																													Review and overall site comments				
Site Reference	Name	Is the site within a defined village? Closest settlement? Rural location?	Address	Site Area est.	Employment Segment	Site Use	use class	Character of Site/Area (includes existing use, links to any pending application or approval)	Comment1	Quality of Local Environment	Comment2	Quality of Building Stock	Comment3 (will consider market attractiveness and occupancy levels) COME BACK TO!!!	Site Prominence	Comment4	Road Access (Key criterion)	Comment5	Public Transport Access (Key criterion)	Comment6	Local Amenities	Comment7	Impact on Locality (Key criterion)	Comment8	Environmental Constraints (Key criterion)	Comment9	Economic Constraints (Key criterion)	Comment10	Overall Score	If the site retains its current use, is it likely to be developed/occupied?	Is the site within an area of regional / national strategic economic importance?	Are there opportunities for redevelopment / intensification / extension? Is there potential for comprehensive or long-term development or regeneration proposals?	Overall Site Conclusion	Relevant notes from previous 2019 assessement
NP1	Wessex Institute of Technology, Lyndhurst Road, Ashurst	Rural site (closest defined village - Ashurst)		5.02 ha	Established or Potential Office Locations	post graduate research centre, conference, adult education	F1	4	Set apart in open Forest location. Last application precedes 2019. Application for extension on neighbouring building approved 2023 (23/00935FULL).	4	Very attractive Forest setting. Adequate parking.	3	Well maintained building. Average occupancy	1	Sign on A35 is visible and signposts to building. Otherwise site is completely removed from view.	4	Road joins directly onto A35	4	Bus stop and cycle path located on A35. Ashurst New Forest	1	None considered near.	4	Located near some community facilities.	4	Rural office site situated in high quality environment	5	No constraints	34	High quality rural local location attracts a mix of businesses in neighbouring buildings. Evidence a building in prox has added extension so is in current use and	No	There is some opportunity for expansion, however this would be limited by the rural setting.	Site poses a good location for employment use in high quality environment with direct access to A road. Falls outside of settlement.	
NP 2	Cadnam Works (Triangle Sprays Car Repairs), Southampton Road, Cadnam, Copythorne	Cadnam settlement, along A336. (not defined)		0.10 ha	General Industrial / Business Areas	car repairs	B2	2	Mainly residential.	3	Suitable parking is available on site. Site has no landscaping.	2	Traditional brick building with shed extension.	3	Located off main road behind housing.	2	Access to site from main road is via narrow road.	3	Bus stop located 'near' along main road.	3	Located equal walking distance between two Pubs.	3	Close proximity to housing means there is potential for impact. Paint shop also on site.	5	No constraints known	3	Narrow road means easy access is limited to cars.	29	Constrained site located behind housing on two sides with good parking provision. Paint shop has potential to cause nuisance to near neighbours.	No	Opportunity for expansion, but this would be limited by boundaries of surrounding housing.	Site benefits from good access to labour supply with direct, but narrow, access to main road.	
NP3	Brewgas, Old Lyndhurst Road, Cadnam, Copythorne	Cadnam settlement, along A336. (not defined)		700.00 sqm	General Industrial / Business Areas	gas cyclinder supplier	sui generis	2	Located on residential road	3	Limited parking and landscaping.	2	Older worn buildings with potential for refurbishment.	2	Visible from a minor reisdential road.	2	Below average due to residential setting.	3	Bus stop located on parallel road within walking distance.	3	Near local shop/petrol station.	3	Close proximity to housing in a residential area.	1	Located in FZ3.	3	Residential road means good access to labour supply. Currently in use by local gas supply business. Gas cylinders on site.	24	Site is constrained by flood designation and location within residential area but is in current use by local business.	No	Site is constrained by designation and boundaries of surrounding housing.	Site is constrained by designation and boundaries of surrounding housing.	Market Attractiveness Factors:- Site currently in employment use. Originally used for egg packing and distribution. Use established in 1977 as 'light industrial building for any purpose'. Constrained site within residential area. Sustainable Development Factors:- It is on a residential street with close neighbours. Local Planning Factors:- The site provides employment opportunities and is clearly fit for purpose for the current occupier. With alternative sites limited throughout the National Park, the site should be retained unless other overriding benefits would be attained by not doing so. The current use appears to still satisfy local employment needs and no overriding benefit in this location would accrue from the loss of this employment site. Conclusion:- Not considered for release.
