



**Liss Village Neighbourhood Development Plan
Making the Plan:**

Business and Employment

Submitted to the South Downs National Park Authority

**Liss Parish Council
November 2016**

Existing business and employment provision

1. Set out below are the main sites for business and employment provision within Liss Parish as at 2015.

Brows Farm

- 13 business units
- 1 under construction
- Golf Driving Range
- Employees – approx. 60
- Fully let

Comments: possible development to form 4 additional units

Plestor House Business Centre, West Liss

- 15 office units
- Employees – approx. 32 with about 50% local residents
- Fully let

Comments: Listed buildings and surrounded by residential property so no possibility of additional space for development.

Spent considerable sum of money having private/dedicated broadband line installed.

Liss Business Centre (Enterprise First), Station Road

- 8 – 10 office units
- 11 workshop units
- Fully let

Comments: Enterprise First is a 'not for profit company' and subsidised by EHDC to provide business facilities.

No space for development, would consider additional properties in the village.

Mainline Business Centre, Next to railway station

- 6 individual industrial units – 4 privately owned 2 leased. (1 unit on the market) Mint Estates – occupied by 4 individual businesses leasing space.

Liss Garage Services Alpha Graphics

Madhuban - Honey Garden Sauces. One empty unit is on the market

Liss Mill, Mill Road

- Occupied by Shilling Ltd. Leased premises

Mint Road

- 2 individual industrial units. Leased premises Butser Rubber Grovewood Windows

Upper Adhurst Industrial Park

- 18 businesses
- 15 units
- 11 open storage compounds
- Employees – approx. 115
- Fully let

Comments: Development opportunities – construction of units on existing open compound areas – subject to planning constraints.

2. There are 36 retail and food outlets within the village centre. They include 7 food based outlets (restaurant/take away) 2 units occupied by non-retail companies and 2 units currently vacant. There is one public house within the village centre and there are 2 additional public houses in West Liss and Liss Forest. The Post Office is located within Tesco. The retail outlets are:

West Liss

Blue Fig	restaurant
Jacobs & Hunt	auctioneers

Station Road

Madhuban	restaurant
Harveys	solicitors
Saki	restaurant
Chapplins	estate agent
Oasis	off licence
Liphook Valet Services	dry cleaners
Sue Ryder	charity
Liss Dental	dentist (first floor)
Cobwebs	second hand furniture
Jade News	news agent
Liss Wools	wool and needle craft
Pizza & Kebabs	take-away food
Liss Cars	taxi service
Liss Fish & Chips	take-away food
Vacant unit	
Turtle Bean	café
U Do DIY	diy supplies
Liss Bakery	bakers and coffee shop
Baldwins	flower shop
Serenity	beauty treatment
Just for Guys	suit hire
Vista vision	video rental & card shop
Bet Fred	turf accountant
The Cooperative	funeral care undertaker
Boots	chemist
Tesco	local supermarket
Just You	hair dresser
Saskia	hair dresser
Quirk, Strangeness & Charm	jewellery & crafts

On all floors	flooring
Liss Heart Trust	charity
Ampella	plumbing & heating contractor
Vacant unit	
Liss Barber Shop	hair dresser
Chef China	take-away food
The Rose Garden	flowers & plants

3. In addition, Hilliers Tree nursery is a large employer in the Parish, and there is significant employment at the Junior and Infants' Schools, the doctor's surgeries and other service employment. There is significant employment which is home based. On the very edge of the Parish there are business estates at Hill Brow and Rake and the Wyvern and Hillier's Garden Centres. Overall, although Liss is largely a residential village there are a significant number of businesses and centres of employment, which both meet the need of local people for jobs and also contribute to the life of the village.
4. Although precise numbers are not available there is clearly significant commuting out of the village, with the rail service well used, including workers commuting as far as London. Equally, the businesses in Liss rely on in-commuting from outside the Parish.
5. Business rates are generally substantially higher than neighbouring areas (for example, Greatham rates are lower than Liss and it does affect letting ability of Upper Adhurst Business Park.
6. A persistent complaint from businesses in the village is the lack of high speed broadband and this dramatically effects letting potential.

The demand for employment land

7. There is no undeveloped employment land in Liss except for some opportunity for more intensive use at Brows Farm and Upper Adhurst Business Parks. Discussions with business people in the village suggested that for existing businesses in the village the main problem is a lack of premises to expand into. This appears to be particularly a problem for one or two person businesses that wished to expand and to stay in the village.
8. Liss is not identified in the East Hants Joint Core Strategy as a location for more industrial land, and any significant allocation of land would appear to sit uncomfortably with its location in the national park. Nor are there obvious opportunities for such land, such as unused brownfield land.