

## **Appendix 3**

# **Assessment of Employment Sites for Housing**



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## Appendix 3

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
2	Exchange House	Hindhead Road		Haslemere	Amber	Small site, current use B1. Potential of site depends on Hindhead redevelopment.
12	Woolmead House	Woolmead House	Bear Lane	Farnham	Amber	Purpose built offices - part of mixed use development. Redevelopment not likely to be piecemeal. Could have potential for mixed use redevelopment if looking at Woolmead as a whole.
15	St. Stephen's House	Dogflud Way		Farnham	Amber	Slightly older buildings. Purpose built offices, evidence of some vacancies. Close to residential.
16	Clarendon House	62-63 Downing Street		Farnham	Amber	Slightly older buildings. Purpose built in area of mixed use, evidence of some vacancies. Close to residential.
17	St James House	East Street		Farnham	Amber	Slightly older buildings. Purpose built offices, evidence of some vacancies. Close to residential.
20	5 Mead Lane	5 Mead Lane		Farnham	Amber	Serves current use (conversion from residential to commercial). Access is not good however should not affect potential for housing use - adjacent to residential.
22	Gostry House	Union Road		Farnham	Amber	Modern purpose built office building, town centre location - not fully occupied.
26	Woolmead House East		Woolmead Walk	Farnham	Amber	Purpose built offices - part of mixed use development. Redevelopment not likely to be piecemeal. Could have potential for mixed use redevelopment if looking at Woolmead as a whole.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
27	Romans Business Park	East Street		Farnham	Amber	Mixed use, purpose built units. Mix of buildings of different age and style. Some vacancies suggest the site is not as attractive to the market - possible opportunity for redevelopment but not in a piecemeal way.
28	Romans Industrial Park	East Street		Farnham	Amber	Mixed use, purpose built units. Mix of buildings of different age and style. Some vacancies suggest the site is not as attractive to the market - possible opportunity for redevelopment but not in a piecemeal way.
34	Astra Works	Astra Works	Astra House, The Common	Cranleigh	Amber	Buildings are in use (lots of cars in car park), despite their mixed condition. Close to residential area.
35	Cranleigh Works/Old Factory Work	Cranleigh Works / Old Factory Works	The Common	Cranleigh	Amber	Buildings are in use despite their mixed condition. Close to residential area.
36	Jewson Ltd	Jewson Ltd	The Common	Cranleigh	Amber	Purpose built, modern warehouse building. Well used site. Close to village centre and residential areas.
40	Hurlands Business Park	Hurlands Close		Farnham	Amber	Quite modern, purpose built. Some vacancies - immediately adjacent to modern housing.
44	Grove Bell Industrial Estate	Wrecclesham Road		Farnham	Amber	Isolated industrial site quite close to housing. Relatively old buildings. Well occupied (only one vacancy)
47	Chapman House	Chapman House	Meadway	Haslemere	Amber	Relatively new however only average condition.
52	Preymead Industrial Estate (Farm)		Badshot Lea Road, Badshot Lea	Farnham	Amber	Access issues - crosses public footpath. Poor quality buildings / open storage. Doesn't seem to be fully occupied but hard to tell from site visit.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
55	Little Mead Industrial Estate	Little Mead Industrial Estate	Alfold Road	Cranleigh	Amber	Mixed type and size of units. Well used but in average condition. Must be viewed within the context of site 46 (Hewitts) which is located next door and has been actively promoted for housing.
59	Elm House	Shackleford Road	Elstead	Elstead	Amber	Site promoted for housing - potentially affected by flooding.
60	Tanshire House / Oak House	Shackleford Road	Elstead	Elstead	Amber	Buildings are in use but some vacancies. Site promoted for housing - potentially affected by flooding.
62	Manfield Park	Manfield Park		Cranleigh	Amber	Buildings are in good condition, and there are some vacancies.
69	Ashcombe Court	Ashcombe Court	Woolsack Way	Godalming	Amber	Mixture of buildings. Modern ones purpose built and in use. Older building has scope for redevelopment or conversion but presently occupied. In predominantly commercial area but older building lies opposite housing.
78	Bridge House & Southern House	Bridge House / Southern House	Flambard Way	Godalming	Amber	Purpose built offices but now ageing. Southern House appears vacant. Good location in predominantly commercial area adjacent to Flambard Way and Bridge Street. Flooding may constrain housing.
80	Lammas Gate	82-84 (+84a)	Meadrow	Godalming	Amber	Relatively modern purpose built offices. On main road in mixed use area although with high level of commercial. However all offices advertised as vacant and therefore may be not be attractive as offices.
82	21 Farncombe Street	21 Farncombe Street		Godalming	Amber	Site in good location in mixed use area with high levels of commercial that makes up Farncombe centre. Site split into two. Older frontage building onto Farncombe Street and purpose built warehousing to rear accessed from Owen Road which would be difficult to re use for other employment use.
83	Builders Yard, Cleveland Place	Cleveland Place	Farncombe Street	Godalming	Amber	Site split into three parts including older ramshackle buildings connected with joinery, tool hire centre and commercial offices. Surrounded by residential and together all three sites could have potential. However all occupied.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