NP4	Windle Works, Southampton Road, Cadnam, Copythorne	Bartley settlement (not defined)		0.19 ha	General Industrial / Business Areas	small office space, co-working	Eg	2	Located on residential road	3	Limited parking and landscaping.	3	Older worn buildings with potential for refurbishment.	5	Directly visible from road.	4	Easy access for all vehicles onto road.	3	Bus stop located directly outside site.	2	Some facilities along road.	3	On residential road but acceptable impact.	5	No constraints known	5	No constraints	35	Yes, site is available for hire to local businesses and therefore has means to maintain a good rate of occupancy, in addition to companies already on site.	No	It is possible to intensify/expand development. Site has domestic properties on either side.	Site is a good location for employment use and features space to hire for local business in addition to established businesses on site.	
NP5 vacant	Ringwood Road Saw Mills ('BSW Timber'), Ringwood Road, Bartley, Copythorne	Rural site (closest settlement - Bartley)		5.02 ha	General Industrial / Business Areas	previous use as saw mill, timber merchant		3	Rural location with some adjoining housing.	2	No landscaping.	2	Sheds	4	Visible site on main road.	5	Adjoining main road.	2	Near infrequent bus routes.	1	None	4	Site is no longer in use as a saw mill. Potential impact on open countryside, local residents and Forest North East CA.		Site is partially within FZ2/3	5	None. Site is well placed for employment use.	28	Previous business 'BSW Timber' has left the site. Site is likely vacant at time of assessment.	No	Site is constrained by the open countryside however there is opportunity for reoccupation and intensification according to business needs.	Prominent main road location and good access. Timber yard and buildings fit for purpose.	
NP6 REDEV	Ex Redmayne Engineering Co, Station Approach, Brockenhurst			0.2 ha	Residential				Primarily residential with a local restaurant. In 2021 site received permission for residential development (9no. dwellings) (21/00164FULL).		No landscaping, but ample parking.		Site has been demoslished under permission for residential development (21/00164).		Just off A337, but in a prominent location.		Direct, but restricted, access to A337.		Next to railway station and frequent bus route.		Facilities along A337 within village centre.		Opposite to Brockenhurst conservation area and bordering housing.		Some TPOs on site (TPO/0007/15, 23/01232TPO).		None known, however close proximity to train station would pose an access issue for larger vehicles.	REMOVE	n/a	No	Very unlikely. Site received permission for demonslition of industrial buildings and erection of 9no. Dwellings (21/00164FULL).	Site is no longer in use as an employment site.	
NP7	Bucklers Hard Boat Builders Ltd, Agamemnon Boatyard, Bucklers Hard, Brockenhurst	Rural site - Bucklers Hard boat harbour		1500 sqm	General Industrial / Business Areas	boat builder	B2	4	Not residential, but due to location within boatyard marine 'commercial' businesses are established within the area.	4	Rural riverside location with parking provision.	3	Recently refurbished building stock that suports current use of site as an attractive Harbour.	1	Nature of site means buildings are located towards river harbour and are hidden from view by dense trees.	2	Access via single track road well away from any main road	2	None. But there is established pedestrian path.	3	Pub / hotel in Bucklers Hard. Additional refurbishment of harbour means additional small café, shop, toilet (24/00662FULL)s.	3	In proximity to Bucklers Hard CA.	1	Site is partially within FZ2/3 due to prox to Beaulieu River. Likely to be significant impact on local landscape.	3	Access to site is constrained and location is remote.	26	Use of the site is clearly established as a harbour with specialist local businesses and will likely remain occupied.	No	Yes, there is evidence of recent refurbishment of the site that expands on current facilities available (24/00662FULL).	Site currently in employment use, and fit for purpose as a location for boat-orientated businesses. Other uses would be inappropriate. Note: Bucklers Hard Boat Builders Ltd company is no longer situated at the site and has relocated.	Overall comment Remote site, isolated from facilities, but serving a specific use. Release assessment required. Release Assessment Report Market Attractiveness Factors:- Site currently in employment use, and fit for purpose. Remote and probably unattractive as a business location to other than boat-building concerns. Sustainable Development Factors:- The current use is probably the only acceptable form of built development on the site due to its isolated and sensitive location. Local Planning factors: The boat building activity on this site stems from a long history of boat building in this area. The business could have some impact upon the sensitive nature conservation and landscape of the area. An alternative use would not be appropriate. Conclusion: Not considered for release.
