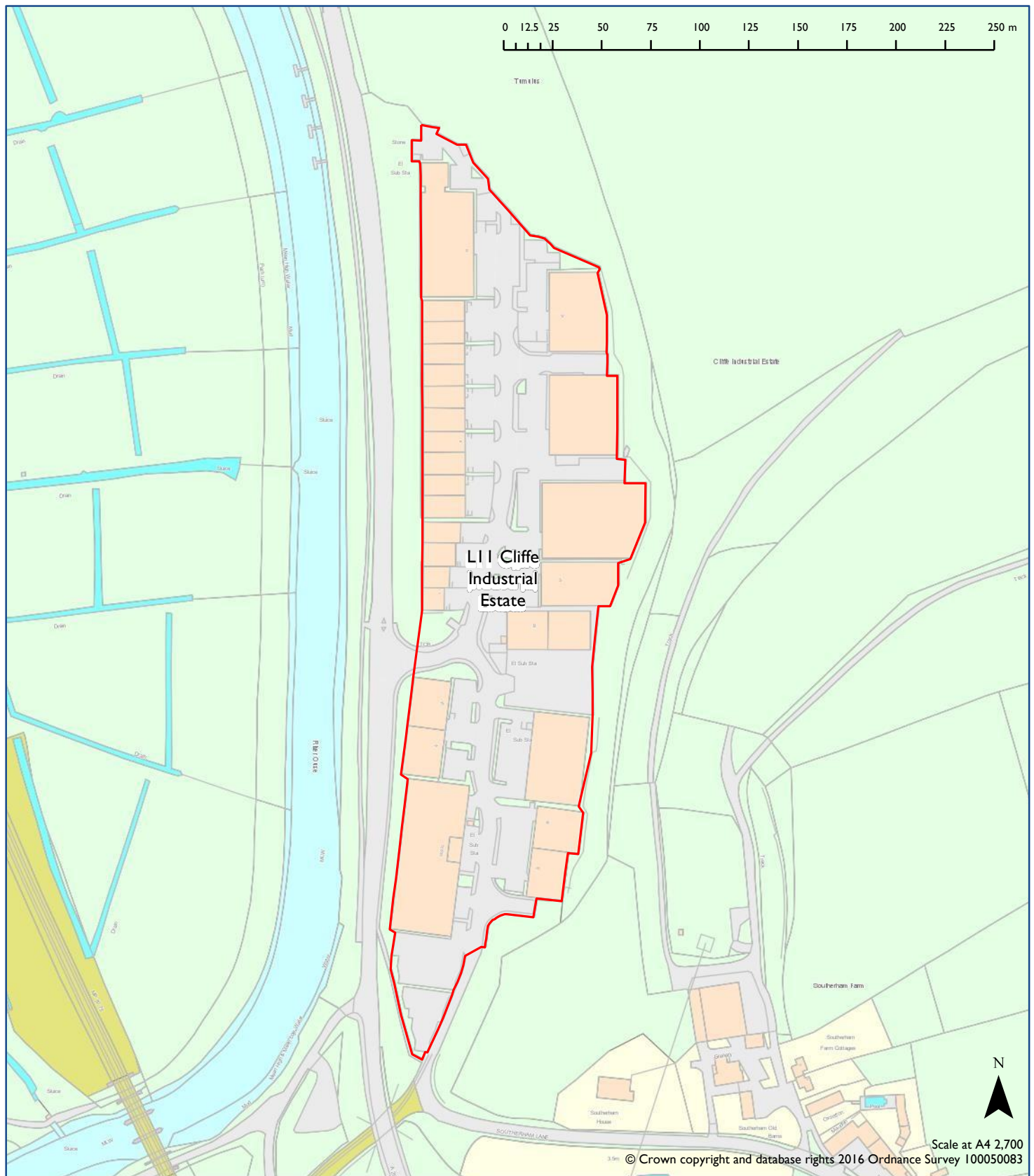



- ELR Site
- SDNPA boundary






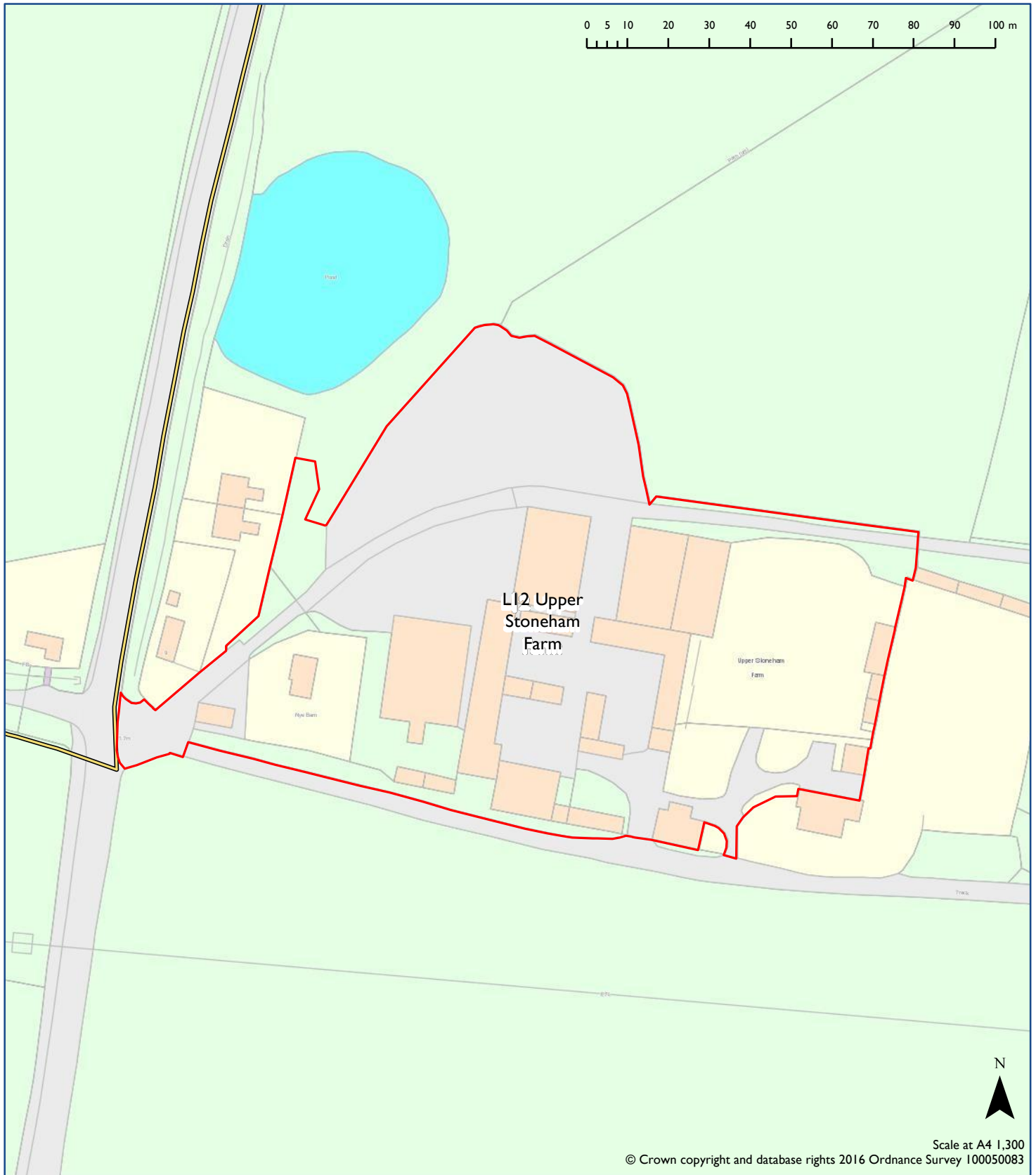