90	The Works	The Works	Petworth Road	Witley	Amber	Site currently in use. Relatively old style buildings - in poor condition.
91	Depot Witley Station	Depot	Station Approach	Witley	Amber	Site in use, village location. Doesn't appear to be suited to more modern business uses.
93	Langham Park	Langham Park	Catteshall Lane	Godalming	Amber	Site adjacent to Sainsbury and the site that already has got planning permission for affordable housing. Site lies in predominantly commercial area. Site is a mixture of older and modern purpose industrial buildings.
97	Woodside Park Industrial Estate	Woodside Park Industrial Estate	Catteshall Lane	Godalming	Amber	Mix of different types, style and size of premises arranged in an unplanned way providing accommodation for a variety of different business use including those not B Class. Adjacent to residential and the boundary to green belt (hardstanding outside settlement). Will require redevelopment to upgrade quality. Low grade premises but nearly fully occupied.
98	Coombers Ltd (Sawmills)	Coomber Ltd	Bell Road	Haslemere	Amber	Builders merchant actively used.
100	Chuter Hills Coachworks	Chuter Hills Coachworks Ltd	Critchmere Lane	Haslemere	Amber	Could potentially be a good location for housing if employment use no longer needed, as it is situated in a residential area. The current buildings are not well suited to modern business use.
101	Longdene House	Longdene House	Hedgehog Lane	Haslemere	Amber	Appears to be well used office accommodation. If there was ever consideration of alternative use it could convert back to residential (flats).
103	Old Ewhurst Brickworks	Horsham Lane	Ewhurst	Ewhurst	Amber	Subject to planning history - WA/2009/1610 SCC Full Permission for Consultation on a County Matter for an application for a Certificate of Lawfulness under Section 191 for the use of buildings ancillary to motor salvage contractor's depot, including use of buildings for offices, staff restroom and for storage of damaged and un-damaged motor vehicles and use of land for storage of damaged and un-damaged motor vehicles and staff and visitor car parking.
106	Rushmoor Garage	Tilford Road	Rushmoor	Frensham	Amber	Actively used - mixture of uses.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
107	The Dairy	40 Weydon Lane		Farnham	Amber	Current active use, buildings very specific to use. Surrounded by residential.
112	Jewsons	Jewsons	2 Chalk Road	Godalming	Amber	Site on old railway currently used as builders merchants. Premises purpose built. However, site now surrounded by residential properties.
114	Stonebridge House	Stonebridge House/Catteshall Mill	Catteshall Lane	Godalming	Amber	Mill buildings already converted to mixed use development including surgery, housing and offices. If no longer needed for employment office buildings could be capable of conversion into housing. However, buildings are occupied.
116	Factory, Wrecclesham Rd/River Lane	Wrecclesham Road/River Lane	Wrecclesham	Farnham	Amber	Partly vacant - raises questions about market attractiveness. New, purpose built for office use.
117	Garage	13 Guildford Road		Farnham	Amber	Still in use - surrounded by residential.
118	WBC Depot (& others)	Guildford Road		Farnham	Amber	Well used site - no recent planning history for any redevelopment. Would need to consult with county for any redevelopment plans.
120	Bridge House	South Street		Farnham	Amber	Purpose built office - small site, some vacancies. Adjoined by residential.
127	The Old Sand Pit	River Lane	Farnham	Farnham	Amber	Well suited for current use.
129	Lampton Court	Arthur Road / 16-20 Firgrove Hill		Farnham	Amber	Similar to Grovebell Industrial site. Potentially suitable for residential if no longer needed for employment.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
131	Lakeview Business Centre	Lakeview Business Centre	103 Lower Weybourne Lane, Badshot Lea	Farnham	Amber	Currently largely used site - buildings not very modern, ageing condition. Limited longer term use, adjacent to residential.
134	SCC Highways Depot	Petworth Road		Witley	Amber	Potentially an amber site - need to check history with SCC.
136	Dunsfold Aerodrome	Stovolds Hill			Amber	Well used employment site. Isolated location.
138	Gastonia Coaches, Gaston Garage	Guildford Road		Cranleigh	Amber	Behind Manfield Park (site 62). Appeared to be in use, lots of coaches stored/being repaired.
139	Grantley House	Grantley House	The Common	Cranleigh	Amber	Converted residential buildings where current office use was unclear at time of site visit (August 2011).
140	Telephone Exchange	West Street		Farnham	Amber	Town centre location so could be suitable for commercial / residential. Unaware of availability, possible viability issues.
141	The Old Court House	Union Road		Farnham	Amber	Actively used, small site - adjacent to residential. Could be suitable if no longer required for office use.
142	Catteshall Manor	Catteshall Manor	Catteshall Lane	Busbridge	Amber	Isolated rural site. Formerly a large country house so conversion to housing could be appropriate if no longer needed for employment but site appears to be occupied as offices.
145	Coalyard Site off The Street	6 The Street	Wrecclisham	Farnham	Amber	Poor condition however meets the needs of the current occupiers. If site became available it could suit residential.



ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
147	Hickleys Court	Park House / Capricorn House		Farnham	Amber	Relatively modern, good location, no vacancies/availability.
150	Alfold Business Centre	Loxwood Road		Alfold	Amber	Site currently mixed use.
152	Llanaway Works	Meadrow	Godalming	Godalming	Amber	Site in good location and in predominantly residential area. However site is occupied and no evidence of availability
153	Concours Peugeot	Sturt Road	Haslemere	Haslemere	Amber	Site could be suitable for residential although adjacent to railway. However, still used and planning permission recently granted for signs.
154	Land to the rear of 36 - 41 St John's Street	Farncombe		Godalming	Amber	Site comprises of separate single and two storey buildings with large area of hardstanding for coaches. Lies within predominantly residential area although sites is adjacent to Farncombe centre. Site is occupied.
155	Nutbourne Brickworks	Roundals Lane	Hambledon	Hambledon	Amber	Got planning permission for one large country house. May be appropriate for limited residential only.

## Green

58	Weyburn Works	Federal Mogul Camshafts Ltd	Shackleford Road	Elstead	Green	Currently older style industrial units, purpose built. No recent planning history, site is currently vacant and has been since 2008. Could be suitable for residential or mixed-use development.
94	Anvil Park / Wurth House	Wurth House	Catteshall Lane	Godalming	Green	Row of small offices still occupied but Wurth house vacant since Winzer Wurth left and open area to the rear is being used for Thrifty Vehicle Hire and mobile home vans storage. Both these are suitable for housing unless a specific occupier can be found for Wurth House which is a specific purpose built building comprising of offices, warehousing and a trade counter.
95	Cranleigh Brickworks	Baynards	Rudgwick	Cranleigh	Green	Existing long-term vacant employment site with potential contamination issues. Housing would be acceptable subject to overcoming constraints (AGLV/SNCI).

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
111	Swallow Tiles Ltd	Swallow Tile Ltd	Bookhurst Hill	Cranleigh	Green	Previous employment use ceased. Could be suitable for housing if no longer needed for employment.
126	Weydon Works	Weydon Lane	Farnham	Farnham	Green	Building to the northern part of the site is vacant, and seems to have been for quite some time. There is no recent planning activity for the site.
151	Former Pennybee Showroom	St Cross Road	Farnham	Farnham	Green	Available and in mixed use area close to town centre. Application for 5 dwellings refused, partly on siting scale, massing and cramped appearance. As such site 5 is likely to be the very maximum number of dwellings but will depend on innovative design