NP8	24, Brookley Road, Brockenhurst	Brockenhurst Defined Village		18.79 sqm	General Industrial / Business Areas	motor bike sales	sui generis	3	Mostly residential with some commercial uses.	3	Unremarkable with adequate levels of parking provision, little landscaping.	3	Recently refurbished purpose-built premises. Refurbishment likely under 22/00342FULL to include additional MOT area.	2	Close to main road and clearly visible from minor road.	3	Access into site narrow and often with parked cars.	5	Within easy walk to Brockenhurst railway station.	4	Near to village centre.	4	Surrounded by other local businesses. Little impact on resident housing. Within Brockenhurst CA and defined village.	4	TPO on site	5	No constraints known.	36	Use of site is well established and in occupation by business that recently sought permission to expand MOT services (22/00342FULL).	No	Yes. Demonstrated by recent application for expansion of business services.	Garage site within defined New Forest Village. Proximity to village centre and access to good public transport.	Garage site within defined New Forest Village. Proximity to village centre and access to good public transport.
NP9	Sway Road Garage,Sway Road, Brockenhurst	Brockenhurst Defined Village		2,164.00 sqm	General Industrial / Business Areas	car repairs	sui generis	2	Mainly residential with some commercial uses.	3	Unremarkable with adequate levels of parking provision, little landscaping.	3	Converted older buildings and large workshops.	2	Minor local road.	3	Located on B3055 with good access to main road.	5	Within easy walk to Brockenhurst railway station.	4	Near to village centre.	4	Modest impact, but unlikely. Some residential housing behind site.	5	None known	5	No constraints known.	36	Use of site established and in consistent use by current business. Recent planning activity (stemming from 17/01037FULL) in 2022 for formalisation of carpark, access alterations and landscaping.	No	Yes, site is in continuous use with good access to public transport and village centre.	Garage site in defined New Forest Village. Proximity to village centre and access to good public transport.	Garage site in defined New Forest Village. Proximity to village centre and access to good public transport.
NP10	Whitefield Business Units, Lepe Road, Blackfield	Rural site (falls outside NFDC village Langley)		2,395 sqm	General Industrial / Business Areas	small industrial estate mulitple users	Eg, B2	3	Rural site with dwelling at entrance to site.	4	Visually attractive with adequate parking.	4	Well maintained converted rural barns and outbuildings.	2	Visible on minor rural local road.	3	A little distance but access to main road via minor road is possible.	2	Infrequent bus service on local road.	1	None	4	One residential dwelling in proximity. Buildings have rural character which has limited impact within rural setting.	4	Only encroachment on landscape.	5	No constraints known.	32	Rural location means that occupancy may not be consistent.	No	Rural location may limit expansion. But intensification for employment use is considered possible.	Low level rural location for employment use. Isolated and not close to any peak transport options.	
NP11	Hypro Marine, Mount Pleasant, Lymington	Rural site (closest settlement NFDC Lyminton)		800 sqm	General Industrial / Business Areas	marine engineer	B2	2	Rural site	3	Site is unremarkable but has good provision of parking.	3	Light industrial sheds.	2	Visible on minor rural local road.	2	Remote from main road network. Road is narrow, doesn't accommodate two way traffic easily.	1	Very remote. Not near any public transport route.	2	Hotel near.	4	Not a densely area with a few dwellings and businesses.	5	Only encroachment on landscape.	3	Narrow road means two way traffic is difficult.	27	Site is fit for purpose for the current occupier. Past refusals for housing development recorded, although none recently.	No	Rural location may limit expansion. But intensification for employment use is considered possible.	Low level rural location for employment use. Isolated and not close to any peak transport options.	Overall comment Good quality accommodation, but in slightly isolated location. Release Assessment Report Market Attractiveness Factors:- No recent permissions. Refusal for housing development in 1999. Local Planning Factors: Contributes to supply of small scale employment sites, and is clearly fit for purpose for the current occupier. With alternative sites limited throughout the National Park, the site should be retained unless other overriding benefits would be attained by not doing so. The current use appears to still satisfy local employment needs and no overridding benefit in this location would accrue from the loss of this employment site. Conclusion: Not considered for release.