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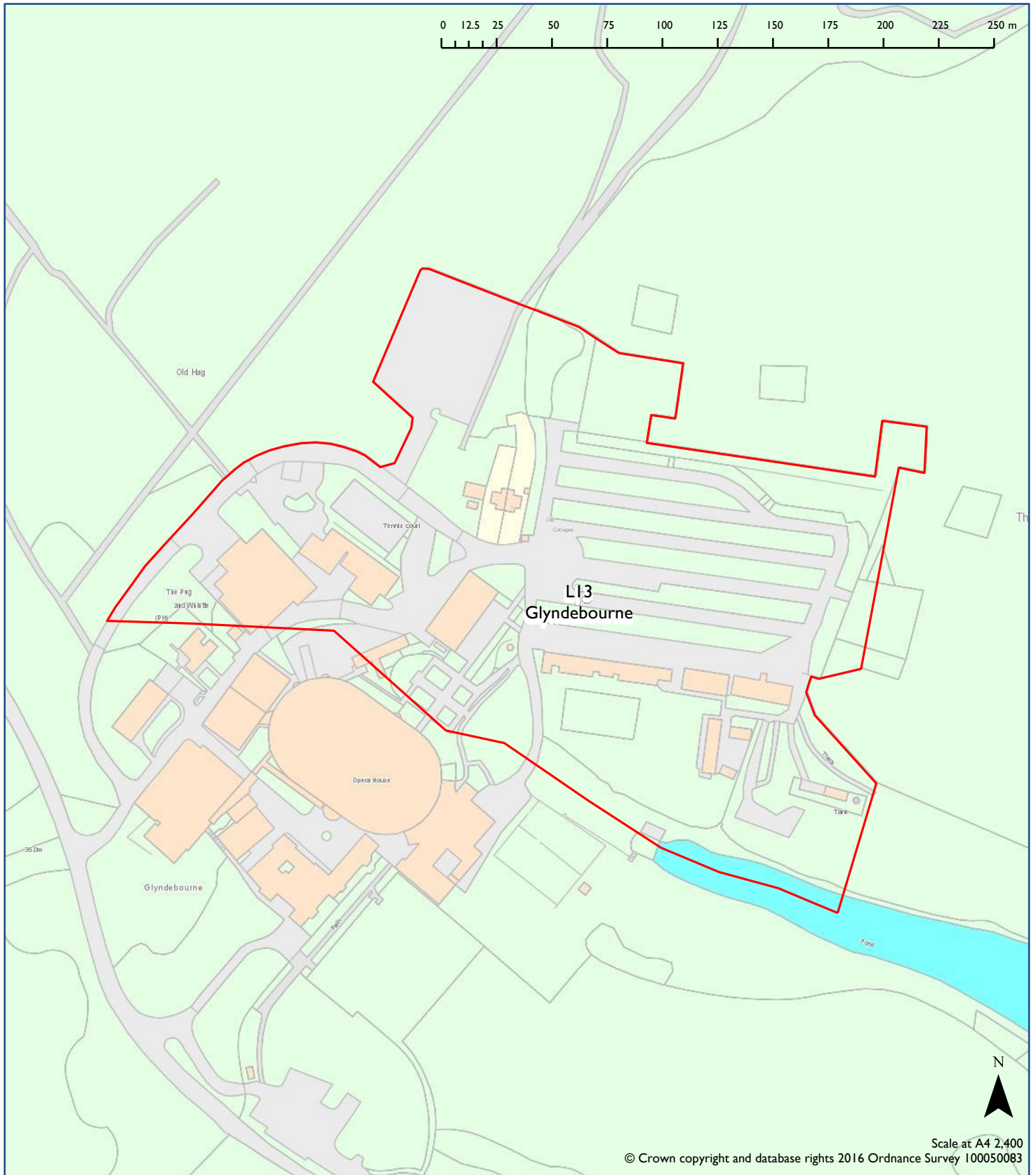
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 SDNPA boundary

