



An **APLEONA** company

**Appendix II**  
EDNA Existing  
Site Forms

# Basildon

Site Ref   B4   Local Authority Basildon Council

Site Name Festival Business Park

Address Festival Way, SS14 3WB

Survey Date   24/09/2016   Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: 17.74ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (d).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**   A127, A1235   **Quality of Roads**                     

**Rail Access**   Basildon Station   **Bus routes**   2 routes from Festival Leisure Park Stop  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

.... Distribution	x.... Engineering
.... Storage (open)	.... Product manufacturing
x.... Storage (warehouse)	.... Food production
.... Creative industries	.... Aggregates
.... Marine	x.... Office activity (describe type) <u>corporate, software/IT</u>
x.... Other (inc non-B class)	retail, suppliers

**General comments / description of site**

Site is set within a wider industrial area between the A127 and A1235. The Festival Leisure Park borders the west of the site and a large New Holland site to the East – a farm equipment supplier. Residential uses lie further to the south and a mix of residential and agricultural uses lie to the north.

The majority of buildings are good quality and have large floorplates. Occupiers are mixed but include the likes of P2P Mailing, a courier, RLE International, an engineering company, R & L Slaughter, a laboratory equipment supplier, and Kwik Fit.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Accessed from A1235 with good access to strategic road network

Good, suitable for HGVs

Two bus routes adjacent to the site on Festival Way

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Cranes Farm Road affected by surface water flooding in the last 10 years (2011 report))
- Heritage & Conservation (Listed Building, SAM, Cons Area)  Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

\*Festival Leisure Park Policy R13 towards top left of site boundary, entire site Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant site located to the north and identified as potential sites.

**Recommendations on future use / potential**

Site is high quality and recommended for protection and maintenance in line with ELPS guidance and policy E 2 of the draft Local Plan. Also potential to development vacant land that falls within the north of the site.

Site Ref  B5  Local Authority  Basildon Council

Site Name  International Financial Data Services

Address  IFDS House, St. Nicholas Lane, SS15 5FS

Survey Date  24/09/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 11.35ha

**Policy designation:** Existing Site. ELPS recommends that B-class use be retained on the site and recognised with Policy E2 (i) of the draft Local Plan.

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input checked="" type="checkbox"/> Sites for Specific Occupiers  |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A176, B148  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Basildon Station  **Bus routes**  4 routes outside site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| .... Distribution        | .... Engineering           |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine x.... Office activity (describe type) finance  
 .... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

The site lies on the B148 and A176, on the western fringe of a large industrial area. Residential uses border the site to the north and woodland to the west. A park lies in proximity to the south and Basildon Sporting Village to the south east.

The site has a single occupier set within a high quality office building.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial        Warehousing
- Higher Education  Further Education

Woodland

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Accessed from both the B148 and A176 with good strategic road links

Good access for existing use

Bus route 44 passes the site

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

\* Entire Site: Existing Employment Areas Policy E2, Junction Upgrades (Indicative) at St Nicholas Ln, Upper Mayne Jcnctn

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Opportunity for B-class use on land in the west of the site.

**Recommendations on future use / potential**

Recommended to be protected and maintained in line with the ELPS and Policy E 2 of the draft Local Plan. Potential for some of the land to the west that is currently landscaped to be used to accommodate expansions as noted in ELPS.

Site Ref  B6  Local Authority  Basildon Council

Site Name  Ford Technical Centre

Address  SS15 6GB

Survey Date  24/09/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 62.32ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan references in policy E3.

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input checked="" type="checkbox"/> Sites for Specific Occupiers  |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Laindon Station  **Bus routes**  0 routes outside site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |       |                       |
|--------------------------|-------|-----------------------|
| .... Distribution        | x.... | Engineering           |
| .... Storage (open)      | ....  | Product manufacturing |
| .... Storage (warehouse) | ....  | Food production       |
| .... Creative industries | ....  | Aggregates            |

.... Marine ..... Office activity (describe type) \_\_\_\_\_  
 .... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Site is accessed from the west via B148/A127. The site borders strategic roads to the north and west, employment uses to the south, and residential uses to the east. Agricultural uses lie further to the north.

The site accommodates the Ford Dunton Technical Centre which undertakes automotive research and development.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, accessed from B148 and A127 with good strategic links

Good HGV access

No proximate links

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

\* Entire Site: Existing Employment Area for Research and Development Uses Policy E3

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant land towards the north of the site that could be used B-class employment uses.

**Recommendations on future use / potential**

Site is recommended for protection and maintenance in line with ELPS. Policy E3 of the draft local plan restricts uses on the site to research & development, intended to retain the existing automotive R&D use on the site.

Site Ref  B7  Local Authority  Basildon Council

Site Name  Burnt Mills

Address  Lords Way, SS13 1ST

Survey Date  24/09/2016  Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 5.03ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (a).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Wickford/Basildon Station  **Bus routes**  15 routes from Sainsburys Store Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| x... Distribution        | .... Engineering           |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine  
 .... Office activity (describe type) \_\_\_\_\_  
 x.... Other (inc non-B class) Industrial equipment supplier, packaging, retail

**General comments / description of site**

Site accesses from Cricketers Way which leads to the E Mayne road and A127. Site is bounded by A127 to the north, waste treatment and management sites to the south and east, and retail uses to the west. Site also borders some woodland and residential use to the west.

Site includes a large logistics use and smaller retail/B2 uses to the rear which include industrial equipment supplies and several businesses related to packaging.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education    Further Education

Woodland, waste management

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None Evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate access to A127 and strategic road network

Good – suits HGVs

Several bus routes on E Mayne

Good

Good

Good

**Access and parking is adequate for the uses within the site**    Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (**Within floodplain of Navildon Brook, defended**)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

\* Entire Site: Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Wooded vacant land to the south west of the site that could potentially accommodate B-class uses.

**Recommendations on future use / potential**

Protect and maintain B class use in line with ELPS and policy E2 of the draft Local Plan.

Site Ref   A3a   Local Authority Basildon Council

Site Name Burnt Mills

Address Lords Way, SS13 1ST

Survey Date 24/09/2016 Surveyor MS&LG

**SITE DESCRIPTION**

Site Area: 72.57ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (a).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A132 **Quality of Roads** \_\_\_\_\_

**Rail Access** Wickford/Basildon Station **Bus routes** 10 routes from opp Cranes Farm Road stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| x... Distribution        | x... Engineering           |
| x... Storage (open)      | x... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine  
 x.... Other (inc non-B class)      .... Office activity (describe type) \_\_\_\_\_  
 Wholesale, waste collection, vehicle repair, training, suppliers \_\_\_\_\_

**General comments / description of site**

Site lies to the south of A127 with access via E Mayne road. Site borders roads and residential to the west, residential to the south, agricultural land to the east and waste management/treatment uses to the north.

The site is large with a mix of occupiers and floorplates. Uses include vehicle repair, engineering, waste collection, product manufacturing, storage, logistics, and retail/wholesale/suppliers.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe           Hotel
- Gym/sports                  Creche
- Bank                          Education
- None                          Other

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic      (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Agricultural uses, waste management/treatment

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate access to A127 and strategic road network

Good access for HGVs

Bus routes on E Mayne

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Within floodplain of Navildon Brook, defended )  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

\* Entire Site: Existing Employment Areas Policy E2, Part Untidy Industry Zone, Burnt Mills Policy E10, next to bottom of site patch of trees – Public Open Spaces Policy HC5

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

[Empty box for other comments/observations]

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with guidance in the ELPS and policy E2 of the draft local plan.

Site Ref  B9  Local Authority  Basildon Council

Site Name  Cranes Industrial Estate

Address  Cranes Farm Road, SS14

Survey Date  24/09/2016

Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 69.07ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (b).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127,A1235  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Wickford/Basildon Station  **Bus routes**  11 routes from adj Cranes Farm Road stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                             |
|--------------------------|-----------------------------|
| x.... Distribution       | x.... Engineering           |
| .... Storage (open)      | x.... Product manufacturing |
| .... Storage (warehouse) | .... Food production        |
| .... Creative industries | .... Aggregates             |

.... Marine  
 x.... Other (inc non-B class)

x.... Office activity (describe type) Accountants, legal\_\_\_\_  
 Wholesale, Suppliers, vehicle repair, waste\_\_\_\_\_

**General comments / description of site**

Site is located to the south of the A127 and bound by swathe of vacant land to the north, retail and residential use to the east, residential use to the south, and retail and recreational uses to the west.

Site is large with a mix of occupiers and floorplates that include occupiers in industries such as product manufacturing, engineering, law, accountancy, car repair, waste management, and logistics.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Recreation

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

E Mayne/A1235 access to A127.

Access adequate for existing uses

Several bus routes pass through site

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Cranes Farm Road affected by surface water flooding in the last 10 years (2011 report))
- Heritage & Conservation (Listed Building, SAM, Cons Area)  Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no) \* **Entire Site: Existing Employment Areas Policy E2, one location Community Facilities Policy HC4, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

B39 – separate part of existing site. Identified as potential but accommodates new employment development with active use. Occupiers: Amazon Logistics (assessed in separate line in assessment matrix).

B41 – separate part of existing site. Identified as potential but with new development coming forward (yet to be completed).

Vacant land to the north of the site that could accommodate B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with ELPS and policy E 2 of the draft local plan.

Site Ref  B10  Local Authority  Basildon Council

Site Name  Case New Holland Tractor Park

Address  Cranes Farm Road, SS14 3AD

Survey Date  24/09/2016

Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 39.65ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E9 (c).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input checked="" type="checkbox"/> Sites for Specific Occupiers  |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127,A1235  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Basildon Station  **Bus routes**  2 routes from Festival Leisure Park stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| .... Distribution        | .... Engineering           |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine  
 .... Office activity (describe type) \_\_\_\_\_  
 x.... Other (inc non-B class) Farm Equipment Supplier

**General comments / description of site**

Site borders a neighbouring employment site to the north and west, recreational grounds to the east, and vacant land/residential uses to the south. The A127 passes to the north and A1235 to the south.

Site has a single occupier – New Holland – which is a farm equipment supplier. Building quality is mixed but typically poor quality.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to A1235/A127 and strategic highway

Good HGV access

Proximate bus links

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Cranes Farm Road affected by surface water flooding in the last 10 years (2011 report))
- Heritage & Conservation (Listed Building, SAM, Cons Area)  Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)
- \* Entire Site: Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage uses.

**Recommendations on future use / potential**

Protect and maintain existing employment use as per the ELPS and guidance in policy E2 of the draft Local Plan. Some of the buildings do however potentially need upgrading dependent on requirements.

Site Ref  B11  Local Authority  Basildon Council

Site Name  Pippis Hill

Address,  Miles Gray Road, SS14

Survey Date  24/09/2016

Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 51.05ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (e).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A176, A1235  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Basildon Station  **Bus routes**  7 routes from opp Asda Heron Park Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| x... Distribution        | .... Engineering           |
| .... Storage (open)      | x... Product manufacturing |
| x... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine ..... Office activity (describe type) Insurance  
 x.... Other (inc non-B class) vehicle repair, education, retail/wholesale \_\_\_\_\_

**General comments / description of site**

Site bound by A1235 to south and A127 to north (buffered by vacant land). Body of water lies to east (used for recreation) and retail park to the west.

The quality and floorplates of units on the site vary and occupiers include industries such as logistics, storage, manufacturing, vehicle repair, driving schools, and wholesale.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Connected to A1235/A176/A127 with good strategic links

Good access for HGVs to units that need it

Proximate bus links

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Cranes Farm Road affected by surface water flooding in the last 10 years (2011 report), Pippis Hill Lake acts as a surface water management function for the local area)
- Heritage & Conservation (Listed Building, SAM, Cons Area)  Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no) \*Entire site Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant strip to the north that could accommodate B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with guidance in the ELPS and Policy E2 of the Draft Local Plan. Potential to development vacant strip of land that borders the site to the north.