NP12	R/O The Bungalow, Bull Hill, Boldre, Lymington	Rural site		104.68 m2	General Industrial / Business Areas	workshop	B2	1	Rural residential site	1	Untidy site	1	Dilapidated appearance	3	Visible on minor rural local road.	3	Remote from main road network. Road is narrow, doesn't accommodate two way traffic easily.	2	Very remote. Infrequent bus route near.	1	Not near facilities	4	Site is within Forest South East CA. Location is very rural with few dwellings, so noise from workshops is minimal. However site is untidy and this is not ideal conditions for the CA.	5	Only encroachment on landscape.	2	Untidy site and narrow roads.	23	Rural site with long established use. No alternative sites are available in the locality. The site is low quality, but with limited alternative sites in the National Park, the site should be retained unless other overriding benefits would be attained by not doing so.	No	Yes, if site condition is improved.	Poor quality remote site in residentail area.	Overall comment Poor quality remote site in residentail area. Release assessment required. Release Assessment Report Market Attractiveness Factors:- Established Use Certificate for metalwork, welding and building granted in 1976. No recent applications. Sustainable Development Factors:- Remote rural location.Local Planning Factors: Rural site with long established use. No alternative sites are available in the locality. The site is low quality, but with limited alternative sites in the National Park, the site should be retained unless other overriding benefits would be attained by not doing so. Conclusion:- Not considered for release.
NP13	Castle Malwood, Minstead, Lyndhurst	Rural site		0.83 ha	Established or Potential Office Locations	co working space	Eg	4	Established commercial site in rural location.	3	Good car parking provision. Some landscaping.	4	Historic house with adjacent office block and depot.	4	Entrance visible from A31.	5	Immediate access from A31.	2	Not on a public transport route.	1	None	3	Modest impact. Within Forest Central South CA. Building of historic interest.	5	Only encroachment on landscape.	5	None known.	36	Yes, site seems to be in constant use. Occupancy rates are high.	No	Yes, where there is no impact on historic building of interest.	Rural site with established employment use and benefiting from direct access to SRN.	
NP14	Appletree Court (NFDC Offices), Gosport Lane, Lyndhurst	Falls outside Lyndhurst Defined Village		3,019 m2	Established or Potential Office Locations	offices	Eg	2	Primarily residential area with shops leading into village centre.	5	Excellent landscaping and good parking provision.	3	Converted older building with 1950s and 1980s extensions.	3	Near main road but not visible from it.	3	Access from and to main road.	3	Near to frequent bus route.	4	Short walk to village centre.	3	Modest potential impact. Within Lyndhurst CA. Aspect of building is of historic interest.	5	None known	5	None known.	36	Under local governement reorganisation New Forest District Council, who currently occupy the site, may seek to move elsewhere.	No	Yes, site should respond to local need for office space.	Well located site for employment. Future of current occupiers (NFDC) is uncertain.	Pleasant office site adjoining main roads and close to village centre facilities, but outside defined village boundary.

NP15	Hawklease ('Ineos Capital'), Chapel Lane, Lyndhurst	Falls outside Lyndhurst Defined Village		0.14 ha	Established or Potential Office Locations	offices for petro chemical manufacture	Eg	1	Mainly residential with church adjacent to the south-east.	4	Attractive premises and grounds with good landscaping	5	Top specification building.	3	Off main road and not visible due to trees.	4	Near A35.	3	Near to frequent bus route.	4	Near village centre shops.	3	Modest potential impact.	3	Many TPOs on site.	5	None known.	35	Site contiunes to be occupied by local chemical plant.	No	Yes, extension of site is possible where TPOs allow, and where neccessary.	Top specification offices in pleasant location, with access to main roads.	
NP16	Meridien Modena, 77 High St, Lyndhurst	Lyndhurst Defined Village		1,400 m2	General Industrial / Business Areas	car sales and showroom	sui generis	4	Within village commercial centre.	3	Visually attractive with adequate parking. No landscaping.	4	Modern premises in constant use by occupying business.	5	Prominent site on main road in village.	3	Adjoining main road junction. Potential problems with access, and deliveries.	4	Near frequent bus route.	5	Within village centre.	3	Within Lyndhurst CA. Partial building of interest.	5	None known	5	None known.	41	Use of site as a car sales site/showroom is well established and will likely remain in occupation.	No	Site falls within village centre and there are opportunities for regeneration and/or intensification of the site if needed.	Attractive site, but potential issues with access and delivery vehicles.	