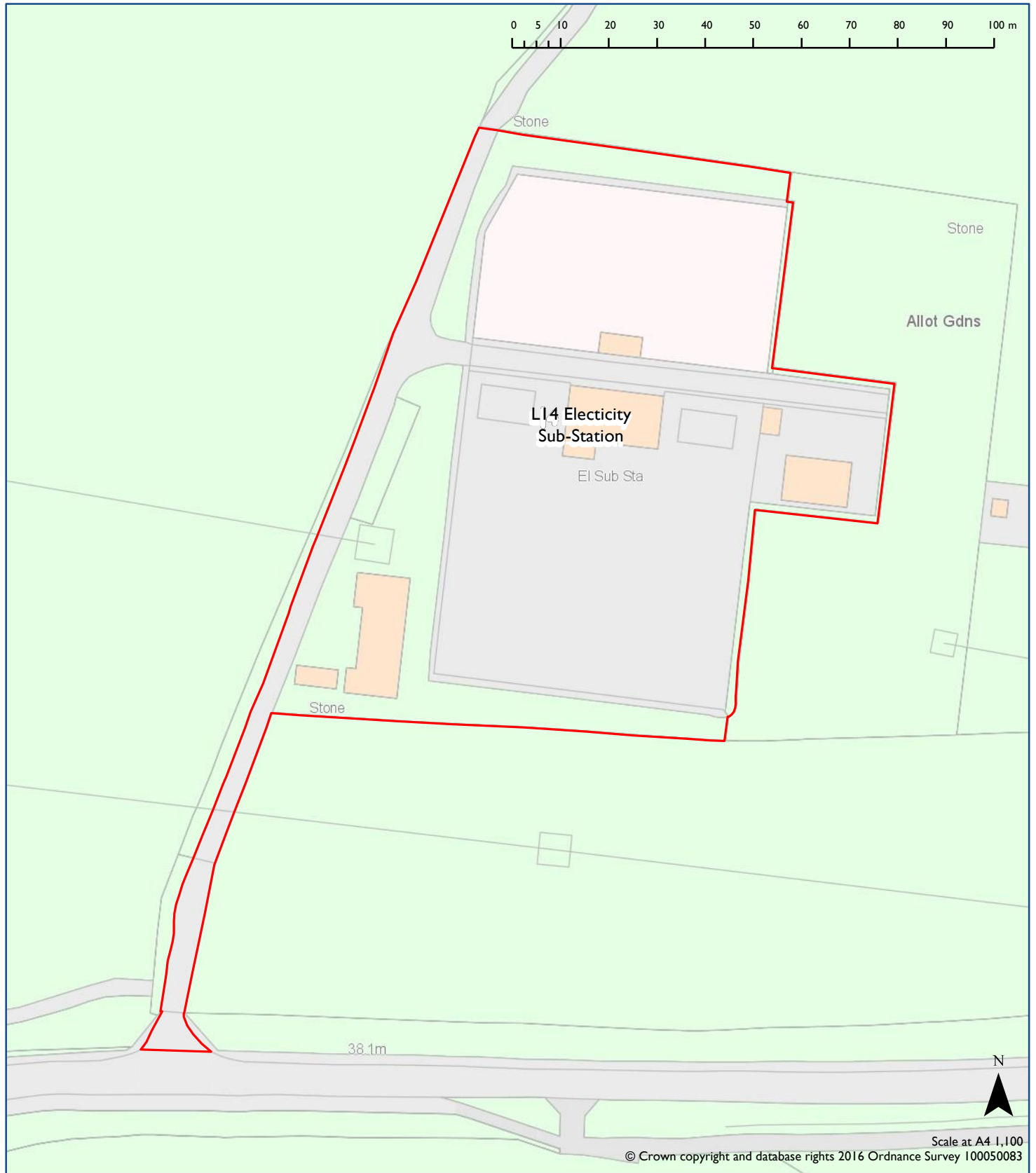




- ELR Site
- SDNPA boundary

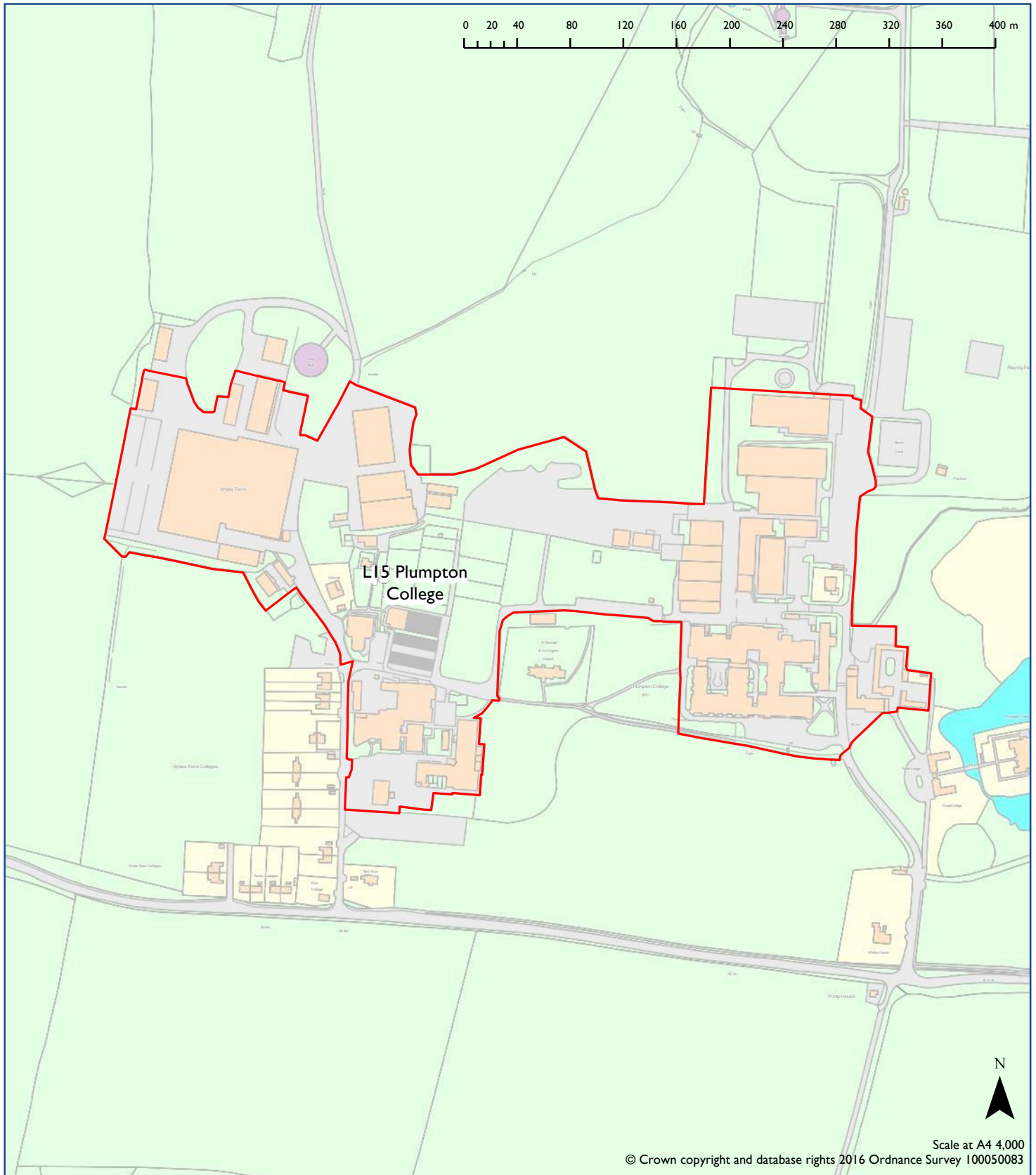


- ELR Site
- SDNPA boundary