Site Ref  B12  Local Authority  Basildon Council

Site Name  Laindon North

Address  SS15 6DP

Survey Date  24/09/2016  Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 8.89ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (f).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Laindon Station  **Bus routes**  1 route from High Road, Willowfield Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| x.... Distribution       | .... Engineering           |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | x.... Food production      |
| .... Creative industries | .... Aggregates            |

.... Marine  
 x.... Other (inc non-B class)      x.... Office activity (describe type) Real Estate  
 Wholesale, supplier, trade counter, vehicle repair, recycling \_\_\_\_\_

**General comments / description of site**

Site is located off the High Road junction on the A127. The Site is bound by the A127 to the north, Highroad to the west, and residential uses to the south and west.

The site includes a mix of uses and floorplates with what appears to be an extension from the original site to the west (with higher quality units). Units towards the east are relatively dated. Occupiers represent industries in manufacturing, vehicle repair, retail and wholesale, trade counters, and recycling.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe       Hotel
- Gym/sports       Creche
- Bank       Education
- None       Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate access to the A127 with link to strategic road networks.

Good access

Proximate bus links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order (presumed no)

\*Entire site Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.

Site Ref  B13  Local Authority  Basildon Council

Site Name  Southfields

Address  Southfields Business Park SS15 6TQ

Survey Date  24/09/2016

Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area: 42.75ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (h).

**Location (nearest town or cluster description):** Basildon

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  B148  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Laindon Station  **Bus routes**  1 route from Fenton Way (s-bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| x.... Distribution       | x.... Engineering          |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine  
 x.... Other (inc non-B class)      x.... Office activity (describe type) Env. Consultants  
 Vets, retail, car sales, \_\_\_\_\_

**General comments / description of site**

Sites is bound by Ford employment site to the north, woodland and residential use to the east, residential to the south, and agricultural use to the west.

Site includes a mix of uses and floorplates. Industries represented include professional services, manufacturing, engineering, aerospace, car sales, wholesale etc.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe       Hotel
- Gym/sports       Creche
- Bank       Education
- None       Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, proximate access to strategic road network via W Mayne/A127

Good, suits existing uses

Proximate bus links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Southfields Washland provides a surface water management function)
  - Heritage & Conservation (Listed Building, SAM, Cons Area)  Environmental Designation (SPA, SAC, SSSI, Ramsar)
  - Tree Preservation Order (presumed no)
- \*Entire site Existing Employment Areas Policy E2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** 5%      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain existing B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.

Site Ref  B14  Local Authority  Basildon Council

Site Name  Wrexham Road

Address  Laindon, SS15 6PX

Survey Date:  24/09/2016  Surveyor:  MS & LG

**SITE DESCRIPTION**

Site Area: 4.6ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (g).

**Location (nearest town or cluster description):** Basildon/Laindon

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  B1036

**Rail Access**  Laindon Station  **Bus routes**  3 routes from o/s Police Station Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering   |
| x... Storage (open)      | x... Product manufacturing                                 |
| .... Storage (warehouse) | .... Food production                                       |
| .... Creative industries | .... Aggregates  |
| .... Marine              | x... Office activity (describe type) <u> very limited </u> |

x.... Other (inc non-B class) \_\_\_\_\_ Car related uses, soft play type facility and day care nursery \_\_\_\_\_

**General comments / description of site**

Site bounded by railway line to the south and roads to the north and east. Adjacent to Laindon train station.

There is a lot of car related activity evident on site – some of which are not necessarily B class.

The site is well occupied but has a mixed quality of stock and environment. There is a lot of street parking and congestion within the site.

Occupiers include: Laindon Tyre Centre, Connect Plumbing & Heating Supplies, Jeakins Removals, PGR, Swift Motors, NPH Plant & Tool Hire, Smith's MOT & Garage Services, Francis House, Laindon Metals, AK Hobson Ltd (Bus Shelter Installation & Maintenance), Skyline Elevators, Sunflowers, ART Rider Training, Astra Site Services etc.

West Point – modern light industrial units

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None               | <input type="checkbox"/> Other             |

None evident, other than mobile food van

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Soft play facility: Stay & Play and day care nursery in western corner of site.

- Community
- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Fairly well connected - Site sits off High Road which connects to the A127

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Adequate for uses

- Public transport

Adjacent to Laindon station

- Servicing

Adequate for uses in yards in front of units

- Internal Circulation

Adequate, however congestion caused by on street parking

- Parking

On street parking evident, particularly considering car related uses of many units

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Open storage that could be intensified.

**Recommendations on future use / potential**

Protect and maintain for continued employment use (in line with Policy E2 of Local Plan and previous ELPS),

May need to monitor the creep of non B class uses i.e. indoor play activity and car related activity.

Site Ref  B15  Local Authority  Basildon Council

Site Name  Radford Way

Address  Radford Business Centre, CM12 0BZ

Survey Date  24/09/16  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 12.94ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (j).

**Location (nearest town or cluster description):** Billericay

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input checked="" type="checkbox"/> High Quality Business Park     | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  B1007

**Rail Access**  Billericay Station  **Bus routes**  3 routes from adj Ricketts Drive Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                                   |       |  |
|-----------------------------------|-------|--|
| .... Distribution                 | x.... | Engineering  |
| .... Storage (open)               | x.... | Product manufacturing  |
| x.... Storage (warehouse)         | ....  | Food production  |
| .... Creative industries          | ....  | Aggregates   |
| .... Marine                       | x.... | Office activity (describe type) <u> business park and other </u> |
| <u> purpose built properties </u> |       |  |

x.... Other (inc non-B class) Gym uses, trade counter \_\_\_\_\_

**General comments / description of site**

Site adjacent to Billericay train station, with residential development to the east, south and west, in close proximity to the B1007 (Stock Road), but without strong strategic road network accessibility.

There are a mix of units on site including purpose built offices in a business park format, dated light industrial units, storage warehouses (including self storage).

The site is well occupied, with a mix of B class employment activity, however there is some non-B class creep evident including gym and fitness activities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel             |
| <input checked="" type="checkbox"/> Gym/sports      | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                       | <input type="checkbox"/> Other             |

PeaPod café  
 My Gym Billericay  
 Studio 360 Fitness  
 Pure Gym (in recently developed warehouse unit)  
 Karate activity

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Weaker strategic road network connectivity but direct access from Radford Way off B1007

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Adequate for uses

- Public transport

Good connectivity with Billericay train station and bus routes and stops at the station, along Radford Way, along B1007 and along Perry Street

- Servicing

Seemingly adequate servicing for units in individual yard spaces

- Internal Circulation

Adequate for activities on site

- Parking

Parking provided for many units and for the Lake Meadows Business Park

**Access and parking is adequate for the uses within the site**

- Yes
- No
- Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Area)
- Heritage & Conservation (Listed Building, SAM, Cons)



Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, four locations Community Facilities Policy HC4**

**Physical Considerations:**

- Topography
- Contamination
- Other

NA

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings: 5 units available (Costar Suite, 2017)  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class Pure Gym
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain for continued B class use in line with policy E2 of the draft local plan and the ELPS. The site is suitable for its current uses and is not reliant on strategic road network connectivity to attract occupiers. This reflects its proximity to Billericay train station and Billericay town centre, making it an attractive location for business occupiers particularly for certain office activities. However there is creep from non B class uses evident, such as the new Pure Gym, and this should be monitored to ensure it does not erode the nature and functional of this site as a business location.

Site Ref  B16  Local Authority  Basildon Council

Site Name  Wickford Business Park

Address  SS11 8YE

Survey Date  24/09/16  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 34.09ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (k).

**Location (nearest town or cluster description):** Wickford

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A129  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Wickford Station  **Bus routes**  5 routes from p/s Nelson Coach Station Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                           |                             |
|---------------------------|-----------------------------|
| x.... Distribution        | x.... Engineering           |
| .... Storage (open)       | x.... Product manufacturing |
| x.... Storage (warehouse) | .... Food production        |
| .... Creative industries  | .... Aggregates             |

.... Marine ..... Office activity (describe type) \_\_\_\_\_  
 x.... Other (inc non-B class) Suppliers, wholesale, vehicle repair, trade counter \_\_\_\_\_

**General comments / description of site**

The site follows the railway line that lies adjacent to Salcott Crescent and Mersea Crescent.

The site is bound to the northeast by residential uses and to the north and southwest, beyond railway tracks. The south east of the site borders some woodland and a body of water.

The site includes a mix of uses and floorplates, which are typically B2 and B8 uses. Industries represented include engineering, product manufacturing, storage, logistics and other uses such as trade counters, wholesalers, and other types of suppliers.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Woodland/body of water

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good – direct access to the A129 which connects to the A130 to the south east.

Good although accessed through a residential area.

Proximate bus routes

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Community Facilities Policy HC4**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable**   2%                        **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site                       B class                       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class                       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant land within the site that could accommodate further B-class uses.

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.

Site Ref B17 Local Authority Basildon Council

Site Name London Road Clusters

Address 10 London Road, Billericay CM12 9HP

Survey Date 24/09/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 1.77ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Rural Enterprise Site in accordance to Policy E 9 (b).

**Location (nearest town or cluster description):** Rural

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre  |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site                               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals                            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers                             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites                 |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - Rural employment site, mainly storage |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A129

**Rail Access** Billericay Station **Bus routes** 4 routes from London Road (SE bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering                           |
| x.... Storage (open)     | .... Product manufacturing                 |
| .... Storage (warehouse) | .... Food production                       |
| .... Creative industries | .... Aggregates                            |
| .... Marine              | .... Office activity (describe type) _____ |

x.... Other (inc non-B class) Garden nursery related \_\_\_\_\_

**General comments / description of site**

This is a rural site consisting of a large proportion of open storage spaced, and accommodating one main occupier; Rolawn – garden services focusing around turf.

There several built units on site which are dated and of average quality, and there are no on-site amenities evident. The site is fairly close to Billericay town centre.

The site is not well connected to the strategic road network however it does have direct road access from Rayleigh Road (A129)

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None evident

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial        Warehousing
- Higher Education  Further Education

Rural context

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
  
- Vehicular Access  
(HGV, Vans, Cars, Bicycles)
  
- Public transport
  
- Servicing
  
- Internal Circulation
  
- Parking

Good direct access from London Road but no direct strategic road network connectivity

Good direct access into site off London Road, suitable for all vehicle types

Bus route and stops along Rayleigh Road, London Road and Mountnessing Road

Adequate for needs within site

Seems adequate

Adequate space within site

**Access and parking is adequate for the uses within the site**       Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Area)
- Heritage & Conservation (Listed Building, SAM, Cons)



Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Green Belt Policy GB2, Rural Enterprises Sites Policy E9**

**Physical Considerations:**

- Topography
- Contamination
- Other

NA

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No (lawns)

**Vacant Buildings (re-use)**  Yes  No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant land that could accommodate B-class uses.

**Recommendations on future use / potential**

Site has intensification potential, but is not in the most desirable business location considering strategic road network connectivity and immediate access to amenities. However this site could continue to provide small business opportunities going forward.

The site is recommended to be protected and maintained, based on the fact that it is appropriate for the current occupier and accords to the ELPS and policy E 9 of the draft local plan.

Site Ref  B21  Local Authority  Basildon Council

Site Name  Guildprime

Address  Guildprime Business Centre, Billericay CM11 2PZ

Survey Date  24/09/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 1.2ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E9 (a).

**Location (nearest town or cluster description):** Rural/Billericay

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A129

**Rail Access**  Billericay Station  **Bus routes**  6 routes from o/s Factory Site Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- x.... Distribution
- .... Storage (open)
- x.... Storage (warehouse)
- .... Creative industries
- .... Marine
- .... Engineering
- x.... Product manufacturing
- .... Food production
- .... Aggregates
- x.... Office activity (describe type)  purpose built units within

Guildprime Business Centre

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

This site is located in a rural context off the A129 (Southend Arterial Road), surrounded by greenfield land to the north, east and south.

The site contains Guildprime Business Centre, a slightly dated development of average quality which accommodates a range of B class uses. Occupiers include Roseville Projects Ltd., Guildprime Specialist Contracts. There is no evidence of vacancy on site.