NP17 Vacant	Bramshaw Garage ('The Rosary Garage'), Bramshaw Village, Lyndhurst	Rural site		4,862 sqm	General Industrial / Business Areas	previous use car repairs	B2	1	Rural site close to housing.	1	Untidy site, no landscaping. Garage is abandoned.	1	Poor quality sheds with tin roovves. A application to reclad the roof and repair fire damage was approved in 2022 (22/00138FULL).	3	Visible on a minor road.	3	On a minor forest road.	1	No public transport.	2	Close to village store.	4	Within Central Forest North CA.	5	Only encroachment on landscape.	4	Site is untidy with an unsafe structure.	25	Site is not in use as a garage and has been abandoned. Planning history suggests there was fire that destroyed part of the site.	No	An application to convert the site into 2no. Semi detached dwellings (16/00950FULL) was withdrawn in 2016. Site is remote but could provide services not found close by.	Poor quality buildings in isolated location.	
NP18	Pats Garage ('dormobile'), Romsey Road, Lyndhurst	Lyndhurst Defined Village		920 m2	General Industrial / Business Areas	van sales	sui generis/E	3	Busy road into village. Mainly residential uses with some commercial.	3	Previous occupiers ('Pats Garage') have vacated and 'dormobile' now occupies the premises.	3	Modern building and canopy that has been repainted by the new occupants.	4	Adjoining main road	3	Adjoining very busy main road approach to village. Potential issues with access and deliveries.	4	Near frequent bus route.	4	Near village centre shops.	4	Modest impact.	5	None known	4	Some access difficulties due to orientation of site.	37	Yes, since the last assessment of sites the occupation has been passed onto another business.	No	Site is compact and would be limited by boundaries of surrounding dwellings and road. But intensification is possible.	Car sales / dealership in prominent location on main road close to village centre.	
NP19	Ocknell House, Beechen Lane, Clayhill, Lyndhurst	Falls outside Lyndhurst Defined Village		5,364.96 m2	Established or Potential Office Locations	nursing home	C2	2	Edge of village	3	Adequate parking with some landscaping.	3	Offices built in 1980s	5	Gateway site in Lyndhurst visible from main road.	4	Adjoining main road - A337	4	Near frequent bus route.	3	Near village facilities.	4	Modest impact.	5	None known	5	None known.	38	Yes. Site is well placed to accommodate business need in Lyndhurst. Site is mixed use office and residential.	No	Yes. Limited by encroachment on town.	Accessible office accommodation on main road into Lyndhurst.	
NP20 SV7	Estate Yard, Longdown, Denny Lodge	Rural site		900 m2	General Industrial / Business Areas	longdown activity cetnre	tourism	1	Rural location	3	Average rural site. Maintained landscaping.	2	Older buildings.	1	Isolated location	2	On a minor road, and distant from a main road.	1	No public transport.	1	None	2	Below average impact	4	None known. Landscape character may cause potential	2	Remote location and poor quality of road/peestrian infratructure.	19	No. Rural / isolated location reduces appeal of site.	No	Only where business need would justify expansion.	Remote, rural site with poor access to facilities and services. Contributes to the supply of small scale	
NP21 REDEV	Carlton House, Ringwood Road, Woodlands, Netley Marsh				Residential				Prior approval was granted in 2020 for the change of use of an office building to nineteen residential units with the following dwelling mix: 9x 1 bed and 19x 2 bed and 1x 3-bed properties. (20/00194)																		REMOVE						
NP22	Netley Marsh Workshops, Ringwood Road, Woodlands, Netley Marsh	Within Netley Marsh settlement (not defined)		0.38 ha	General Industrial / Business Areas	small workshops	Eg/B2	4	Residential with retail shop next door alongside a few other commercial buildings.	3	Average site with good parking provision.	2	Older buildings with need for refurbishment.	3	On main road, but not prominent	4	Adjoins A336	3	Near infrequent bus stop.	3	Near school/pub.	3	Below average impact with some neighbouring dwellings.	5	None known	5	None known.	35	Yes, site continues to be in occupied by current business since last assessment.	No	Yes, where business need would justify expansion.	Group of small workshops on main road.	
NP23	Mortimers Farm Industrial Estate, Romsey Road, Ower, Netley Marsh	Rural location near NFDC boundary		0.4 ha	General Industrial / Business Areas	mix of small units, taxi,	Eg, B2, sui generis	4	Small industrial estate.	4	Mixed. Some large sheds, but some new units.	4	Buildings in good condition.	3	Visible but set back from the main road.	5	On main road and very close to the motorway.	3	Near infrequent bus stop.	2	Pub and hotel	3	Some adjoining properties. Countryside location.	5	None known	5	None known.	38	Yes, commercial use of site is established with a large fish farm opposite.	No	Yes, where business need would justify expansion.	Rural industrial estate adjoining Paultons Park. A mixture of smart new development and sheds. Offers excellent access to motorway.	