- ELR Site
- SDNPA boundary

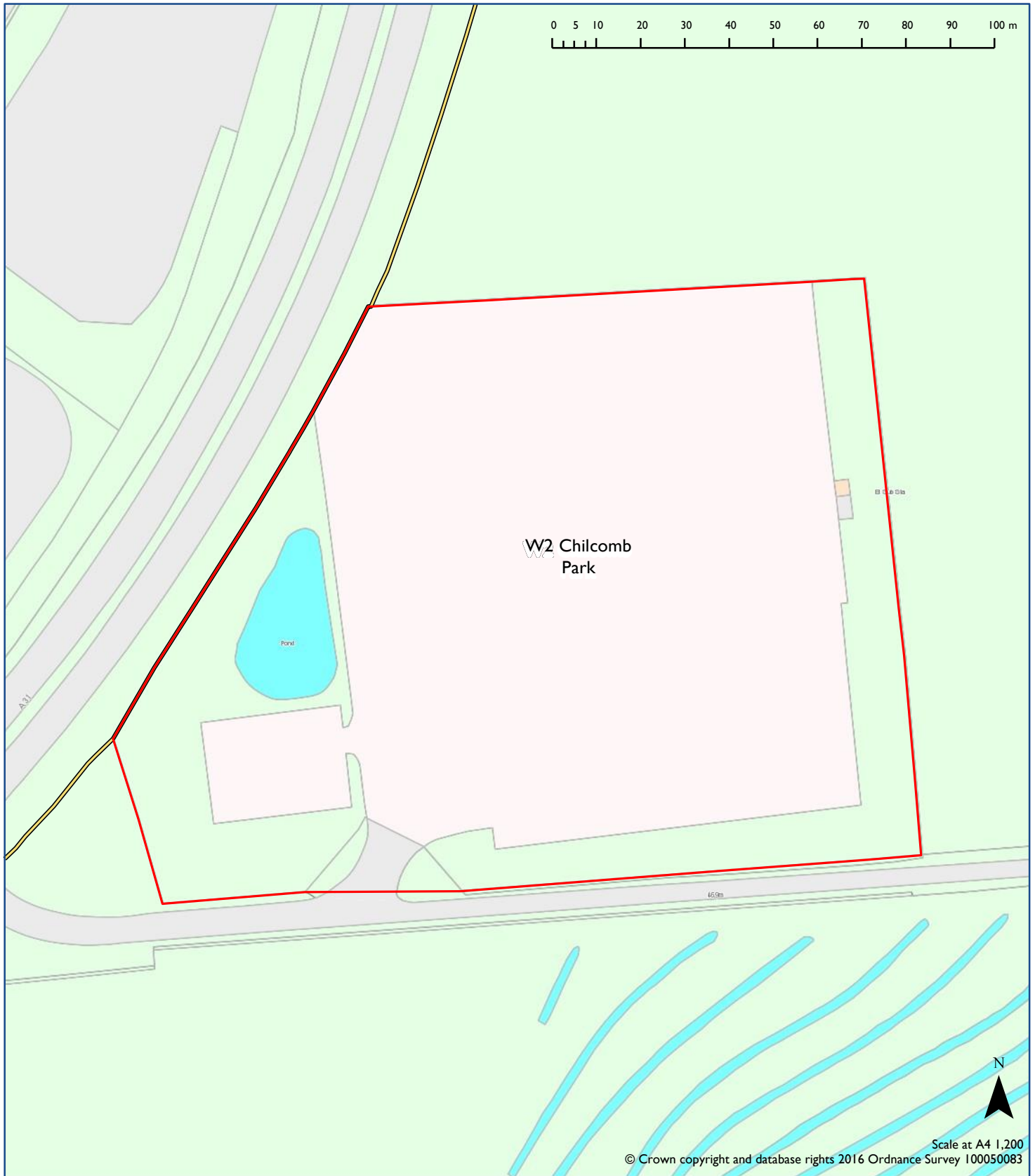




- ELR Site
- SDNPA boundary



- ELR Site
- SDNPA boundary