There are several non B class uses within the site including Burstead Bears Day Nursery and San Marie Stage School Studios.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |  |  |
|--|--|
| <input type="checkbox"/> Convenience retail    | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe       | <input type="checkbox"/> Hotel             |
| <input checked="" type="checkbox"/> Gym/sports | <input checked="" type="checkbox"/> Creche |
| <input type="checkbox"/> Bank                  | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                  | <input type="checkbox"/> Other             |

Nursery and stage school studios on site – but not provided as ancillary uses to Guildprime Business Centre

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Nursery and stage school studios

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity



**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use.

**Recommendations on future use / potential**

This site is appropriate for smaller business which do not require direct access to the strategic road network or close proximity to amenities and services. It is currently well occupied, however it may not be in a location that is attractive to new occupiers should current occupiers leave. The site is therefore recommended to be monitored and managed, however this does not mean it is not currently functioning appropriately as an employment location (as identified in ELPS and policy E 9 of the draft local plan).

Site Ref  B22  Local Authority  Basildon Council

Site Name  White Bridge Farm

Address  Whitesbridge Industrial Estate, CM11 2UL

Survey Date  24/09/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 2.86ha

**Policy designation:** Existing Site. ELPS recommends retaining B-class use on the site and draft local plan identifies the site as a rural enterprise site in policy E 9 (e).

**Location (nearest town or cluster description):** Rural/Billericay

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A129  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Billericay/Basildon Station  **Bus routes**  5 routes from Whites Bridge (NE bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| .... Distribution        | .... Engineering           |
| .... Storage (open)      | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine  
 x.... Other (inc non-B class)

.... Office activity (describe type) \_\_\_\_\_  
 \_\_\_\_\_ Vehicle Repair

**General comments / description of site**

Site is located on the A129, to the north of the A127 and on the eastern fringe of Crays Hill. The site is bound by agricultural land and a single residential site on the opposite side of the A129. A body of water lies to the East of the site and an allotment site to the south east.

The site accommodates a mix of relatively poor quality light industrial units and some open storage. Majority of occupiers fall within vehicle repair or training related industries. Examples include Viper Exhausts and Essex Driver Training. Also appears to be some retail use on the site including Angling Essentials.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Lake, agricultural land, allotments

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Direct access to A129

Several accesses to the site which are adequate for existing use

Proximate bus links

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (**Site located next to reservoir**)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant parcels of land identified for potential B-class use. Also scope to intensify open storage use.

**Recommendations on future use / potential**

Site is recommended for protection and maintenance, aligning with guidance in the ELPS and policy E 9 of the draft Local Plan.

Site Ref  B23  Local Authority  Basildon Council

Site Name  Annwood Lodge

Address  Southend Arterial Rd, Rayleigh, SS6 7UA

Survey Date  24/09/16  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.63ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E9 (f).

**Location (nearest town or cluster description):** Rural/Billericay

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A127  **Quality of Roads** \_\_\_\_\_

**Rail Access**  Rayleigh Station  **Bus routes**  0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering   |
| .... Storage (open)      | .... Product manufacturing                                 |
| .... Storage (warehouse) | .... Food production                                       |
| .... Creative industries | .... Aggregates  |
| .... Marine              | x.... Office activity (describe type) <u> Real Estate </u> |

x... Other (inc non-B class)

Meal Delivery, Design, motorsport sales

**General comments / description of site**

Rural site located near the A127/A1245 junction. The site is bound by the A127 to the east and vacant/agricultural land to the east, north and west.

B-class uses are set with corrugated iron buildings, with small floorplates. Appears to be some open storage to the rear of the site. Occupiers include Smartseal UK, Designed by You, APEX Karking Solutions and Wiltshire Farm Foods.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Agricultural/vacant land

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Direct access to A127/A1245

Good access for current uses. Accessed from a slip round with one direction of traffic.

No proximate links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order (presumed no)

\*Green Belt Policy GB2, Rural Enterprises Sites Policy E9, Southend Arterial Rd below site – Junctions Upgrades (indicative), Safeguarded Areas for Transport Improvements (Indicative) Policy TS5, TS2

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Site appears to be fit for purpose for occupiers but there is potential to improve site quality and access.

Potential intensify some of the open storage/parking uses to the rear. Also vacant land that is identified for potential development and could accommodate B-class uses.

**Recommendations on future use / potential**

Site is recommended for protect and maintenance in accordance with the ELPS and policy E9 of the draft local plan.

Site Ref  B24  Local Authority  Basildon Council

Site Name  Sadlers Farm

Address  Sadlers Hall Farm, London Road, Basildon, SS13 2HD

Survey Date  24/09/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.86ha

**Policy designation:** Existing Site. ELPS recommends review of B class employment use. Draft Local Plan does not allocate site as an Existing Employment Area in accordance to Policy E9.

**Location (nearest town or cluster description):** Rural/Basildon Town Centre

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A130, B1464

**Rail Access**  Pitsea Station  **Bus routes**  4 routes from adj Bartley Road stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- .... Distribution
- x.... Storage (open)
- x.... Storage (warehouse)
- .... Creative industries
- .... Marine
- .... Engineering
- x.... Product manufacturing
- .... Food production
- .... Aggregates
- x.... Office activity (describe type) \_\_\_\_\_

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Site accommodates light industrial uses with occupiers including Grotech, Frost Hire Van Hire, CG Plumbing & Bathroom, Merk Scaffolding and Sadlers Farm Office Furniture (however this is arguably non B class retail / trade counter activity). There is a sui generis garden centre use on site as well as some fitness related activity (New Generation Fitness).

The stock quality on the site is dated and generally poor, however there is no evidence of vacancy. The site is well connected to the strategic road network with access to the A130 and A13 off the B164 (London Road).

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel             |
| <input checked="" type="checkbox"/> Gym/sports      | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                       | <input type="checkbox"/> Other             |

New Generation Fitness  
Café on site

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial        Warehousing
- Higher Education  Further Education

Also partially in greenfield context

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Good connectivity to the strategic road network via the A130 and A13 off the B164 (London Road).

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Adequate for all vehicles

- Public transport

Bus routes and stops along London Road (B164)

- Servicing

Internal yard areas adequate for servicing

- Internal Circulation

Adequate

- Parking

Parking space on site neighbouring units

**Access and parking is adequate for the uses within the site**       Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**



- Flood Risk Area
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order (presumed no)

**\*Green Belt Policy GB2**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**     Yes     No                      **Vacant Land**                       Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_                      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class                       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class                       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use.

**Recommendations on future use / potential**

Site is recommended to be monitored and managed. The non B class uses on site should be monitored considering the impact this could have on B class suitability. Investment in stock redevelopment is likely to be required to improve the attractiveness of this site as a high quality business location.

ELPS suggests that although there is a neighbouring parcel of land that could accommodate additional B-class use, works to achieve this and retaining B-class use across the site may not be desirable. Policy E 9 of the draft local plan finds that the site scores poorly and that maintaining B class use on the site may not be the best course of action.

Site Ref   B25   Local Authority Basildon Council

Site Name Blue House Farm

Address Brackendale Ave, SS13 3BD

Survey Date 24/09/2016 Surveyor MS&LG

**SITE DESCRIPTION**

Site Area: 0.21ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (b).

**Location (nearest town or cluster description):** Rural/Basildon Town Centre

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                                |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site                 |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals              |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers               |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites   |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input checked="" type="checkbox"/> Other - Storage / Trade Counter |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A13, B1464

**Rail Access** Pitsea Station **Bus routes** 4 routes from opp Bluehouse Farm stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                                     |
| x.... Storage (open)          | .... Product manufacturing                           |
| x.... Storage (warehouse)     | .... Food production                                 |
| .... Creative industries      | .... Aggregates                                      |
| .... Marine                   | .... Office activity (describe type) _____           |
| x.... Other (inc non-B class) | _____<br>Trade counter uses –wallpaper supplies etc. |

**General comments / description of site**

This small site is constrained by London Road to the north and the A13 to the south. It is neighboured by residential uses to the east and there is a residential nature to the area north of London Road.

The site accommodates light industrial uses combined with trade counter uses, and it is difficult to tell whether these are ancillary. The units accommodating these activities are dated and of poor quality, and there is some open storage evident in the Bluehouse Timber part of the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe             Hotel
- Gym/sports                     Creche
- Bank                              Education
- None                              Other

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Trade counter activity – may be ancillary use

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses***(comment on issues)*

- Very good       Good  
 Poor              Very poor

**Environment appropriate for current uses?**

- Yes                     No

Environment quality is average

**Neighbouring uses**

- Residential             Leisure  
 Retail                     Town centre  
 Airport                   Rail  
 Road                      Office  
 Industrial               Warehousing  
 Higher Education    Further Education

**Evidence of pollutants**

- Noise                     Air  
 Traffic                   Lighting  
 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Site neighbours the A13 and has good connectivity to it via Broadway Link

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Challenged for all vehicles due to busy road and narrow entrances, and not appropriate for HGVs

- Public transport

Good – bus route along London Road with bus stop immediately opposite the site

- Servicing

Challenged servicing within yard areas

- Internal Circulation

Limited

- Parking

Parking provided with courtyard in front of units and on street (on B164)

**Access and parking is adequate for the uses within the site** Yes No Don't know**DEVELOPMENT CONTEXT****Planning Considerations\*:**

- Flood Risk (Area)                                     Heritage & Conservation (Listed Building, SAM, Cons Area)  
 Environmental Designation (SPA, SAC, SSSI, Ramsar)    Tree Preservation Order (presumed no)

**\*Rural Enterprise Sites Policy E9**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify the open storage use to the west of the site.

**Recommendations on future use / potential**

Site is recommended to be monitored and managed – relating specifically to the monitoring of trade counter activity and its impact on the site's B class suitability, as well as the quality of stock. Considering the small and constrained nature of the site it could continue to accommodate small local businesses but is unlikely to attract other types of occupiers.

Site is recommended for retention in the ELPS and Policy E9 of the local plan supports B-class uses on the site.

Site Ref B27 Local Authority Basildon Council

Site Name Pitsea Hall Lane

Address SS16 4UH

Survey Date 24/09/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 2.34ha

**Policy designation:** Existing Site. ELPS suggests continued B class employment use may not be suitable on the site. The draft Local Plan provides brief commentary on the site but does not designate it as a rural enterprise site in policy E 9.

**Location (nearest town or cluster description):** Rural/Basildon Town Centre

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A13, A132

**Rail Access** Pitsea Station **Bus routes** 0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- x.... Storage (open)
- .... Storage (warehouse)
- .... Creative industries
- .... Engineering
- .... Product manufacturing
- .... Food production
- .... Aggregates

.... Marine ..... Office activity (describe type) \_\_\_\_\_  
 x.... Other (inc non-B class) \_\_\_\_\_ Vehicle related, Pitsea Hall Lane Recycling Centre

**General comments / description of site**

This site is south of the A13 and Pitsea train station, neighbouring the entrance to the Wat Tyler Country Park. As such it is not neighbouring any existing development. However it still has a connection to the A13 and access to the nearby services and amenities immediately north of the A13.

The site accommodates a mix of small light industrial units which are dated and of poor quality. The majority of uses are focused around vehicle repairs (including Samuels & Holland Vehicle Repairs and DYW Allow Wheels and Tyres). The main exception to this is the Pitsea Hall Lane Recycling Centre in the southern part of the site, which accommodates substantial open storage. Tuskite Business Park can be found on this site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

Wat Tyler Country Park

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Connected to the A13 via Pitsea Mount

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Adequate access for all vehicles

- Public transport

Close to Pitsea train station (c. 5minute walk)

- Servicing

Servicing possible in internal yard areas

- Internal Circulation

Fine, northern and southern parts of site accessed through different entrance points and you cannot move between the two parts

- Parking

Some space for parking on site

**Access and parking is adequate for the uses within the site**  
improvement

Yes – although there is room for



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (**Site located near to Pitsea Marsh**)     Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)     Tree Preservation Order (presumed no)

**\*Green Belt Policy GB2, Area of Higher Landscape Value Policy NE2**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**     Yes     No  
 (expansion opportunity for existing activities?)