NP24	Forest Corner Farm, Hangersley Hill, Hangersley, Ringwood	Rural location (nearest settlement NFDC Ringwood)		1.4 ha	General Industrial / Business Areas	mix of units, vets, dog walker , car repairs, distillary	Eg, B2, sui generis	3	Semi-rural location - converted farm	3	Rural site with no landscaping.	3	Variety of sheds of varying ages.	2	Visible on country lane.	4	Access via narrow lane, but directly from the A31 strategic road network.	2	Limited bus service.	1	No facilities nearby.	3	Some adjoining properties. Countryside location. Within Western Escarpment CA.	5	None known	5	None known	31	Yes, commercial use of site is established.	No	Yes, where business need would justify expansion.	Rural location, but access from strategic road network.	
NP25	Holmsley Sawmills, Holmsley, Burley, Ringwood	Rural location		0.32 ha	General Industrial / Business Areas	saw mill, timber merchant		2	Rural location	3	Suitable for purpose	3	Assorted sheds and small offices built for purpose.	3	On a main road, but away from view	5	Direct access onto A35	1	None	1	None	5	No neighbours, and surrounded by trees.	4	Hard boundary with surrounding trees/landscape.	5	None known	32	Yes, commercial use of site is established.	No	Yes, where business need would justify expansion.	Remote site, which is fit for purpose, with access onto A35.	
NP26	Grove Farm, Grove Lane, Redlynch	Within Redlynch settlement (not defined)		1.25 ha	General Industrial / Business Areas	storage, mix of uses	Eg, B2, B8	2	Mainly rural, but edge of settlement.	2	Untidy site; parking informal, no landscaping.	1	Variety of low quality sheds.	2	Hidden from view on minor road	3	Long distance to major road network on minor country road.	2	Some distance from bus services	2	Pub and some hotels within village.	3	Countryside location.	5	None known	5	None known	27	Appears fit for purpose for the current occupiers.	No	Yes, where business need would justify expansion. Edge of settlement location with boundaries.	Limited access to facilities and far from SRN. But contributes to supply of small scale employment sites in the NP.	
NP27 vacant	Pensworth Milk Delivery Co, Goggs Lane, Redlynch	Rural site (closest settlement Redlynch)		0.3 ha	General Industrial / Business Areas	wholesale milk and diary products now vacant	B2	2	Rural location	2	No landscaping. Only parking for all vehicle types.	1	Mixture of older buildings, some purpose-built, others converted.	2	Site is remote.	2	On single track minor roads with limited access to main road network.	2	Some distance from bus services. No pedestrian path	1	None	2	Impact of traffic movements on surrounding roads. Open countryside location with potential landscape impact.	4	Landscape character.	4	None known. Narrow road suggests access difficulties although trucks are on site. Currently the site is not occupied, and would appeal to similar businesses. Complete remediation of buildings which are in significant disrepair.	22	No, site is abandoned.	No	Unlikely.	Remote countryside site with low quality accommodation. Release assessment required.	
NP28	Glendale Farm, Whiteparish	Rural location		0.8 ha	General Industrial / Business Areas	mix of small businesses	Eg, B2	3	Rural location. Dwelling on site.	2	No landscaping. Only parking	3	Mixture of converted farmbuildings and new sheds.	3	On A36 but behind frontage.	5	Direct access from A36.	1	None. No pedestrian path	1	None	3	Few dwellings, but potential impact on open countryside.	2	FZ2 at entrance to site.	5	None known	28	Yes, current business on site continues to occupy.	No	Yes, depending on business need.	Rural site with direct access to A36 strategic road.	
NP29	Jewsons, Common Lane, Whiteparish	Rural location		1.06 ha	General Industrial / Business Areas	building supplies jewson now vacant	sui generis	3	Predominantly rural, scattered dwellings.	3	Parking adequate, no landscaping but site well screened.	3	Large sheds of mixed age.	2	Visible from minor road.	4	Easy access to A36.	2	Near long distance A36 bus route.	1	None	3	Few dwellings, but potential impact on open countryside.	5	None known	5	None known	31	Jewsons not longer occupies the site however planning history shows the site is still in use. In 2024 the site was approved to change from a retail site (sui generis) to light industrial, storage and distrobution (24/01043FULL).	No	Yes, depending on business need.	Remote site, but with easy access to A36.	