## Red

1	Bramley Business Centre	Station Road		Bramley	Red	Good location in centre of Bramley. Site purpose built for small businesses with site manager. Appears fully occupied.
5	Weyside Park	Catteshall Lane		Godalming	Red	Modern purpose built office buildings in an industrial park setting within the commercial area of Catteshall Lane. Although some vacancies in two of the offices there is no evidence that there is no demand and site will need to be maintained as a whole.
6	Westbrook Mills	Borough Road		Godalming	Red	Purpose built office building. Although some of the floors advertised as vacant site, still used by large firms. Site is in good location for employment close to the station. Flooding Issues may constrain housing.
7	Guardian House	Guardian House	Borough Road	Godalming	Red	Small building which currently offers serviced offices. Appears fully or close to fully occupied. Good location for employment close to station. Flooding issues may constrain housing.
8	Surrey Place / Courtyard House	Surrey Place / Courtyard House	Mill Lane	Godalming	Red	Mixture of old and very modern office buildings. Some serviced offices to let but meet small business needs. Good location for employment adjacent to station in predominantly commercial area.
9	Mill Pool House/The Old Mill/River Court	Mill Lane		Godalming	Red	Modern purpose built offices and Grade II Mill building converted into small business use. Most appear occupied. Good location for employment close to station in predominantly commercial area.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
10	Friary House/Craven House	Station Road		Godalming	Red	2 separate modern purpose built offices. Friary House appears empty and both buildings advertised for let. However, site in good location close to station in predominantly commercial area.
11	Smithbrook Kilns	Smithbrook Kilns	Horsham Road	Cranleigh	Red	Successful small business site in a rural location. Well used retail, services and offices.
13	St Georges Yard		Castle Street	Farnham	Red	Purpose built offices - fairly new and well used.
18	Clock House / East Gate	Dogflud Way		Farnham	Red	Well used modern buildings.
19	Lion & Lamb Yard			Farnham	Red	Integral to the character of Farnham. Mixed-use retail/offices - well utilised. It is unlikely that the site would come forward for development as a whole.
21	Maritime House/Sequel House	The Hart		Farnham	Red	Town centre location, small site, small offices, well used. Suitable for continued use for employment purposes.
23	Wey Court	Union Road		Farnham	Red	Modern purpose built offices, very well used.
24	Craven House	West Street		Farnham	Red	Well used, well located office space in town centre.
25	Cheyenne House	57 West Street		Farnham	Red	Recent investment into the site - well used.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
29	Farnham Business Centre	Dogflud Way		Farnham	Red	Relatively modern, purpose built, small business units. Some vacancies - on the whole it is a well used site.
30	Riverside Park Industrial Estate	Dogflud Way		Farnham	Red	Relatively modern, purpose built, small business units. Some vacancies - on the whole it is a well used site.
31	Riverside Business Park	Dogflud Way		Farnham	Red	Relatively modern, purpose built, small business units. Some vacancies - on the whole it is a well used site.
32	Millenium Centre	Crosby Way		Farnham	Red	Well occupied, modern buildings.
33	Headway House	Crosby Way		Farnham	Red	Well occupied, modern buildings.
37	The Old Windmill	The Old Windmill	The Common	Cranleigh	Red	Well used site. Good condition buildings serving their purpose.
38	Abbey Business Park	Monks Walk		Farnham	Red	Relatively modern development of a number of small business units. Some vacancies but generally well used.
39	Farnham Business Park	Weydon Lane		Farnham	Red	Relatively modern, purpose built business park. Provides high quality business accommodation.
41	Farnham Trading Estate	Farnham		Farnham	Red	Well used, well established employment site.