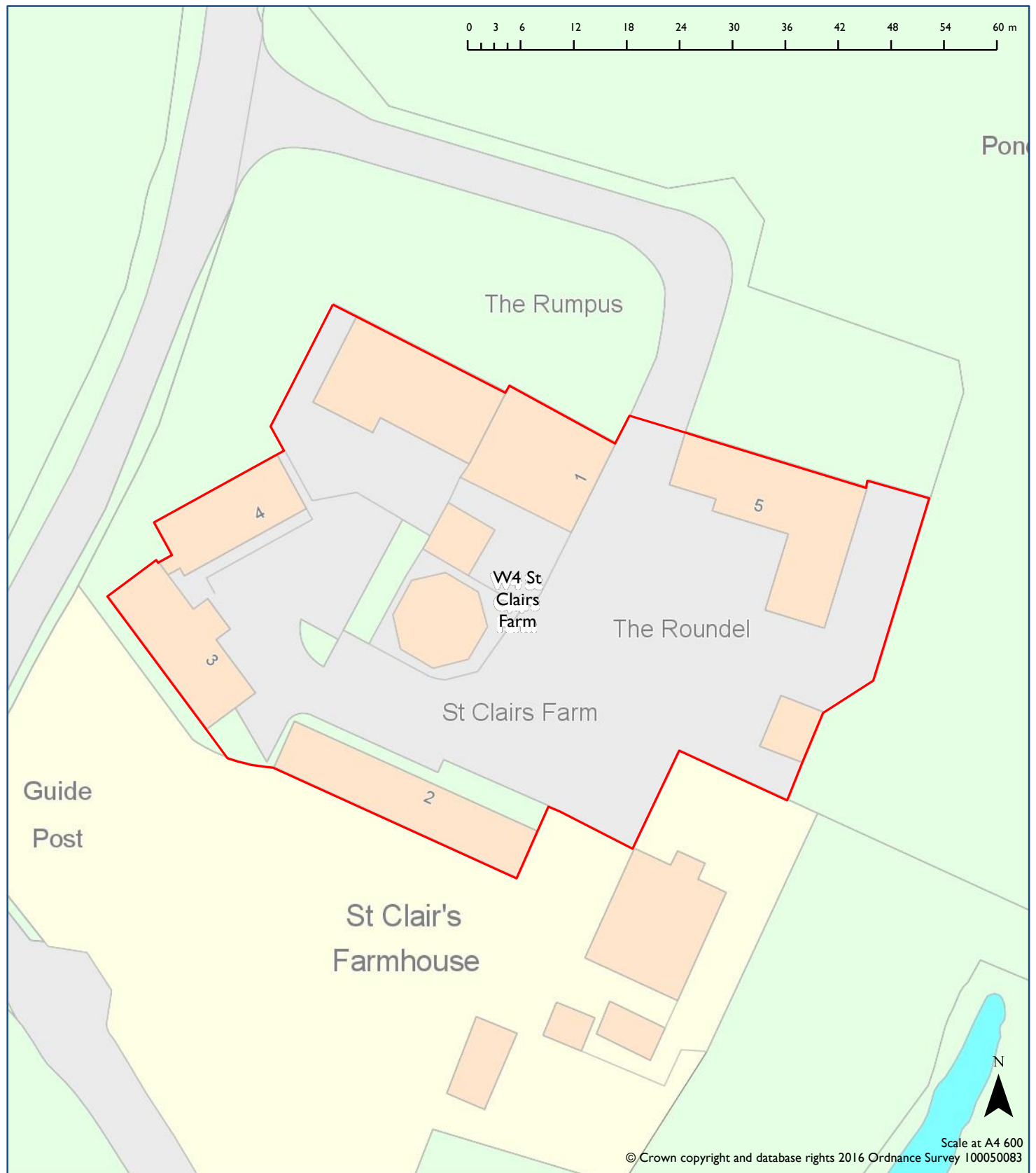


- ELR Site
- SDNPA boundary



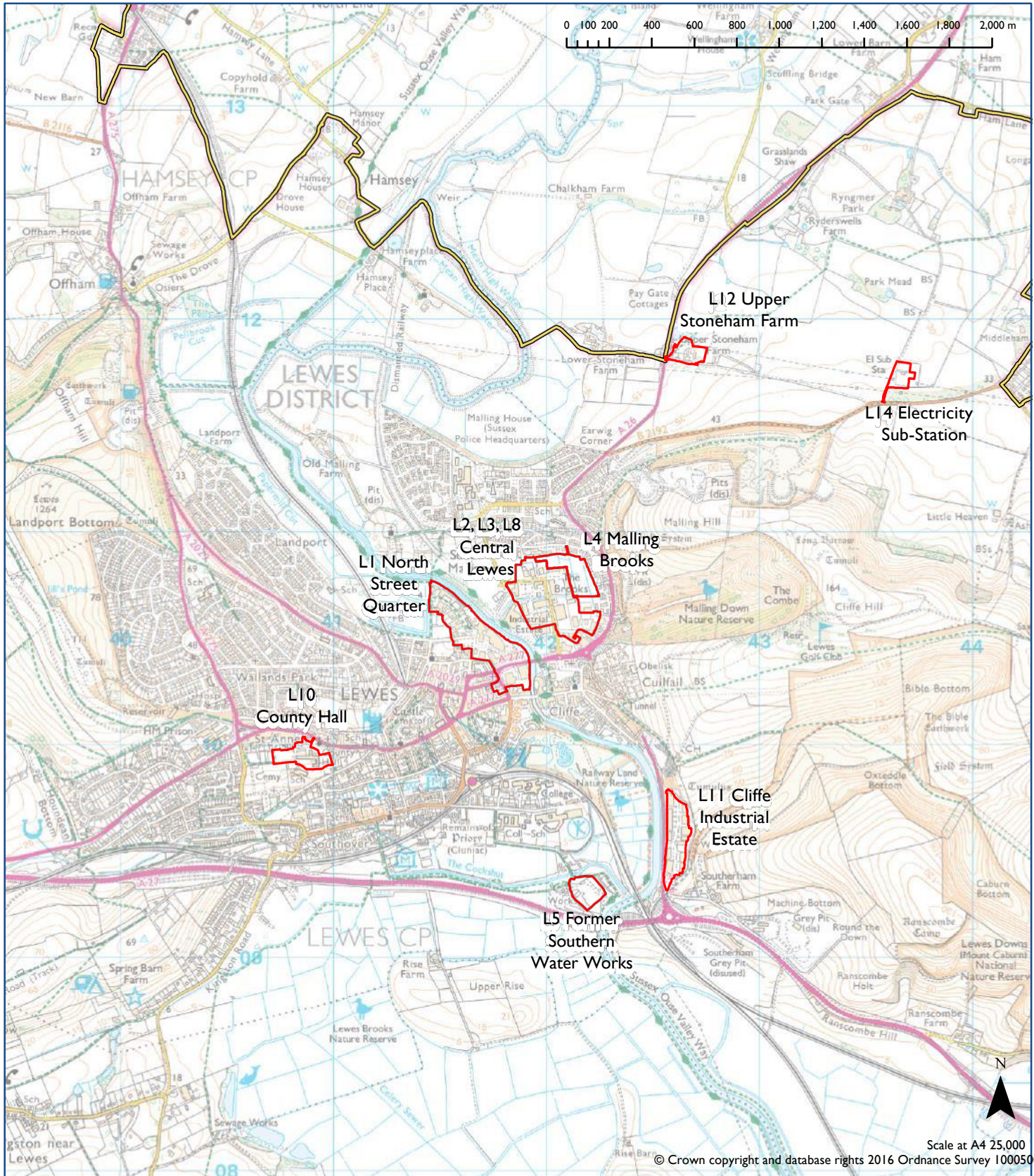


- ELR Site
- SDNPA boundary