**Vacant Land**     Yes – some very small portions

**Vacant Buildings (re-use)**     Yes – units in Tuskite Business Park advertised to let     No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings - a number of units advertised to let \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant land to the north of site that could accommodate further B-class use.

**Recommendations on future use / potential**

Although the site meets the requirements of the occupiers, it is recommended to be monitored and managed in line with the ELPS and policy E9 of the Draft Local Plan which suggest that the site is poorly suited for B-class employment use.

Site Ref  B28  Local Authority  Basildon Council

Site Name  Vange Wharf

Address  Wharf Lane, SS16 4SW

Survey Date  24/09/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 3.59ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E9 (c).

**Location (nearest town or cluster description):** Rural/Billericay Town Centre

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A13

**Rail Access**  Pitsea Station  **Bus routes**  0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- x... Distribution
- x... Storage (open)
- x... Storage (warehouse)
- ... Creative industries
- ... Marine
- ... Engineering
- ... Product manufacturing
- ... Food production
- ... Aggregates
- ... Office activity (describe type) \_\_\_\_\_

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

This site is immediately south of the A13 and the railway line, and adjacent to green land on all other sides. The site accommodates storage and distribution activity, with significant open storage and lorry parking. The warehouse units on site are good quality units, and accommodate occupiers including; The Finishing Line, Magnum Logistics and Essex Groundworks Suppliers.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe           Hotel
- Gym/sports                   Creche
- Bank                             Education
- None                             Other

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

Greenfield – within greenbelt

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Very good access to the site directly off the A13 (across the railway line)

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Good for all vehicles

- Public transport

Close to Pitsea train station, but no bus stops in close proximity

- Servicing

Adequate yard spaces for servicing in front and behind individual units

- Internal Circulation

Adequate

- Parking

Adequate provision

**Access and parking is adequate for the uses within the site**       Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Located near Vange Creek/ Marsh**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)
- \*Green Belt Policy GB2, Rural Enterprises Sites Policy E9**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use.

**Recommendations on future use / potential**

In line with the ELPS and policy E9 of the Draft local plan, the site is recommended to be protected and maintained for continued B8 employment activity. It is particularly suitable for smaller scale distribution activity.

Site Ref  B29  Local Authority  Basildon Council

Site Name  London Road, Vange

Address  London Road, SS16 4PR

Survey Date  24/09/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.77ha

**Policy designation:** Existing Site. ELPS recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2.

**Location (nearest town or cluster description):** Rural

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A176

**Rail Access**  Basildon/Pitsea Station  **Bus routes**  1 route from o/s Homebase stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                           |  |
|---------------------------|--|
| .... Distribution         | .... Engineering                           |
| x.... Storage (open)      | .... Product manufacturing                 |
| x.... Storage (warehouse) | .... Food production                       |
| .... Creative industries  | .... Aggregates                            |
| .... Marine               | .... Office activity (describe type) _____ |

x.... Other (inc non-B class) \_\_\_\_\_ Vehicle related \_\_\_\_\_

**General comments / description of site**

This small site is located in close proximity to the Stanford-le-Hope Bypass (A13), bounded by the A176 to the west and the B1464 to the south. It is adjacent to a Homebase store and part of the site boundary provided incorporates the outdoor yard and storage area serving Homebase. To the north and east of the site is greenfield land, with residential use and a golf course also in close proximity.

The site accommodates small, dated units which are in poor condition, as well as some open storage and vehicle parking. Many of the occupiers on site are car related, including Elite Engines and T & P Tyres.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/cafe             Hotel
- Gym/sports                     Creche
- Bank                              Education
- None                              Other

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Homebase – open yard/storage

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

Retail – Homebase  
Greenfield land

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Restricted direct site access, but good access to A13 via the B1464

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Not well suited for larger vehicles due to narrow site access off B1464

- Public transport

Good via bus – bus route and stops along London Road (B1464)

- Servicing

Servicing space provided in internal yard areas surrounding units

- Internal Circulation

Poor – although it is adequate for smaller vehicles

- Parking

Some space for parking available within site

**Access and parking is adequate for the uses within the site**  
vehicles and requires improvement

Yes – however only suitable for smaller



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Green Belt Policy GB2, Existing Employments Areas Policy E2**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use.

**Recommendations on future use / potential**

Site is identified as an existing employment site (Policy E2) in the draft local plan. The site is recommended to be monitored and managed in line with guidance in the ELPS. The continued suitability of this site is dependent on retaining existing occupiers, and considering the site context and characteristics it is not necessarily the best sit to continue to protect for employment uses.

Site Ref   B39   Local Authority Basildon Council

Site Name VU10 & VU11 - Part of B9

Address Cranes Farm Road, SS14

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **3.14ha**

Policy designation: Existing Site

Location (nearest town or cluster description):

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127,A1235 Quality of Roads \_\_\_\_\_

Rail Access Wickford/Basildon Station Bus routes 11 routes from adj Cranes Farm Road stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |       |                                       |
|------------------------------------|-------|---------------------------------------|
| x.... Distribution                 | ....  | Engineering                           |
| .... Storage (open)                | ....  | Product manufacturing                 |
| .... Storage (warehouse)           | x.... | Food production                       |
| .... Creative industries           | ....  | Aggregates                            |
| .... Marine                        | ....  | Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |       |                                       |

**General comments / description of site**

Forms part of the wider B9 Cranes Industrial Estate site.

Site is recently redeveloped and include two high quality uses, one related to food production and the other logistics. The site has good access via Chistopher Martin Road to the rear of the wider B9 site.

The site is bound by road to the north and west and the B9 site to the east and south. Land immediately to the east of the site is currently under construction for B class use.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to the A127

Assess suitable to HGV use

Proximate Bus links

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

New, well occupied site with valuable occupiers.

**Recommendations on future use / potential**

Protect and maintain B-class employment use in line with ELPS and policy E 2 of the draft local plan.

Site Ref B49a Local Authority Basildon Council

Site Name V20 – Part of White Bridge Farm

Address Whitesbridge Industrial Estate, CM11 2UL

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **0.87ha**

**Policy designation:** Existing Site. ELPS recommends retaining B-class use on the site and draft local plan identifies the site as a rural enterprise site in policy E 9 (e).

**Location (nearest town or cluster description):** Rural/Billericay

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - Open Storage          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A129 **Quality of Roads** \_\_\_\_\_

**Rail Access** Billericay/Basildon Station **Bus routes** 5 routes from Whites Bridge (NE bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering                           |
| x.... Storage (open)     | .... Product manufacturing                 |
| .... Storage (warehouse) | .... Food production                       |
| .... Creative industries | .... Aggregates                            |
| .... Marine              | .... Office activity (describe type) _____ |

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Site is located on the A129, to the north of the A127 and on the eastern fringe of Crays Hill. The site is bound by agricultural land and a single residential site on the opposite side of the A129. A body of water lies to the East of the site and an allotment site to the south east.

Site falls within wider B22 and has a functional open storage use, primarily for vehicles.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                          Education
- None                          Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Lake, agricultural land, allotments

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Direct access to A129

Several accesses to the site which are adequate for existing use

Proximate bus links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Scope to intensify use of the site (similar uses to those existing within the wider B22 site with potential to emphasis B-class uses) – previously identified as potential.

**Recommendations on future use / potential**

Site is recommended for protection and maintenance, aligning with guidance in the ELPS and policy E 9 of the draft Local Plan.

Site Ref   B53b   Local Authority Basildon Council

Site Name   VU24  

Address   SS16 4TZ  

Survey Date   02/02/2016  

Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: **2.03ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Pitsea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
  - Mixed commercial and residential area
  - Mainly residential with few commercial uses
  - Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   A13   Quality of Roads                     

Rail Access   Adjacent station   Bus routes                     

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |   |  |
|---|--|
| .... Distribution   | .... Engineering   |
| x.... Storage (open)  | .... Product manufacturing   |
| .... Storage (warehouse)  | .... Food production   |
| .... Creative industries  | .... Aggregates  |
| .... Marine   | .... Office activity (describe type) <u>                                    </u> |
| x.... Other (inc non-B class) <b>Waste, fencing</b> <u>                                    </u> |  |

**General comments / description of site**

Site lies adjacent to Pitsea train station and is bound by the railway line to the south, road to the east, the carpark related to the train station and vacant land to the north, and a small plot of vacant land/woodland to the west.

The site has two primary occupiers, a fencing company and a recycling/waste company. The site has a large proportion of open storage to the rear.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Car park

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, proximate access to A13

Good access from the A13 – suits HGVs

Good rail access

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Lies adjacent to vacant site to the north – B53a. Potential to intensify open storage use.

**Recommendations on future use / potential**

Protect and maintain employment use. Potential to intensify open storage use to the rear.

# Castle Point

Site Ref CPI Local Authority Castle Point Borough Council

Site Name Gas and oil Receptor and Storage Facilities

Address Haven Road, Canvey Island SS8 0LU

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **22.93ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Canvey Island

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Roscommon Way/A130 1/4km (250m)

Rail Access Benfleet (3.5km) Bus routes Routes on Canvey Road (800m)

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- .... Storage (open)
- .... Engineering
- .... Product manufacturing

- .... Storage (warehouse)                      .... Food production
- .... Creative industries                      .... Aggregates
- .... Marine                                      .... Office activity (describe type) \_\_\_\_\_
- x.... Other (inc non-B class)              Storage – large containers

**General comments / description of site**

Large storage location with wharf access to the Thames

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/café           Hotel
- Gym/sports                 Creche
- Bank                          Education
- None                          Other

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial        Warehousing
- Higher Education  Further Education

Caravan site to South West.

Car open storage to east.

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Good – proximate access to Roscommon Way and A130.

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access from Haven Road

- Public transport

Bus routes on Canvey road.

- Servicing

Adequate on site.



Internal Circulation

Good

Parking

Adequate on site.

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

Flood Risk ZONE 3 Area)

Heritage & Conservation (Listed Building, SAM, Cons

Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

Opportunity for Intensification  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Recommended for protection and maintenance.

Site Ref CP6 Local Authority Castle Point Borough Council

Site Name Castle Point Borough Council Offices

Address 108-114 Kiln Road, SS7 1TE

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **2.21ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Benfleet

The site is best described as a:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 direct access

Rail Access Benfleet (2.5km) Bus routes 9 routes from adj Warren Chase Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                                    |   |
|------------------------------------|---|
| .... Distribution                  | .... Engineering  |
| .... Storage (open)                | .... Product manufacturing                              |
| .... Storage (warehouse)           | .... Food production                                    |
| .... Creative industries           | .... Aggregates   |
| .... Marine                        | x... Office activity (describe type) Public Sector_____ |
| .... Other (inc non-B class) _____ |   |

**General comments / description of site**

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |  |  |
|--|--|
| <input type="checkbox"/> Convenience retail    | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café       | <input type="checkbox"/> Hotel             |
| <input checked="" type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                  | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                  | <input checked="" type="checkbox"/> Other  |

Swimming pool and community centre.

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Gym and college.