NP30	R D Avery, New Road, Landford	Within Landford cluster of houses along New Road		3904.22 m2	General Industrial / Business Areas	vehicle repairs	sui generis/B2	2	Mainly rural / residential.	2	Little parking, no landscaping.	3	Mixture of metal-clad sheds of various age.	1	Behind residential frontage on minor road.	3	On minor road linking directly to A36, but poor access to site.	2	Infrequent bus.	1	None	2	Residential neighbours and open countryside.	5	None known	2	Both property and business share road access.	23	Yes, site has remained in use by the same business since last assessment.	No	Site is constrained by dwelling in front of site and countryside. Expansion/intensification etc would likely have an impact on residential amenity. Both property and business share an access.	Site not prominent, behind houses, and isolated from facilities.	
NP31	Landford Common Farm, New Road, Landford	Within Landford cluster of houses along New Road		0.46 ha	General Industrial / Business Areas	freight couries service, horse transport, removals company		4	Rural area	2	Little parking, no landscaping.	3	Assorted sheds of mixed age and quality.	2	Site well hidden by landform off minor road.	4	Minor road links directly to A36; narrow drive, but HGVs on site.	2	Infrequent bus.	1	None	2	Few dwellings, but potential impact on open countryside.	5	None known	4	Road is very narrow 'one-way', but in good condition.	29	Yes, the site remains in occupation. Contributes to the supply of small scale employment sites, and is clearly fit for purpose for the current various occupiers.	No	Yes, depending on business need.	Isolated site accomodating a mix of businesses.	
NP32	Sway Park, Station Road, Sway	Sway Defined Village		3127.70 m2	General Industrial / Business Areas	workshops, car repairs, dress maker	Eg, B2, sui generis	3	Next to train station but houses nearby.	2	No landscaping. Car parking but none for HGVs.	2	Small units of varying quality.	3	Tucked away down small access road, but next to station	2	Restricted access for HGVs.	5	Adjoining mainline railway station.	5	Close to Village centre	4	Well tucked away. No immediate impact.	5	None known	4	Land is uneven with many potholes.	35	Yes, occupation is likely due to railway link and proximity to village centre facilities/housing.	No	Yes, link with Sway Rail Station provides an opportunity for potential regeneration of the local area.	Small industrial units within defined New Forest village next to railway station, but remote from main road network.	
NP33	Meadens of Sway ('Rugged Roads Store'), Durnstown, Sway	Sway Defined Village		1293 m2	General Industrial / Business Areas	motor bike sales and parts	E	2	Edge of the village site in amongst housing	3	Tidy, but no landscaping. Good parking on site	3	Converted and extended building.	4	Prominently visible on main road into Sway.	4	Accessed via Forest roads, but HGVs appear to manage.	3	Railway Station in village. Pedestrian and cycle access to housing	4	Near village centre and Pub.	3	Potential impact on residential neighbours	2	Site is partially within FZ2/3	5	None known	33	Yes, the previous business recorded was replaced by a new business 'Rugged Roads'. Site prominence and easy access to the main road makes this site appealing.	No	Yes, depending on business need.	Motorbike parts shop within defined New Forest Village and prominent site.	
NP34	Gordleton Farm, Silver St, Lymington	Outside Sway Defined Village		0.55 ha	General Industrial / Business Areas	mix of uses, retail and other businesses	E	4	Close to large industrial estate in the countryside. Edge of national park.	1	Untidy older industrial estate	1	Sheds and older buildings	2	On minor road away from view. Sign clearly displayed on road.	2	Distant from main road network.	2	Limited bus service.	2	Pub / hotel.	3	Residential properties along Silver Street.	5	None known	5	None known	27	Site currently meets the need of the current occupants. However this may change in the future if the site was abandoned.	No	Potentially. Refurbishment of the site would be ideal.	Small industrial units, isolated but close to sizable industrial estate. Distant from facilities and poor public transport.	