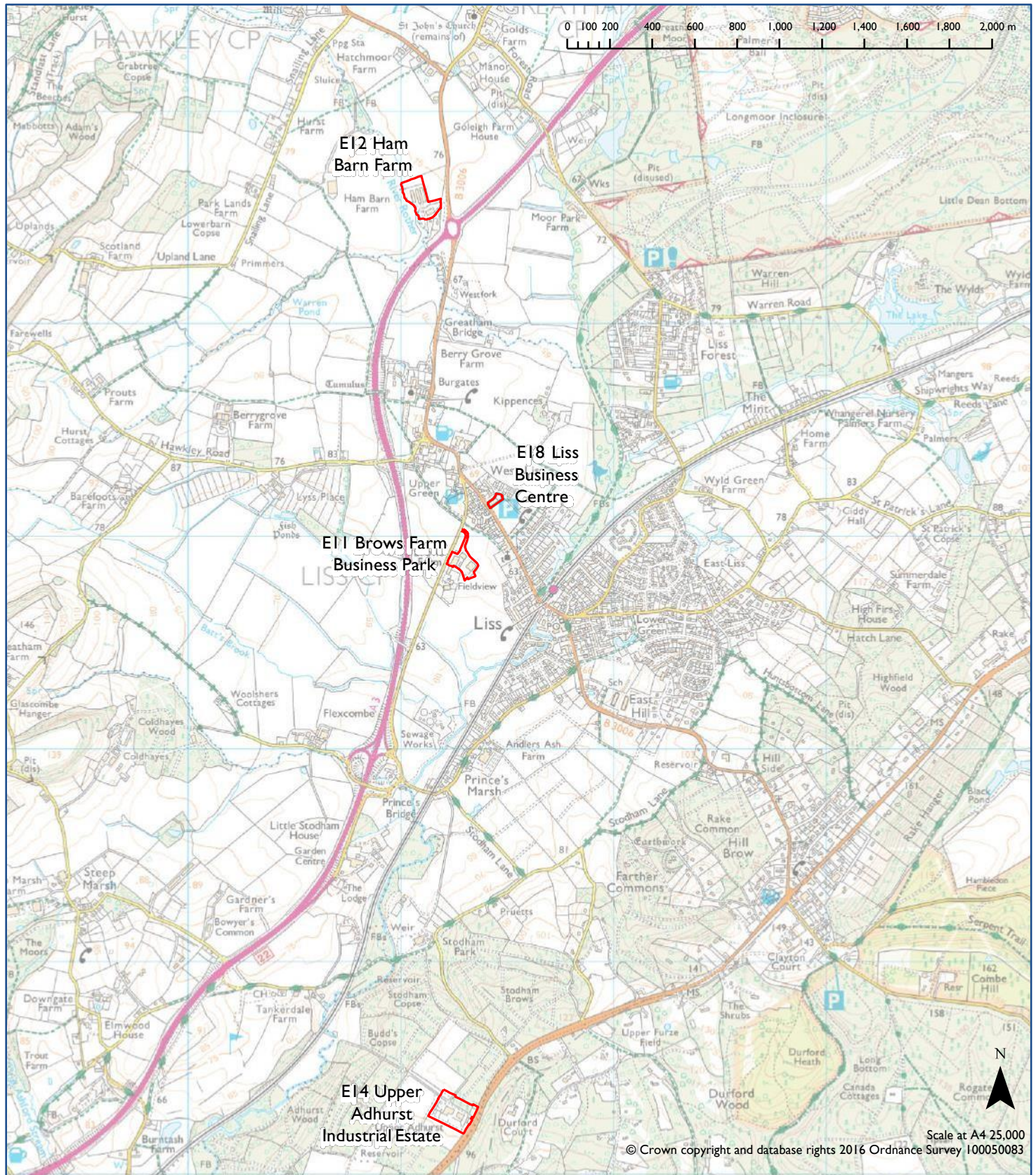


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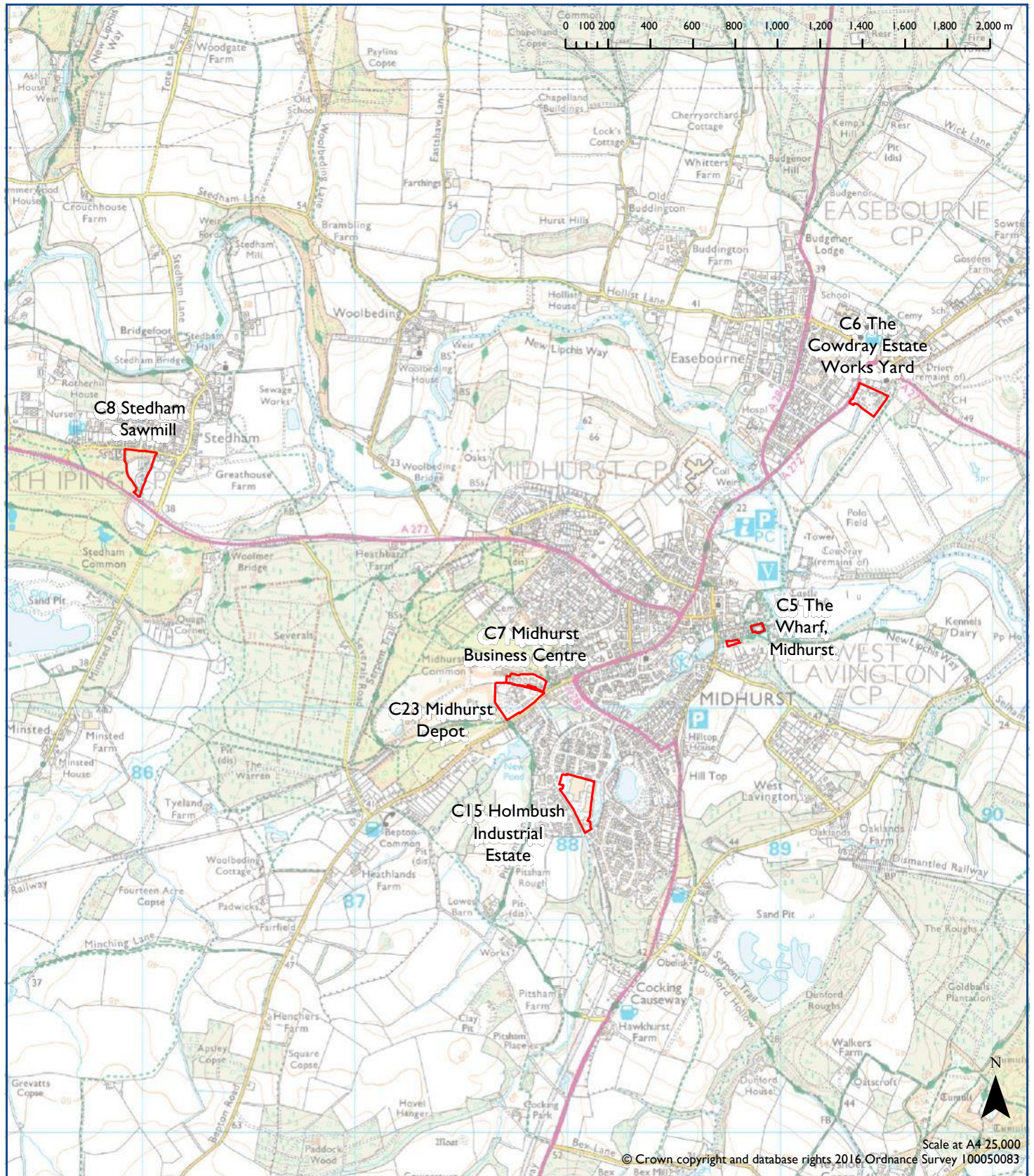