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access from A13

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access

- Public transport

Routes on A13

- Servicing

Adequate on site

- Internal Circulation

Good

- Parking

Good on site

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain for continued employment use

Site Ref CP7 Local Authority Castle Point Borough Council

Site Name Brickfield Industrial Estate

Address Great Burches Road, SS7 3ND

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **2.5ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Benfleet

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 (600m but indirect)

Rail Access Rayleigh Station Bus routes None

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x... Storage (open)                | .... Product manufacturing                 |
| x... Storage (warehouse)           | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Marble and Granite works and storage

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access to A127 via roads through residential area

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Single width access

- Public transport

Poor

- Servicing

Adequate on site

- Internal Circulation

Adequate

- Parking

Adequate



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Appears to hold local value - Protect and maintain for continued employment use

Site Ref CP8 Local Authority Castle Point Borough Council

Site Name Lychgate Industrial Estate

Address Southend Arterial Road, SS6 7TZ

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **2.57ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rayleigh

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A127

Rail Access Rayleigh (2km) Bus routes None

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | .... Product manufacturing                 |
| x. Storage (warehouse)        | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | <u>Car Repairs, trade supplies</u>         |

**General comments / description of site**

Low value industrial estate

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Adjacent café/services**

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Direct access from A127

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Access a little narrow coming off of the A127, HGVs likely to struggle

- Public transport

Poor

- Servicing

Adequate on site

- Internal Circulation

Good

- Parking

Adequate on site

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain for continued employment use given local value

Site Ref CP10 Local Authority Castle Point Borough Council

Site Name Charfleets Industrial Estate

Address Canvey Island, SS8 0PN

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **27.53ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Canvey Inland

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A130

Rail Access Benfleet 2.5km Bus routes several routes from the Charfleets bus stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- x... Storage (open)
- x... Storage (warehouse)
- .... Creative industries
- .... Marine
- x... Other (inc non-B class) Car Repairs
- x... Engineering
- .... Product manufacturing
- .... Food production
- .... Aggregates
- x... Office activity (describe type) \_\_\_\_\_

**General comments / description of site**

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/café | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                 | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                       | <input type="checkbox"/> Other             |

Several cafes

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
  - Close to one or two services
  - No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Opposite Council Depot

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Direct access onto the A130

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Several accesses with dedicated slip road

- Public transport

Proximate bus links

- Servicing

Adequate on site

- Internal Circulation

Good

- Parking

Adequate on site – units that require it have dedicated parking



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain for continued employment use

Site Ref CP11 Local Authority Castle Point Borough Council

Site Name Manor Trading Estate

Address 30 Brunel Road, South Benfleet, SS7 4PS

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **15.05ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Benfleet

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1159 (1.1 mile)

Rail Access Rochford (0.5 miles) Bus routes Multiple routes on southern road to west of site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |   |  |
|---|--|
| .... Distribution                               | .... Engineering                                       |
| x... Storage (open)                             | x... Product manufacturing                             |
| x... Storage (warehouse)                        | x... Food production                                   |
| .... Creative industries                        | .... Aggregates  |
| .... Marine                                     | x... Office activity (describe type) <u>ancilliary</u> |
| x... Other (inc non-B class) <u>Car Repairs</u> |  |

**General comments / description of site**

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/café | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                 | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                       | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c.10% Day Nursery

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Opposite Council Depot

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Central location with access to the A127 further to the south.

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Some restricted visibility and poor access for HGVs

- Public transport

Bus routes serve the site from the main road. Potentially walkable from Rochford station

- Servicing

Adequate for uses in yards in front of units

- Internal Circulation

Adequate, however congestion caused by on street parking

- Parking

On street parking evident, particularly considering car related uses of many units

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use**

Protect and maintain for continued employment use, however monitor the creep of non B class uses i.e. indoor play activity and car related activity

Site Ref CP12 Local Authority Castle Point Borough Council

Site Name Stadium Way Industrial Estate

Address Stadium Way, Benfleet, SS7 3BN

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **8.31ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rayleigh

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A129/A127

Rail Access Rayleigh(1.5km) Bus routes Multiple routes on A129

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- .... Storage (open)
- .... Storage (warehouse)
- .... Creative industries
- .... Marine
- x.... Other (inc non-B class) Car Repairs
- x... Engineering
- x... Product manufacturing
- .... Food production
- .... Aggregates
- x... Office activity (describe type) Accountancy

**General comments / description of site**

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access to the A129 and A127

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access via stadium way

- Public transport

Bus routes serve the site from A129

- Servicing

Adequate

- Internal Circulation

Adequate

- Parking

Adequate – most units have parking



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain for continued employment use

# Rochford

Site Ref GVA: R1 Local Authority Rochford

Site Name Aviation Way Industrial Estate

Address SS2 6GG

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **25.3ha**

Policy designation: **Active Employment Site**

Location (nearest town or cluster description): Southend-on-Sea/Rochford

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1013 (Adjacent)

Rail Access Rochford (2.6 miles) Prittlewell (2.7 miles) Bus routes 63/514/815 from Cherry Orchard Way

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- .... Storage (open)
- .... Engineering
- x... Product manufacturing

- .... Storage (warehouse)                      .... Food production
- .... Creative industries                      .... Aggregates
- .... Marine                                      x... Office activity (describe type) \_\_\_\_\_
- .... Other (inc non-B class)                      Airport Servicing

**General comments / description of site**

Mixed offer in terms of stock and businesses, ranging from lower quality industrial through to modern office.

Previously the area to the north has been proposed for expansion of Ipeco activities, although this was shelved as the recession halted investment by operators in air travel. The area to the north has now been allocated, but there is still potential for Ipeco to relocate.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail                       Comparison retail
- Restaurant/café                               Hotel
- Gym/sports                                       Creche
- Bank     Education
- None     Other

Sandwich vans  
Tennis and rugby clubs on boundary  
Athenaeum Gym  
Skylark hotel

**Broadband infrastructure**

- ADSL                       ADSL2+                       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor               Very poor

Shared areas are of good quality, some occupied sites are less well maintained.

**Environment appropriate for current uses?**

- Yes                       No

**Neighbouring uses**

- Residential               Leisure
- Retail                       Town centre
- Airport                     Rail
- Road                         Office
- Industrial                 Warehousing
- Higher Education       Further Education

Open space to the north which has identified development potential – JAAP area

**Evidence of pollutants**

- Noise                       Air
- Traffic                     Lighting
- 24hr operation

Noise from airport

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Fairly well connected - Site sits off High Road which connects to the A127

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Good

- Public transport

None evident within the site but proximate bus stops

- Servicing

Off road linked to business premises

- Internal Circulation

Good – flow is restricted by on road parking in some areas

- Parking

Allocated in courtyards & on-street

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable <10%** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site    B class    Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area    B class    Non-B class - new car showroom
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to expand to North if required, without affecting current site, however JAAP area is developing out

**Recommendations on future use / potential**

Protect and maintain employment use.

Continue to support cluster  
 Potential for more airport related uses and businesses seeking to locate close to the airport.

Site Ref GVA: R2 Local Authority Rochford

Site Name Baltic Wharf

Address SS4 2HA

Survey Date: 02/02/2016

Surveyor: MS & LG \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 16.1ha

Policy designation: Employment Land

Location (nearest town or cluster description): Rochford/Hockley

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 - c.8miles

Rail Access Rochford station (c.6 miles away) Bus routes 60 & 60A – Riverside Village Bus and Coach Station

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                                     |  |
|-------------------------------------|--|
| x. Distribution                     | x. Engineering                             |
| x... Storage (open)                 | .... Product manufacturing                 |
| x. Storage (warehouse)              | .... Food production                       |
| .... Creative industries            | .... Aggregates                            |
| .... Marine                         | .... Office activity (describe type) _____ |
| ..... Other (inc non-B class) _____ |  |

**General comments / description of site**

Baltic Wharf is a relatively remote small 'port' specialising in the importation of wood and timber, mainly from the Baltic States and Scandinavia. The site also contains a sawmill and timber treatment facility. Much of the landside area is dedicated to the storage of timber.

Essex Marina adjoins Baltic Wharf and is used for pleasure craft storage, maintenance and sales. The Marina has a small number of repair and maintenance operations, with the majority of the area used for boat storage.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/café | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                 | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None            | <input type="checkbox"/> Other             |

Marina Café is adjacent to site

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

Average

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

The only neighbouring uses are open space, and the Plus Marina cafe – largely agricultural. There is also a RSPB reserve further east and a holiday park to the west, albeit these are separated by fields.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Poorly connected

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Accessed via rural roads – not ideal for HGV

- Public transport

None observed

- Servicing

Sites fully serviced from within their own boundaries

- Internal Circulation

Appears suitable for uses

- Parking

Adequate within sites

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

No vacancies or empty buildings were observed or identified through the review of the property market. Potential for intensification of activity exists in physical capacity terms, however it is unlikely that the location would attract demand beyond the current scale and nature of activity and would also be limited by the strategic access.

**Recommendations on future use / potential**

The site should be protect and maintained as a key location for existing uses and activities.

Site Ref GVA: R3 Local Authority Rochford

Site Name Essex Marina

Address SS4 2HA

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: 4.03ha

Policy designation: Employment Land

Location (nearest town or cluster description): Rochford/Hockley

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 c.7 miles

Rail Access Rochford station (c.6 miles away) Bus routes 60 & 60A – Riverside Village Bus and Coach Station

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |                            |
|--------------------------|----------------------------|
| x. Distribution          | x. Engineering             |
| x... Storage (open)      | .... Product manufacturing |
| x. Storage (warehouse)   | .... Food production       |
| .... Creative industries | .... Aggregates            |

x . Marine ..... Office activity (describe type) \_\_\_\_\_  
 ..... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Baltic Wharf is a relatively remote small 'port' specialising in the importation of wood and timber, mainly from the Baltic States and Scandinavia. The site also contains a sawmill and timber treatment facility. Much of the landside area is dedicated to the storage of timber.

Essex Marina adjoins Baltic Wharf and is used for pleasure craft storage, maintenance and sales. The Marina has a small number of repair and maintenance operations, with the majority of the area used for boat storage.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/café           Hotel
- Gym/sports                   Creche
- Bank                           Education
- None                           Other

Marina Cafe

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic

(Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

Average

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

The only neighbouring uses are open space and the Baltic Wharf site – largely agricultural. There is also a RSPB reserve further east and a holiday park to the west, albeit these are separated by fields.

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Poorly connected

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Accessed via rural roads – not ideal for HGV

- Public transport

None observed

- Servicing

Sites fully serviced from within their own boundaries

- Internal Circulation

Appears suitable for uses

- Parking

Adequate within sites

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable**   0%      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site    B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area    B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

No vacancies or empty buildings were observed or identified through the review of the property market. Potential for intensification of activity exists in physical capacity terms, however it is unlikely that the location would attract demand beyond the current scale and nature of activity and would also be limited by the strategic access.

**Recommendations on future use / potential**

The site should be protected and maintained as a key location for existing uses and activities.

Site Ref GVA: R4 Local Authority Rochford

Site Name Brook Road Industrial Estate

Address Rayleigh, Essex SS6 7XL

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **13.2ha**

Policy designation: **Active Employment Site**

Location (nearest town or cluster description): Rayleigh

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 (0.1 mile)

Rail Access Rayleigh (1.7 miles) Bus routes Bus routes run on Brook Street (A127) e.g. route 1 stop 0.5 miles to west of site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering                           |
| .... Storage (open)      | x... Product manufacturing                 |
| x. Storage (warehouse)   | .... Food production                       |
| .... Creative industries | .... Aggregates                            |
| .... Marine              | .... Office activity (describe type) _____ |

x.... Other (inc non-B class) Car repairs and servicing

**General comments / description of site**

General industrial/business location close to the A127, albeit with limited direct access onto the site.

The area forms a large, single industrial estate with a predominantly old stock of brick built buildings, albeit some new/refurbished space has been delivered to the south of Brook Road. Whilst the majority of the site is well occupied there are some areas of weak stock (to the north of Totman Crescent) and the public realm/road surfacing is of very poor quality.

Within the there is a large 'leisure' presence clustering at the entrance to the site (Karting Centre, Megazone Laser Centre, gym).

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |  |  |
|--|--|
| <input type="checkbox"/> Convenience retail    | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café       | <input type="checkbox"/> Hotel             |
| <input checked="" type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                  | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                  | <input type="checkbox"/> Other             |

Hotel nearby

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Leisure 10-15%

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

But some on-street storage/fly tipping (by vacant units)

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Possibly difficult for HGV.  
Access to site from A127 slip road.

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Adequate for uses

- Public transport

Proximity to bus routes

- Servicing

Most sites have some yard space – with certain exceptions

- Internal Circulation

Fine – unaffected by parked cars

- Parking

On street (but not obstructive). Many units have some provision



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** 0% \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

None

**Recommendations on future use / potential**

Protect and enhance.  
 Site fulfils its purpose. The Council should continue to protect it, but seek to encourage highways investment.

