

Burghclere NP- Business

Basingstoke & Deane Borough has a large rural hinterland and a considerable number of small settlements that host a wide range of rural economic activities. The critical role of rural businesses in supporting local services is recognised, as is the potential to re-use existing buildings in the countryside for tourism-related accommodation and activity . Any development should seek to balance the goal of supporting the rural economy, while also protecting the character of the countryside and preventing inappropriate traffic generation.

Burghclere parish currently has two small industrial sites:

- Construction House at Tot Hill comprises 2 office units currently occupied by Bluegrass Communications and Technodiagnostics.
- Beacon House in Burghclere comprises 2 office units currently occupied by The Nav People and TW Electronics.

Within the Parish are 14 farms. Some have sold their land for housing but others have buildings that could be converted into commercial premises. Four local Commercial Property Agents were contacted to ascertain whether there is a perceived requirement for warehousing or office accommodation in Burghclere, Old Burghclere or elsewhere in the parish. The conclusion is that enquiries for commercial premises south of Newbury are occasional, restricted to SMEs and are generally for office accommodation and new business start ups. Greenham Business Park, just across the county boundary in West Berkshire, offers facilities that mostly meet these requirements, notwithstanding the expensive rents due to an additional park services charge.

3. An examination of recent planning applications relating to barn conversions or property conversions to office space concludes that where farmers are converting barns they are doing so into dwellings not commercial premises.

Homeowners are creating their own offices, which suggests there is a potential requirement for flexible office accommodation, such as a rural business hub.

There appears to be no requirement for serviced offices outside Newbury. However if another small scale industrial site were to be established (along the lines of Beacon House), it is likely that it would be filled by people looking for a cheaper alternative to Greenham Business Park.