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42	Monkton Park	Farnham Trading Estate		Farnham	Red	Well used, well established employment site.
43	Bourne Mill Business Park	Guildford Road		Farnham	Red	Modern buildings, well suited to current use. Fully occupied.
45	Haslemere House	Lower Street		Haslemere	Red	Modern, well used. Recent investment into the site.
48	Unicorn Trading Estate	Weydown Lane		Haslemere	Red	Purpose built units adjacent / close to rail line. Well occupied.
50	Kings Road Industrial Estate	Kings Road Industrial Estate		Haslemere	Red	Well established industrial site - Well used, only one vacancy.
53	Birtley Courtyard	Birtley Courtyard	Birtley Road	Bramley	Red	Small rural site in isolated location to the south of Bramley. Converted from existing barns. All appear fully occupied.
54	Fisher Lane Factory	Fisher Lane		Chiddingfold	Red	Very isolated site close to the Chichester boundary, far from settlement and facilities, services. Buildings in good condition. Occupied by two companies.
56	Weydown Industrial Estate	Weydown Industrial Estate	Weydown Lane	Haslemere	Red	Purpose built units adjacent / close to rail line. Well occupied.
57	Cranleigh Freight Services	Cranleigh Freight Services	Europa House	Alfold	Red	Isolated location but well used for current purposes.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
61	Coxbridge Business Park	Alton Road (A31)		Farnham	Red	New business / industrial site - still being developed.
64	Hones Yard Business Park	Waverley Lane		Farnham	Red	Well used site, only one vacancy. Well maintained, sustainable location.
65	Surrey Sawmills	Wrecclesham Hill	Wrecclesham	Farnham	Red	Buildings very mixed in quality and style. Serves current purpose - well suited to current use. Fully occupied.
67	Godalming Business Park	Godalming Business Park	Woolsack Way	Godalming	Red	Purpose built offices presently leased as serviced offices to smaller companies. Mainly occupied but may have short term vacancy. In predominantly commercial area.
70	18/20 Brighton Road	18/20 Brighton Road		Godalming	Red	Older building likely to have been a substantial townhouse in the past. On the edge of the town centre in mixed use area and therefore an excellent location for offices providing professional services which it is presently used for.
71	Highfield	Highfield	Brighton Road	Godalming	Red	Purpose built office building. On the edge of the town centre in mixed use area and therefore an excellent location for offices providing professional services which it is presently used for.
74	Hambledon House	Hambledon House	Catteshall Lane	Godalming	Red	Modern purpose built offices. On edge of town centre adjacent to key site. Occupied.
75	Berkley House	Berkley House	11-13 Ockford Road	Godalming	Red	Relatively modern purpose built offices. Occupied. In an edge of town centre location adjacent to Holloway Hill, Ockford Road, Station Road Flambard Way cross roads.
76	Network House	Lower South Street		Godalming	Red	Modern purpose built offices. Surrounded by residential but adjacent to cross roads at Holloway Hill, Ockford Road, Flambard Way and Station Road. Occupied.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
77	Waverley Borough Council	Waverley Borough Council	The Burys	Godalming	Red	Purpose built offices presently occupied by Council, Police and CAB. Includes community use. Good location in Town Centre, close to facilities, other services and public transport.
81	Sweetapple House	Meadrow	Catteshall Road	Godalming	Red	Small older building in mixed use area with high levels of commercial. May be capable to convert into housing but given its size would only yield a very small amount less than 5 units.
85	Coleman Roofing Supplies Ltd	Coleman Roofing Supplies	The Limes, Portsmouth Road	Witley	Red	Well used site - suits current use.
87	Miltons Yard	Miltons Yard	Petworth Road	Witley	Red	Actively used village employment site.
88	Coopers Place	Combe Lane		Chiddingfold	Red	Small units - very well used.
89	Capital Park	Combe Lane		Chiddingfold	Red	Small units - very well used.
92	Corium House & Innovation House	Corium House / Innovation House	Douglas Drive, Catteshall Lane	Godalming	Red	Purpose built light industrial/storage units with ancillary offices and hardstanding. Located in predominantly commercial area along Catteshall Lane. All occupied.
96	Hogs Back Sandpit	Guildford Road		Farnham	Red	Isolated sand pit - site not suitable for housing.
99	Chiddingfold Storage Depot	Chiddingfold Road		Dunsfold	Red	Isolated location, in use. Serves current purpose.

ELR ID	Site Name	Address 1	Address 2	Parish	Grading	Reason for Grading
102	Mullard Space Science Laboratory	Holmbury House	Holmbury House	Ewhurst	Red	Extremely isolated location. Actively used as part of UCL.
105	Ockford Mill	Ockford Mill	Ockford Road	Godalming	Red	Purpose built offices but older in style. Site just off roundabout with Shackstead Lane close to railway bridge and therefore in location suitable for employment premises. Long established office building and occupied.
108	The Factory	The Factory	Cron dall Lane, Dippenhall	Farnham	Red	Well established site.
110	Guildford Road Trading Estate	Guildford Road		Farnham	Red	Well established industrial estate - fully occupied.
113	BP Hydraulics Ltd	BP Hydraulics Ltd	Douglas Drive	Godalming	Red	Site adjacent to Corium House/ Innovation House industrial units in Catteshall commercial area. Purpose built light industrial units. Occupied. Site adjacent to houses in Langham Close.
115	Beaver Depot		Birtley Road	Bramley	Red	Isolated rural site south of Bramley. Purpose built industrial building with large outside storage area. Well located for storage and distribution use on main A281 and away from residential properties. Occupied
122	Borelli Yard	The Borough		Farnham	Red	Modern - actively used.
123	Farnham Castle Newspaper Ltd	114-115 West Street		Farnham	Red	Established commercial premises in centre of town. Limited scope for residential use.
124	The Court Yard, 17 West Street	The Court Yard	17 West Street	Farnham	Red	Town centre commercial business premises. Well used.



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125	Miscellanea at Churt Place Nursery	Tilford Road	Churt	Frensham	Red	Existing commercial use but isolated location.
135	The Common House Garage	Alfold Road	Dunsfold	Dunsfold	Red	Well used village employment site.
143	The Works, Hookstile Lane	The Works	Hookstile Lane	Farnham	Red	Narrow, awkward site. Poor quality however actively used. Difficult to develop due to shape of site.
146	Smithbrook Barns	Smithbrook	Horsham Road	Bramley	Red	Successfully used small business site serving its purpose.
148	Longlyf Timber Products Ltd	The Timber Yard		Tilford	Red	Isolated location - suits current use.
149	Greenhills Business Park	Tilford Road		Tilford	Red	Nature of site suggests it is not suitable for residential.