Site Ref GVA: R5 Local Authority Rochford

Site Name Imperial Park

Address Rawreth Ln, Rayleigh, Essex SS6 9RS

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **2.35ha**

Policy designation: **Active Employment Site**

Location (nearest town or cluster description): Rayleigh

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1036

Rail Access Rayleigh (1.6 miles) Bus routes 3D runs from outside the Asda store

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |      |   |
|------------------------------|------|---|
| .... Distribution            | x.   | Engineering   |
| .... Storage (open)          | x... | Product manufacturing                                   |
| x. Storage (warehouse)       | .... | Food production   |
| .... Creative industries     | .... | Aggregates  |
| .... Marine                  | x... | Office activity (describe type) <u>very limited</u>     |
| x... Other (inc non-B class) |      | <u>Construction. Car garage/repair. Take away units</u> |

**General comments / description of site**

A small light industrial and storage location to the north of Rayleigh, accessed via Rawreth Lane. The site is well occupied, with no obvious vacant units. There are some small vacant parcels of land that could be developed.

To the south of the site a considerable portion of land is used for storage of goods in shipping containers.

There is some incursion of quasi-retail uses, including a bridal shop, two takeaway/delivery units and a tyre centre.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None               | <input checked="" type="checkbox"/> Other  |

2 takeaway units

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5% non B

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Good – proximate to A1245

- Vehicular Access (HGV, Vans, Cars, Bicycles)

HGV potentially difficult

- Public transport

Bus stops

- Servicing

From road for small units

- Internal Circulation

Ok – difficult for large vehicles

- Parking

Fine

**Access and parking is adequate for the uses within the site** Yes      No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable 10-15%** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Likely to continue as a locally orientated employment location serving the needs of communities in Rayleigh and Wickford.

**Recommendations on future use / potential**

Protect and maintain.  
Retain in current form and support development of vacant land.

Site Ref GVA: R6 Local Authority Rochford

Site Name Locks Hill

Address Rochford, Essex SS4 1BB

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **0.82ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input checked="" type="checkbox"/> Town Centre                   |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1159 (1.1 miles)

Rail Access Rochford (0.3miles) Southend Airport (1.5 miles) Bus routes Southend Road has numerous routes (South Street / West Street)

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |   |
|--------------------------|---|
| .... Distribution        | .... Engineering  |
| ... Storage (open)       | ... Product manufacturing   |
| .... Storage (warehouse) | .... Food production  |
| .... Creative industries | .... Aggregates   |
| .... Marine              | x... Office activity (describe type) <u>Housing Associations &amp; Others</u> |

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

A small, edge of centre office location within Rochford, lying to the south of the town centre.

Accommodation is in a mix of converted 'brewery/maltings' type buildings and more modern, purpose built provision. The area appears to predominantly provide small floorplates with a good amount of parking.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

Close to town centre

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B-Class

- 

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Public car park and doctors surgery adjacent to the site

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Good

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Adequate for uses

- Public transport

Bus routes and walking distance to Rochford station

- Servicing

N/A

- Internal Circulation

Adequate

- Parking

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

The weakest stock lies at the 'gateway' reducing the impression of the overall offer, future development could seek to reprovide this building with a better quality development.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.  
 Retain as key town centre office stock

Site Ref GVA: R8 Local Authority Rochford

Site Name Rochford Business Park

Address SS4 1 GP

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **11.6ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- |   |  |
|---|--|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                               |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site                |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals             |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers              |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites  |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - Car Dealership Cluster |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1013 (Adjacent)

Rail Access Rochford (1.8 miles) Southend Airport (2.0 miles) Bus routes Routes run in the residential area to the West of the site including route 9 to the airport

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering                           |
| .... Storage (open)      | .... Product manufacturing                 |
| .... Storage (warehouse) | .... Food production                       |
| .... Creative industries | .... Aggregates                            |
| .... Marine              | .... Office activity (describe type) _____ |

.... Other (inc non-B class) \_\_\_\_\_ Car Dealers, Fast food take-away \_\_\_\_\_

**General comments / description of site**

The site represents an opportunity to develop new B class employment floorspace within cleared and potentially serviced sites. At present the site is dominated by non-B class employment generating uses with a cluster of new, high quality main car dealerships located along the main road frontage.

Future development would occupy land to the rear of these units.

Whilst outside of the borough the site adjoins some higher quality employment floorspace to the south, which provides significant office stock.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail         | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/café | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                 | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                       | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                       | <input checked="" type="checkbox"/> Other  |

Petrol station & shop  
Fast food take-away and drive through

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Car Sales

- Community
- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

All buffered by vacant space or road.  
Country park to the north

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

Airport Impact?

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Good

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Good – direct access to mainroad

- Public transport

Proximate bus links

- Servicing

All sites have space for own servicing

- Internal Circulation

Large road dimensions

- Parking

Plenty in each site

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

Opportunity for Intensification  Yes  No Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable 60% \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

The image and perception of the area is dominated by the car dealerships which occupy the road frontage, whilst compatible with B class activities this could impact the visibility of later B class development and restrict its attractiveness to some occupiers

Given the proximity to the airport the site would appear to offer a good opportunity to accommodate businesses that would wish to be in close proximity to it but not require space 'on-airport', this would include office and higher quality industrial/warehouse uses.

**Recommendations on future use / potential**

Protect and enhance.

This site should be supported and promoted as an opportunity to deliver new, high quality B class floorspace that can attract and support new occupiers to the District. It should provide a key location for businesses linking to the airport and therefore broaden the supply portfolio to deliver a different scale and form of development to existing industrial estates.

Site Ref GVA: R9 Local Authority Rochford

Site Name Swaines Industrial Estate

Address Ashingdon Rd, Rochford, Essex SS4 1RG

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **0.46ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1159 (2.1 mile)

Rail Access Rochford (1.4 miles) Bus routes Ashingdon Road - 7, 8, 20X, 174, 515

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |       |                                       |
|-------------------------------|-------|---------------------------------------|
| .... Distribution             | x...  | Engineering                           |
| .... Storage (open)           | ....  | Product manufacturing                 |
| .... Storage (warehouse)      | ....  | Food production                       |
| .... Creative industries      | ....  | Aggregates                            |
| .... Marine                   | ....  | Office activity (describe type) _____ |
| x.... Other (inc non-B class) | _____ | Car Repairs                           |

**General comments / description of site**

The Swaines Estate is a small, general purpose industrial estate of mixed quality, predominantly providing small older units used for a range of B and non-B class uses, in particular car repair and small engineering activity..

Most businesses appear to be orientated to servicing local needs.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café               | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                    | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                          | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                          | <input type="checkbox"/> Other             |

Adjacent to petrol station

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Adequate – A127 accessible to the south

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Potentially poor access for HGVs

- Public transport

Several buses and Rochford rail station in relative proximity

- Servicing

Mainly from road

- Internal Circulation

N/A

- Parking

On-street, but does not impact functioning of the site



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

The site is unlikely to change significantly, however appears to provide a local servicing role and is compatible with its surrounding context. The site should continue to be considered as a B class employment site.

Site Ref GVA: R10 Local Authority Rochford

Site Name Purdeys Industrial Estate (plus additional area to the West)

Address Laindon, SS15 6PX

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **37.4ha**

Policy designation: Active employment site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1159 (1.3 miles)

Rail Access London Southend Airport (1.7 miles) Bus routes 60, 61, SB72 routes run on Sutton Road to South of site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                          |      |                                      |
|--------------------------|------|--------------------------------------|
| .... Distribution        | x... | Engineering                          |
| x... Storage (open)      | x... | Product manufacturing                |
| x... Storage (warehouse) | .... | Food production                      |
| .... Creative industries | .... | Aggregates                           |
| .... Marine              | .... | Office activity (describe type)_____ |

.... Other (inc non-B class) Car repairs. Scrap yards & vehicle breakers. Leisure: Roller Disco, Fun Factory, Gym

**General comments / description of site**

Purdeys is the largest single existing site in the District and accommodates a wide range of B and non-B class employment generating uses.

The entrance to the site is from a relatively small scale highway to the south of Rochford. The units either front the main estate road (Purdeys Way) or lie on cul-de-sacs which feed onto this road.

The Estate has a number of different 'character areas'.

The entrance to the estate is dominated by non-B class employment uses including large retail warehousing and leisure uses. This area also accommodates some of the larger B class units, although the largest of these is currently vacant. Smaller units within the estate are provided in two locations, along Rose Way and Millmead Way (where there has been new units delivered). Albon have two large units on Rochehall Way, which then leads to a large area of open storage to the east, closest to the river/marina.

To the north (Brickfields Way, Welton Way) there is significant waste processing and scrap metal activity including car breakers and a number of salvage yards.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail       Comparison retail
- Restaurant/café             Hotel
- Gym/sports                     Creche
- Bank                              Education
- None                              Other

2 cafes – mobile food vans  
Roller disco, fun factory & gym

**Broadband infrastructure**

- ADSL       ADSL2+       Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c. 10-15% - Retail & leisure

- Community
- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good  Good
- Poor  Very poor

Poorer quality to the north around breakers yards and waste transfer sites.

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Open space - agricultural  
River

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Same as riverside

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Served by relatively minor roads and Sutton Rd-Southend Rd may limit potential with regard to HGVs

- Public transport

Proximate to bus links

- Servicing

Off road within each unit

- Internal Circulation

Ok – limited by on street parking (most notably school buses)

- Parking

Parking bays in front of units, some on-street

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable 15%** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential exists to make better use of land within the site, particularly through consolidation of scrap & waste transfer uses which make inefficient use of their sites. There is also potential to deliver development on some of the open storage yards and redeveloping older stock along Purdeys Way to intensify the utilisation of land.

It is likely that this capacity for additional development will need to be contrasted to limitations of access via the Sutton Rd-Southend Rd junction, which is likely to have limited capacity for additional traffic (particularly HGVs).

There is wider potential for a major extension to the site on agricultural land to the west. In economic terms this would appear a suitable location if demand assessments identify a need for additional land in the District. Any development here should seek to broaden the portfolio of employment floorspace, complementing the predominantly large scale units within Purdeys with smaller, high quality light industrial units.

It is likely, however, that the potential and attractiveness of this additional land will be limited by the poor access to the site via the Sutton Rd-Southend Rd junction.

**Recommendations on future use / potential**

Significant Intervention required. As a whole; retain and encourage redevelopment & replacement of stock.

# Southend-on-Sea

Site Ref S1 Local Authority Southend-on-Sea Borough Council

Site Name Shoebury Garrison

Address Westgate SS3 9BT

Survey Date 02/02/2016 Surveyor MS & LG

## SITE DESCRIPTION

Site Area: **0.9ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Shoeburyness

### The site is best described as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - Office Location       |

### Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1016 Quality of Roads \_\_\_\_\_

Rail Access Shoeburyness Station Bus routes 1 route from opp Customs and Excise stop

### Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Sectors present (%)

.... Distribution ..... Engineering

.... Storage (open)	.... Product manufacturing
.... Storage (warehouse)	.... Food production
.... Creative industries	.... Aggregates
.... Marine	x.... Office activity (describe type) <u>Telecoms</u>
x.... Other (inc non-B class)	Retail _____

**General comments / description of site**

New purpose built employment site. Retail and office use.

Occupiers: Sainsbury's Local and Evolve Telecom

Buildings are high quality.

Good access to the A13 and strategic road network from Campfield Road.

Proximate to several amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe               | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports                    | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank                          | <input type="checkbox"/> Education         |
| <input type="checkbox"/> None                          | <input type="checkbox"/> Other             |

Sainsbury's

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Principally office use

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

High quality site

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

School

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, proximate access to the A13

Good access

Proximate train station and bus route.