NP35	Tower View ('G Farwell Ltd.'), Crabbswood Lane, Sway	Rural location (closest defined village Sway)		1.68 ha	General Industrial / Business Areas	skip hire, waste management	sui generis	3	Rural site	1	Site is being used as a Aggregates yard so is untidy in nature. Unmarked parking, and no landscaping.	1	Sheds and older buildings	3	Visible from Crabbeswood Lane.	3	Access road narrow but clearly navigable by HGVs.	1	None	1	None	3	Potential impact on residential neighbours	5	None known. Open countryside poses a potential barrier.	5	None known	26	Site is currently occupied by a waste-management service, so site would have to suit a similar business.	No	Open countryside poses a potential barrier to expansion, but intensification may be more feasible.	Remote aggregates site, but access appears sufficient for purpose.	
NP36	Chatmohr Business Park, Crawley Hill, West Wellow	Rural location		6837.69 m2	General Industrial / Offices /Business Areas	mix of uses, retail and other businesses	E	4	Primarily rural and partially separate from scattered housing	4	Parking neatly laid out, site surrounded with parkland	3	Converted buildings and new offices - primarily an office site	3	Signposted from a A36, but not visible from it.	4	Direct access to A36 via narrow drive - not suitable for HGVs	2	Near infrequent bus routes.	2	Limited facilities in West Wellow	2	Little potential impact on dwellings, but in open countryside.	5	None known. Open countryside poses a potential barrier.	5	None known	34	Recent planning history suggests site is still in use and being redeveloped.	No	Open countryside poses a potential barrier to expansion, but intensification may be more feasible.	Office site in rural parkland setting with good access to primary road network.	
NP37	Tower Farm, Barrows Lane, Sway	Rural location		1.22 ha	Light Industry / Craft Use	storage and workshops		3	Rural setting with scattered housing	1	Poor quality site, no parking or landscaping.	1	Old low concrete sheds in poor condition.	2	On a minor road, mostly out of view	2	Poor site access and long way from main road network	1	None	1	None	3	Potential impact on neighbouring houses and in open countryside. Within Sway Tower CA.	5	None known. Open countryside poses a potential barrier.	5	None known. Road is narrow.	24	Yes, depending on the nature of the business. Buildings on site are in disrepair or low quality sheds.	No	Potentially. Refurbishment of the site would be ideal. Recent application for an extension to the existing building (storage / workshop) approved (24/01433FULL).	Remote site with low quality accommodation.	
NP38	Arnewood Court Farm, Barrow Lane, Sway	Rural location		0.45 ha	Light Industry	mixed use, sofa repair, marine engineering, fitness centre, brewery	E, B2	3	Rural setting with scattered housing	3	Adequate parking, but no landscaping	3	Older wooden and wood cladded buildings.	3	Visible on a minor road	2	Poor site access and long way from main road network	1	None	1	None	3	Potential impact on neighbouring houses. Within Sway Tower CA.	5	None known. Open countryside poses a potential barrier.	5	None known. Road is narrow.	29	Yes, depending on the nature of the business.	No	Yes, depending on business need.	Remote site, but with functionable buildings.	

NP39	Pitmore Farm, Pitmore Lane, Sway	Rural location		3.17 ha	Storage	poultry		2	Rural setting	4	In amonst agricultural buildings, no landscaping	3	Large storage sheds	1	Not visible from minor road	2	Poor site access and long way from main road network	2	Distant from Infrequent bus route	2	Pub	4	Potential impact on open countryside.	5	None known. Open countryside poses a potential barrier.	3	Poor access.	28	Yes, for agricultural use.	No	Limited by open countryside and bordering agricultural buildings.	Remote site with poor access.		
NP40	Romsey Garden Centre ('Paultons Plant Centre'), Romsey Road, Ower	Rural location		2160 m2	Timber Storage	building/fencing material supplier, accountants, transportation service - taxis	E, B2, sui generis	3	Rural setting. Some other uses on site. Site no longer operates as a Plant Centre.	3	Average site with good parking provision.	3	Various sheds	4	Visible on A36	5	Good access to A36 and M27	3	Near long distance A36 bus route.	2	Pub / hotel	3	No immediate neighbours, in open coutryside	1	Site is within FZ2/3	5	None known.	32	Yes, for agricultural use. An application to change the use of the site to storage was refused in 2023 (23/01472LDCE). An application to retain the hardstanding on site was approved in 2024 (24/01318LDCE). Site no longer operates as a Plant Centre.	No	Yes, depening on the nature of the business. There are no buildings on site and an agricultural use is established which conflicts with the hardstanding on site and may cause problems for a future occupiers.	Modest site, but good access to A36 and M27		