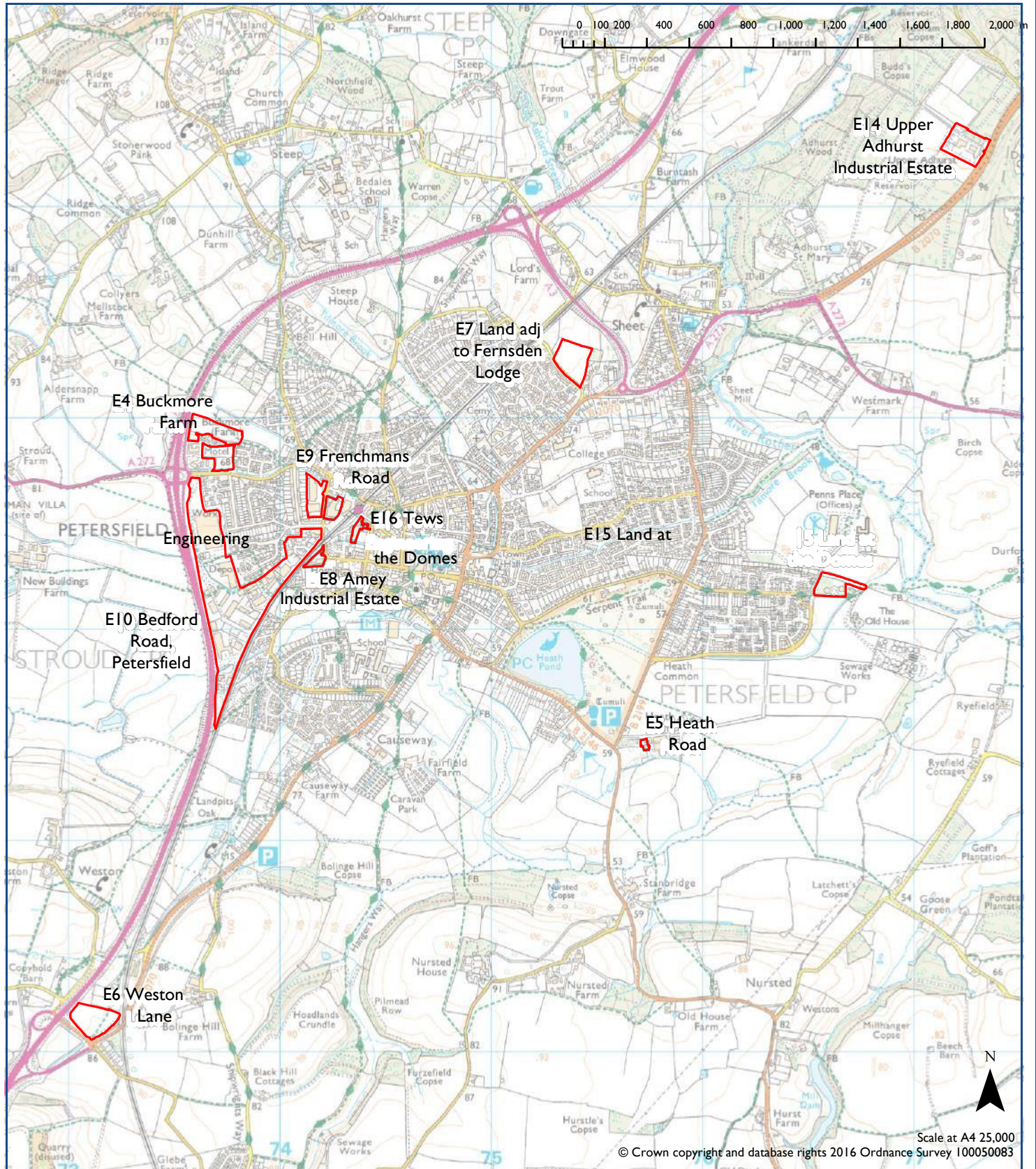






- ELR Site
- SDNPA boundary

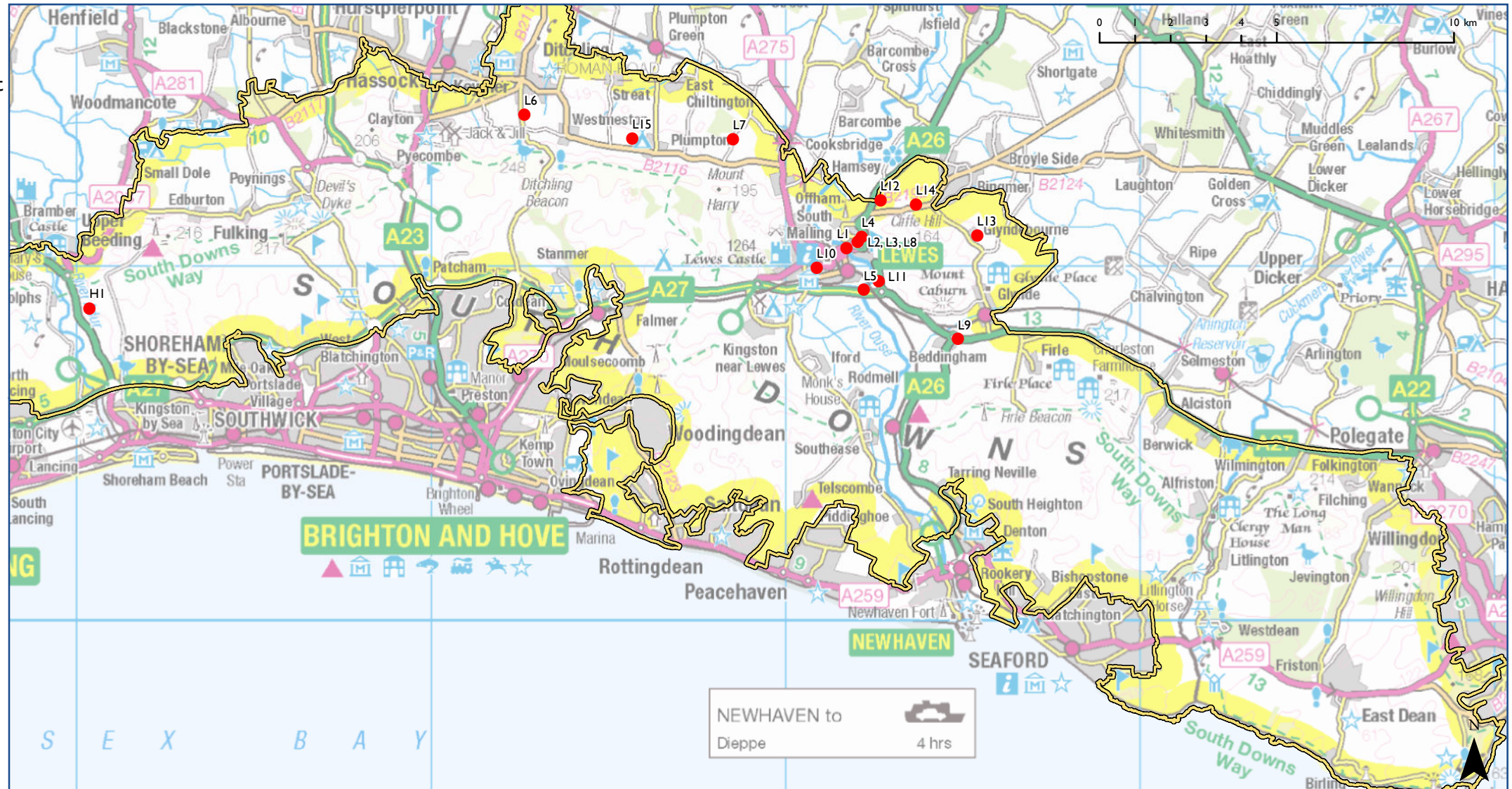






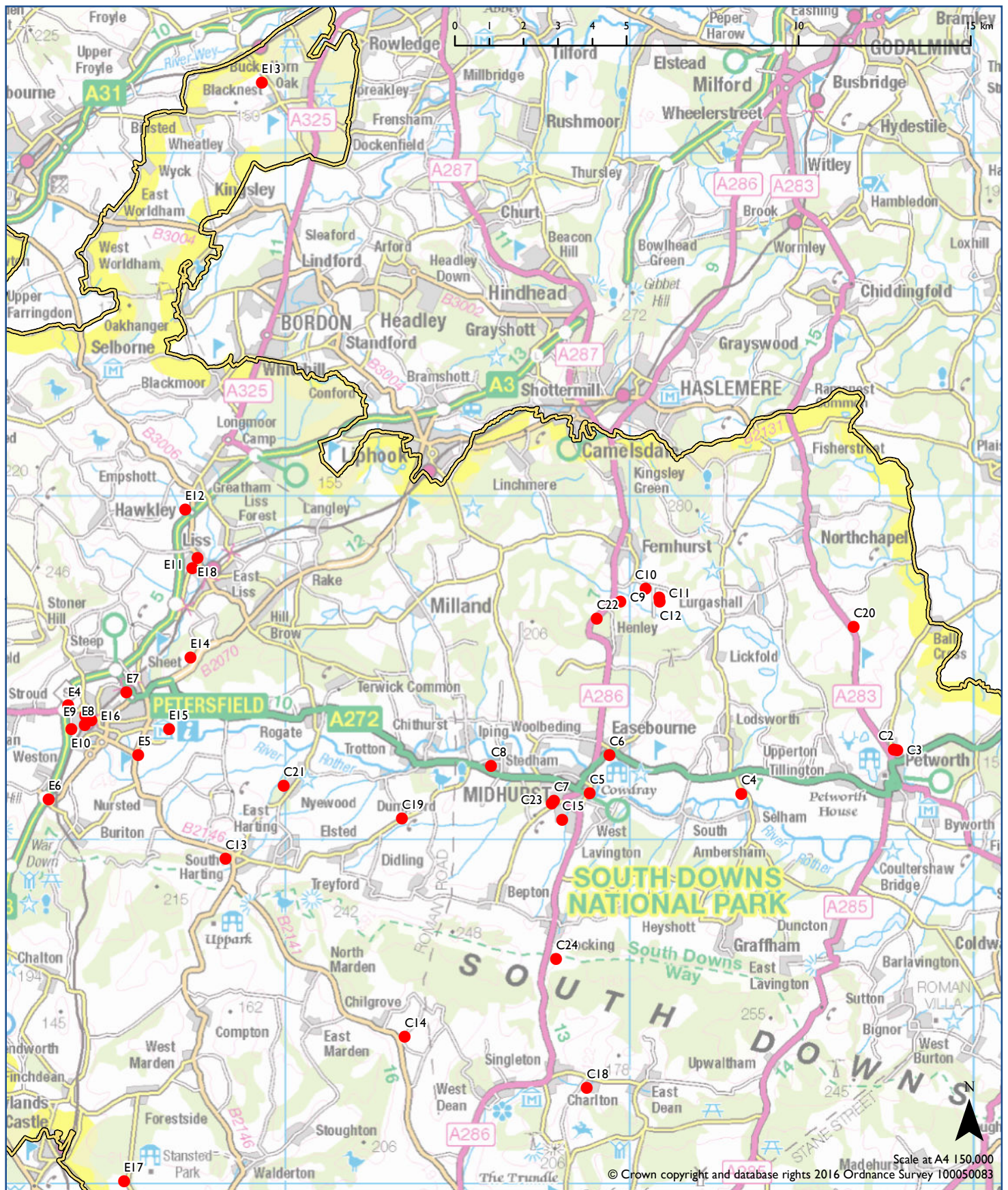
# Employment Land Review Sites

## East



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- SDNPA boundary