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3 in close proximity**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order
- \*Adj to Private Open Space/ Sports Facility**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant land to the east and west of the site which could accommodate further development.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref S2 Local Authority Southend-on-Sea Borough Council

Site Name Progress Road

Address SS9 5PR

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 21.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Leigh-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 Quality of Roads \_\_\_\_\_

Rail Access Rayleigh/Southend Airport Station Bus routes 10 routes from adj Progress Rd stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |       |  |
|--------------------------|-------|--|
| .... Distribution        | x.... | Engineering                                      |
| .... Storage (open)      | x.... | Product manufacturing                            |
| .... Storage (warehouse) | ....  | Food production                                  |
| .... Creative industries | ....  | Aggregates                                       |
| .... Marine              | x.... | Office activity (describe type) <u>marketing</u> |

x... Other (inc non-B class) Vehicle repair and rental, suppliers, retail, restaurant, wholesale\_\_\_\_\_

**General comments / description of site**

Mixed quality industrial/office site – B1/B2/B8. Includes large retail/wholesale element.

Mixed quality – typically average to poor quality.

Occupiers include: Honeywell Electrical Devices & Systems, JEGS, Forefront Utilities, KFC, Ultimate Hair and Beauty, Newcroft Training, Progress Road MOT Service Centre, Original Sports, W & H Engineering.

Good direct access from the A127 and A1015.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

KFC, Tesco

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Large element of retail related uses – i.e. wholesale, suppliers and car sales.

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Some employment uses and a Church on Rayleigh Road to north of site.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access from A127 and A1015.

Good access from both roads.

Bus routes on A1015.

Good

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 2 north of site**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**\*Industry and Warehousing Policy E4**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant Land on Brunel Road within the site that could accommodate further B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.



x... Other (inc non-B class) retail, vehicle repair\_\_\_\_\_

**General comments / description of site**

B2 use units. Some retail elements.

Units are fairly average/poor quality.

Occupier include: Shoebury Confectionery, Akeron (UK) Ltd, Martin Motor Engineers, The Garage, Ballantyne Edwards.

Access to the A13 from Elm Road to the north.

Site in proximity to the high street with a range of amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Lies adjacent to Shoeburyness train station.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Suits use of the site, A13 accessible via High Street and Elm Road.

Adequate for current uses.

Proximate bus and rail links.

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**\*Industry and Warehousing Policy E4**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Area to the north east of the site that appears to be used for car parking that could accommodate further B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.



x... Other (inc non-B class) Trade Counter, Suppliers, Gym, retail, auto repair, social club, wholesale\_\_\_\_\_

**General comments / description of site**

B2 uses – large amount of non B-class uses.

Units are average to low quality.

Occupiers include: SAS Gym, Masterpart, Travis Perkins, Hockley Enterprises, Grange Social Club, Toner & Inkjet, Hamstel Auto Repairs, FungiExpress, Antique Furniture Store, Southend Combat Academy.

Access to the A13 via the B1015.

Several local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Natural Food Shop

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access to the A13 via B1015

Several accesses – adequate for existing uses – HGV access may be restricted

Proximate bus links and Southend Victoria Station

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**\*Industry and Warehousing Policy E4**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Some open storage that potentially could be intensified

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   S6   Local Authority Southend-on-Sea Borough Council

Site Name Short Street

Address SS2 5BY

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **4ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1015 Quality of Roads                     

Rail Access Southend Victoria Station Bus routes 4 routes from adj Stadium Greyhound Way Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |   |
|--------------------------|---|
| x.... Distribution       | .... Engineering  |
| x.... Storage (open)     | x.... Product manufacturing   |
| .... Storage (warehouse) | .... Food production  |
| .... Creative industries | .... Aggregates   |
| .... Marine              | x.... Office activity (describe type) <u>Real Estate, Bus Company</u> |

x... Other (inc non-B class) Retail, \_\_\_\_\_

**General comments / description of site**

B2 and B8 with some retail.

Mixed quality but the majority are quite good.

Occupiers include: Arriva, French Property, Urban Design & Print, Royal Mail, The Range.

Access to the A13 via Queensway to the south.

In proximity to a range of amenities to the south.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Range

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good- proximate access to the A13

Two accesses from the south, HGV access slightly restricted but adequate.

Good, proximate bus and rail links.

Adequate

Adequate

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and Warehousing Policy E4

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site.

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Some vacant land that could provide further B-class uses. Also potential to intensify some of the open storage uses.

**Recommendations on future use / potential**

Protect and maintain B-class employment uses.

Site Ref   S7   Local Authority Southend-on-Sea Borough Council

Site Name   Thanet Grange  

Address   SS0 0EJ  

Survey Date   02/02/2016  

Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: **5.4ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Westcliff-on-Sea

**The site is best described as a:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   A127   Quality of Roads                     

Rail Access   Southend Airport Station   Bus routes   1 route from o/s Tesco Stop  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                              |  |
|------------------------------|--|
| .... Distribution            | .... Engineering   |
| .... Storage (open)          | .... Product manufacturing                                 |
| .... Storage (warehouse)     | .... Food production                                       |
| .... Creative industries     | .... Aggregates  |
| .... Marine                  | x.... Office activity (describe type) <u>  RBS Group  </u> |
| .... Other (inc non-B class) | _____  |

**General comments / description of site**

B1 office use occupied by RBS Group. Site neighbours a Premier Inn and Beefeater.

High Quality site.

Direct access to the A127.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Hotel and Restaurant.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good – direct access to A127.

Good, relatively new road network.

Several bus routes located in proximity.

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Landscaped rear that could be used for further B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref S8 Local Authority Southend-on-Sea Borough Council

Site Name Comet Way

Address SS2 6GB

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **7.1ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1013 Quality of Roads \_\_\_\_\_

Rail Access Southend Airport Station Bus routes 1 route from Eastwoodbury Lane Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering   |
| .... Storage (open)           | x.... Product manufacturing  |
| .... Storage (warehouse)      | .... Food production   |
| .... Creative industries      | .... Aggregates  |
| .... Marine                   | .... Office activity (describe type) <u>Aircraft repair office</u> |
| x.... Other (inc non-B class) | Suppliers, Vets, Car dealership, wholesaler _____                  |

**General comments / description of site**

B1/B2/B8 uses with retail/vets. Average quality units.

Occupiers include: Enigma Telematics, Rotable Repairs, Essex Timber & Plywood, Booker Wholesale, Inchcape Volkswagen, Medivet Southend, BK Electronics.

Potential residential use to the west of the site.

Access to the A127 to the south via Nestuda Way.

Few amenities in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Hairdressers

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Recreation site

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Non evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to the A127 via the Nestuda Way

Good access through Comet Way

Proximate bus routes

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Zone 2 – half of site) adj. to Main River Line
  - Heritage & Conservation (Listed Building, SAM, Cons Area)
  - Environmental Designation (SPA, SAC, SSSI, Ramsar)
  - Tree Preservation Order
- \*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to add to B-class uses/intensify.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   S9   Local Authority Southend-on-Sea Borough Council

Site Name   Airborne Close  

Address   SS9 4EN  

Survey Date   02/02/2016   Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: **2ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Leigh-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   A127   Quality of Roads           

Rail Access   Southend Airport Station   Bus routes   0 routes  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering   |
| .... Storage (open)           | .... Product manufacturing   |
| x.... Storage (warehouse)     | .... Food production   |
| .... Creative industries      | .... Aggregates  |
| .... Marine                   | .... Office activity (describe type) <u>  </u> |
| x.... Other (inc non-B class) | Auto dealership, <u>  </u>                     |

**General comments / description of site**

B1/B2/B8 – includes some car dealership use. Average quality.

Occupiers: Metrow Foods, Veolia, Big Yellow Self Storage.

Direct access from A127.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Recreation

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Direct access from A127

Good access from A127

Poor public transport links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref S10 Local Authority Southend-on-Sea Borough Council

Site Name Airborne Industrial Estate

Address Southend Arterial Rd, SS9 4EX

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 1.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Leigh-on-Sea

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input checked="" type="checkbox"/> Sites for Specific Occupiers  |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 Quality of Roads \_\_\_\_\_

Rail Access Southend Airport Station Bus routes 0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | .... Product manufacturing                 |
| .... Storage (warehouse)      | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Superstore _____                           |

**General comments / description of site**

Occupier – DJ Superstore.

Average quality site with good access from A127.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

Very good

Good

Poor

Very poor

**Environment appropriate for current uses?**

Yes

No

**Neighbouring uses**

Residential

Leisure

Retail

Town centre

Airport

Rail

Road

Office

Industrial

Warehousing

Higher Education

Further Education

**Evidence of pollutants**

Noise

Air

Traffic

Lighting

24hr operation

None Evident

**Access & parking** (comment on issues)

Road Network (Strategic Road Network)

Direct access from A127

Vehicular Access (HGV, Vans, Cars, Bicycles)

Good access from A127

Public transport inc HS1 and Pedestrian

Poor public transport access

Servicing

Adequate

Internal Circulation

Adequate

Parking

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Current use does not appear to be B-class, although likely some ancillary office.  
 Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain existing use.

Site Ref S11 Local Authority Southend-on-Sea Borough Council

Site Name Laurence Industrial Estate

Address Eastwoodbury Lane, SS2 6RH

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 1.3ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1013 Quality of Roads \_\_\_\_\_

Rail Access Southend Airport Station Bus routes 2 routes from adj Comet Way

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | x.... Product manufacturing                |
| .... Storage (warehouse)      | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | retail, merchants _____                    |

**General comments / description of site**

B2 Light Industrial Units. Average quality.

Occupier: Youngs Flooring, LBM Fitness, Windows Direct, affordablecolourprint, HPS Supplies, Eastwood Tile Warehouse, Squiggle Glass Limited.

A127 accessible to the south by the B1013/Nestuda Way.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                          Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate access to A127

Adequate access for current uses – potentially difficult for HGV

Proximate bus links

Good

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Zone 2) adj. to Main River Line
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   S12   Local Authority Southend-on-Sea Borough Council

Site Name   Aviation Way  

Address   SS2 6GH  

Survey Date   02/02/2016  

Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: **1.6ha**

Policy designation: **Existing Site**

Location (nearest town or cluster description): **Southend-on-Sea**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   B1013   Quality of Roads           

Rail Access   Southend Airport Station   Bus routes   2 routes from adj Comet Way  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

.... Distribution	.... Engineering
.... Storage (open)	x.... Product manufacturing
.... Storage (warehouse)	.... Food production
.... Creative industries	.... Aggregates
.... Marine	.... Office activity (describe type) <u>                                  </u>
x.... Other (inc non-B class)	Wholesale <u>                                  </u>

**General comments / description of site**

B1/B8 use – occupied by Hi-Tec/Magnum. Average quality site.

Good access to the A127 to the south.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to the A127

Good access from Aviation Way

Proximate bus links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **South of Site (Zone 2) adj. to Main River Line**     Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)     Tree Preservation Order

**\*Industry and warehousing (E4) site**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Site suits current occupier – little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   S13   Local Authority Southend-on-Sea Borough Council

Site Name   Temple Farm  

Address   Tailor Ct, SS2 5SX  

Survey Date   02/02/2016   Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: 18.8ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   A1159   Quality of Roads                     

Rail Access   Southend Airport Station   Bus routes   4 routes from adj The Candlemakers Stop  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |   |
|-------------------------------|---|
| .... Distribution             | .... Engineering  |
| .... Storage (open)           | x.... Product manufacturing   |
| .... Storage (warehouse)      | .... Food production  |
| .... Creative industries      | .... Aggregates   |
| .... Marine                   | x.... Office activity (describe type) <u>  IT Consultants, Property  </u>                           |
| x.... Other (inc non-B class) | Retail, suppliers, merchants, wholesales, gym, car dealer/repair, café, <u>                    </u> |

**General comments / description of site**

B2/B8 alongside non B-class uses. Average to low quality.

Occupiers include: AJ Howard Industrial Supplies, Surgical Holdings, Prime Property Management, Chalkwell Auctions, Auto Fabrica, Rainbow Design, Safwat Cars, Howdens Joinery, Eurocell, Temple Farm Café, Rega Research.

Several access from Chandlers Way which leads down to the A127.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                          Education
- None                          Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Cemetery, Greenfield Land

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to the A127 to the south.

Several site accesses, several suitable for HGV.