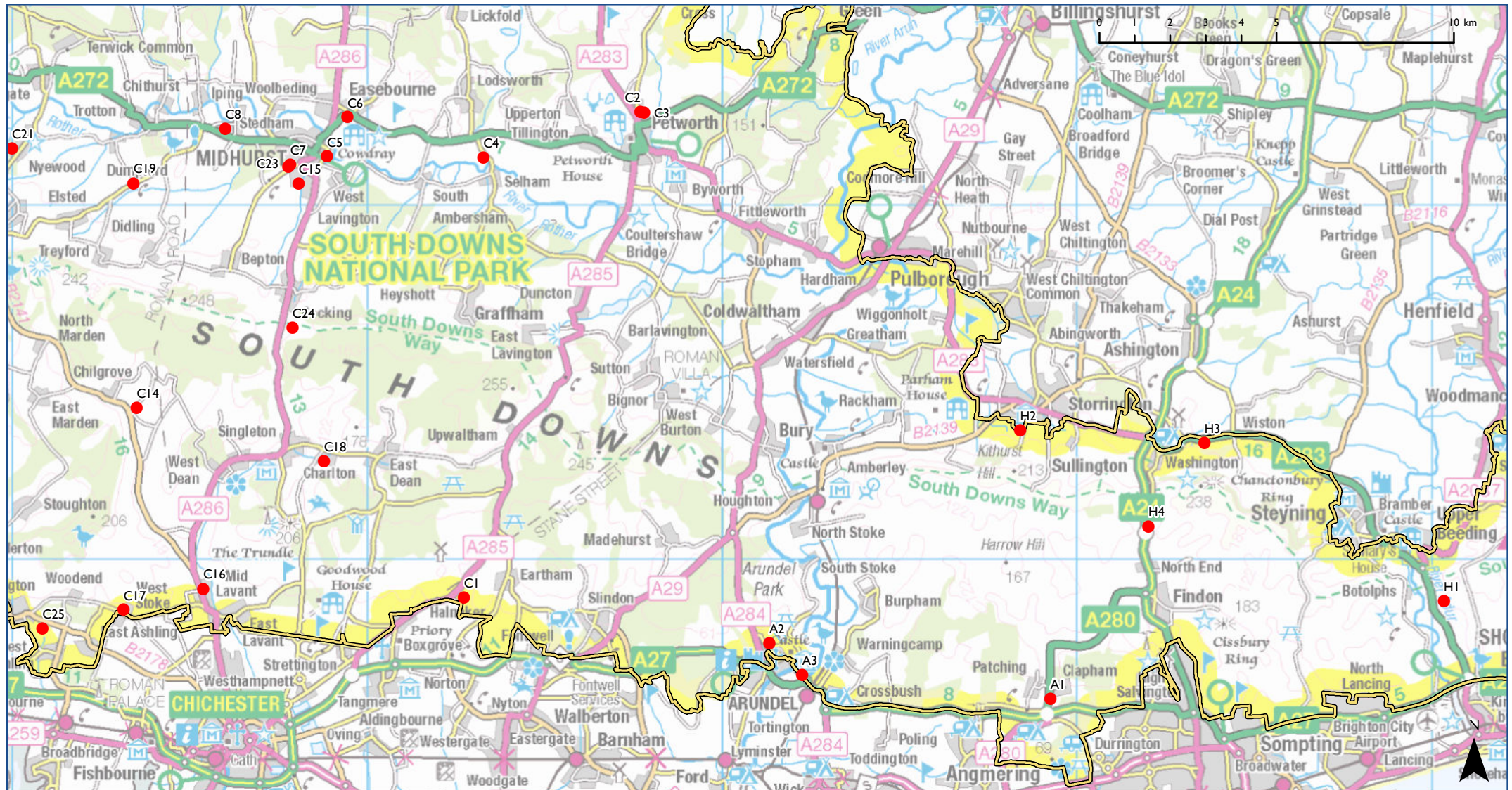


● ELR Site Location

□ SDNPA boundary



# Employment Land Review Sites South East Central



● ELR Site Location

SDNPA boundary





● ELR Site Location

SDNPA boundary