Several bus routes in proximity

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref  S14  Local Authority  Southend-on-Sea Borough Council

Site Name  Stock Road

Address  Cedar Park, Stock Road, SS2 5PT

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 21.3ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A1159  Quality of Roads

Rail Access  Prittlewell Station  Bus routes  4 routes from opp Stock Close Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |       |  |
|--------------------------|-------|--|
| .... Distribution        | x.... | Engineering                              |
| x.... Storage (open)     | x.... | Product manufacturing                    |
| .... Storage (warehouse) | ....  | Food production                          |
| .... Creative industries | ....  | Aggregates                               |
| .... Marine              | ....  | Office activity (describe type) <u> </u> |

x... Other (inc non-B class) Vehicle repair and rental, suppliers, waste recycling, water treatment, retail, \_\_\_\_\_

**General comments / description of site**

B1/B2/B8 – includes non B class uses. Stock quality mixed.

Occupiers include: Olympus KeyMed, Premier Metals, Rapid Wheels, Acorn Print, Dolphin Services, Jewson, Solopress, Veolia, Solopress, Essex Fascias and Windows, Kranzle.

Good access to the A1159 to the south of the site which leads to the A127/A13.

Several bus routes pass through the site and Prittlewell Station is in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Aldi

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Cemetery

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access to the A127/A13 via A1159

Good, access to the site from the north and south.

Access to bus and rail routes.

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**\*Industry and warehousing (E4) site**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Some land to the west of the site that could be used for B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref  S15  Local Authority  Southend-on-Sea Borough Council

Site Name  Priory Works

Address  Priory Ave, SS2 6LD

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **1ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A1159  Quality of Roads

Rail Access  Prittlewell Station  Bus routes  2 routes from Sutton Road (E-bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | x.... Product manufacturing                |
| .... Storage (warehouse)      | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Vehicle repair, _____                      |

**General comments / description of site**

Dated B2/B8 uses. Low Quality.

Occupiers include: DGM Service Centre, BJ Broadway, Flyguard, W B Lemon Fencing.

Access to the A1159 via Priory Avenue/Crescent.

Bus routes at the end of Priory Crescent, Prittlewell Station to the south,

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximity to A1159

Adequate for existing uses, difficult for HGVs

Proximate bus and rail links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Suits existing occupiers

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

**Site Ref** S16 **Local Authority** Southend-on-Sea Borough Council

**Site Name** Prince Close

**Address** Prince Ave, SS0 0JS

**Survey Date** 02/02/2016

**Surveyor** MS & LG

**SITE DESCRIPTION**

**Site Area:** **0.9ha**

**Policy designation:** Existing Site

**Location (nearest town or cluster description):** Westcliff-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)** A127 **Quality of Roads** \_\_\_\_\_

**Rail Access** Southend Station **Bus routes** 1 route from Prince Close (E-bound) Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | x.... Product manufacturing                |
| x.... Storage (warehouse)     | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Recording Studio _____                     |

**General comments / description of site**

B2 and B8 uses. Average quality.

Occupiers include: Rotary Watches, Bleeding Ear Studios, Lyon Fencing.

Site access from the A127.

Poor public transport links.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to A127

Relatively restricted access from the A127

Poor public transport links.

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**



**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Some opportunity to increase/intensify B-class employment use to the north of site.

**Recommendations on future use / potential**

Manage and monitor site. Potential to release in the medium term.

Site Ref S17 Local Authority Southend-on-Sea Borough Council

Site Name Vanguard Way

Address Sutton Road, SS3 9RA

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 10.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 Quality of Roads \_\_\_\_\_

Rail Access Shoeburyness Station Bus routes 4 routes opp Southchurch Avenue Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |                                       |
|-------------------------------|--|---------------------------------------|
| x.... Distribution            | ....                                     | Engineering                           |
| x.... Storage (open)          | ....                                     | Product manufacturing                 |
| .... Storage (warehouse)      | ....                                     | Food production                       |
| .... Creative industries      | ....                                     | Aggregates                            |
| .... Marine                   | ....                                     | Office activity (describe type) _____ |
| x.... Other (inc non-B class) | suppliers, retail, vehicle repair, _____ |                                       |

**General comments / description of site**

B2 and B8 uses, average to poor quality.

Occupiers include: 12-Top, Industrial Metal Services, Model Technics, Unitruc, Shoebury Vehicle Services, M S C a, Imperial Metal Recyclers, Southend Fancy Dress, Vanguard Auto Services, The Tent Guys.

A13 accessible to the west via Elm Road.

Bus routes set away from the site but arguably in walking distance. Shoeburyness station lies in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate access to the A13

Good access from Elm Road

Proximate bus and rail links.

Adequate

Good

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**\*Industry and warehousing (E4) site**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify some open storage uses.

**Recommendations on future use / potential**

Protect and maintain B-class employment use. Consider in AAP for wider Shoeburyness area strategy.

Site Ref S18 Local Authority Southend-on-Sea Borough Council

Site Name Towerfield Road

Address Towerfield Cl, SS3 9QP

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 7.2ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 Quality of Roads \_\_\_\_\_

Rail Access Shoeburyness Station Bus routes 1 from o/s Health Centre Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering                           |
| .... Storage (open)      | x.... Product manufacturing                |
| .... Storage (warehouse) | .... Food production                       |
| .... Creative industries | .... Aggregates                            |
| .... Marine              | .... Office activity (describe type) _____ |

x.... Other (inc non-B class) suppliers, takeaway, vehicle repair, retail, printing, \_\_\_\_\_

**General comments / description of site**

B2 and B8 class uses. Average to poor quality units.

Occupiers include: Threeway Sheet Metal, DB Print & Design, Service Garage, R P A Multiform, Sovereign Design, Nutronic, Wok King Express, Wetsuits and More

Site accessed from A13.

Bus stop near entrance to suit and Shoeburyness station is proximity.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Adjacent B-class site to the south.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None Evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Limited strategic access because of reliance on A13

Potential a tight access for HGVs

Good, access to bus and rail.

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (**Zones 2 and 3**)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**\*Industry and warehousing (E4) site, adj. to Allotments (R7) and Secondary Shopping Frontage (S5,S7,S9 &E3)**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use. Consider in AAP for wider Shoeburyness area strategy.

Site Ref S19 Local Authority Southend-on-Sea Borough Council

Site Name Campfield Road

Address Shoeburyness, SS3 9FL

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **6.1ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B1016 Quality of Roads \_\_\_\_\_

Rail Access Shoeburyness Station Bus routes 1 from opp Customs and Excise Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| .... Storage (open)           | x.... Product manufacturing                |
| .... Storage (warehouse)      | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Food packaging _____                       |

**General comments / description of site**

Large B8 units with some production element. Average quality.

Occupiers: E G L Homecare and Cumberland Packaging.

Good access to the A13 via Campfield Road.

Proximate bus links and Shoeburyness station.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial         Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Limited because of dependence on A13

Good access

Good bus and rail links

Good

Good

Good

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk (Zones 2 and 3)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

\*Industry and warehousing (E4) site, adj. to War Memorial

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use. Consider in AAP alongside other sites for wider Shoeburyness area strategy.

Site Ref S20 Local Authority Southend-on-Sea Borough Council

Site Name Tickfield Avenue

Address SS2 6LL

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 1.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A127 Quality of Roads \_\_\_\_\_

Rail Access Prittlewell Station Bus routes 10 routes from opp Blue Boar Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |   |
|-------------------------------|---|
| .... Distribution             | .... Engineering  |
| .... Storage (open)           | .... Product manufacturing  |
| .... Storage (warehouse)      | .... Food production  |
| .... Creative industries      | .... Aggregates   |
| .... Marine                   | x.... Office activity (describe type) <u>conference centre, digital</u> |
| x.... Other (inc non-B class) | Vehicle Repair _____  |

**General comments / description of site**

Redeveloped by the Council for employment use

Occupiers: q-range.com, The Tickfield Centre, Hills Motors

Access to the A127 via East Street.

Bus routes arguably in walking distance on Sutton Road/A127. Prittlewell station in proximity.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Strategic access between Southend and A127

Adequate for current uses, unsuitable for HGVs

Proximate rail and bus links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

\*Industry and warehousing (E4) site

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref PSE21 Local Authority Southend-on-Sea Borough Council

Site Name Rosshill Industrial Park

Address Sutton Rd, SS2 5PZ

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **1.1ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

**The site is best described as a:**

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1159 Quality of Roads \_\_\_\_\_

Rail Access Prittlewell Station Bus routes 1 route from opp Cemetery Stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

.... Distribution	.... Engineering
.... Storage (open)	.... Product manufacturing
.... Storage (warehouse)	.... Food production
.... Creative industries	.... Aggregates
.... Marine	.... Office activity (describe type) _____
x.... Other (inc non-B class)	Wholesale, costume hire, timber merchant, retail _____

**General comments / description of site**

Principally B2 uses. Average quality units.

Occupiers: Hart Wholesale, Southend Timber, Rocburn Limited, The Classic Signs Co, Gatward Sam.

Site accessed off the A1159 leading to A127.

Prittlewell Station relatively proximate and bus links to the south on A1159.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential           | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport               | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                  | <input type="checkbox"/> Office            |
| <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education      | <input type="checkbox"/> Further Education |

Cemetery, Greenfield Land, Fire Service

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
  
- Vehicular Access (HGV, Vans, Cars, Bicycles)
  
- Public transport inc HS1 and Pedestrian
  
- Servicing
  
- Internal Circulation
  
- Parking

Good access from A1159.

Access into site suitable for HGV but may struggle within the site.

Bus and rail links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**\*Industry and warehousing (E4) site, adj. to School Playing Field (C15 & R1) and Green Belt (G1)**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.



.... Storage (warehouse) ..... Food production  
 .... Creative industries ..... Aggregates  
 .... Marine ..... Office activity (describe type) \_\_\_\_\_  
 .... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Open storage – vehicles  
 Set within the wider Purfleet Industrial Park site (GVA Ref: T2)  
 Good access from A13/A1306.  
 Few amenities nearby.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Accessible from A1306/A13 – accessed through the wider Purfleet Industrial Park

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Good access from A1306

- Public transport

Poor

- Servicing

On site

- Internal Circulation

poor

- Parking

Onsite adequate

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site    B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area    B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Open storage of vehicles that is in keeping with other uses on the wider Purfleet Industrial Park site – B class use should be protected

Could accommodate expansion of uses in adjacent site.

**Recommendations on future use / potential**

Protect and maintain existing B-class employment use as required.

Site Ref T2 Local Authority Thurrock

Site Name Purfleet Industrial Park

Address RM15 4YF

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **23.8ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed by A1306/A13

Rail Access Purfleet (1.5km) Bus routes None

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |   |
|-------------------------------|---|
| .... Distribution             | .... Engineering                                |
| x.... Storage (open)          | .... Product manufacturing                      |
| x.... Storage (warehouse)     | .... Food production                            |
| .... Creative industries      | .... Aggregates                                 |
| .... Marine                   | .... Office activity (describe type) _____      |
| x.... Other (inc non-B class) | .... <u>Car Repairs, Trade Merchants, Waste</u> |

**General comments / description of site**

Medium sized site with predominantly B2 and B8.

Units are relatively good quality,

Good access from A13/A1306.

Few amenities nearby.

Occupiers include Ensign Bus, Transcars, Goodmayes Motors Sales, Shields Environmental, Regal Engines. (Large amount of vehicle repair).

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access to A13 and A1306

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Relatively good access from the A1306

- Public transport

Poor

- Servicing

On site - adequate

- Internal Circulation

Good

- Parking

Parking on units

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Several neighbouring potential sites which could accommodate site expansion.

Potential to intensify land to north currently used as open storage.

**Recommendations on future use / potential**

Protect and maintain for continued employment use

Site Ref T3 Local Authority Thurrock

Site Name Milehams Industrial Estate

Address RM19 1SX

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **1.4ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): **Purfleet**

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1306 (200m)

Rail Access Purfleet (1km)

Bus routes Multiple routes to the south of the site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |       |                                       |
|-------------------------------|-------|---------------------------------------|
| .... Distribution             | ...   | Engineering                           |
| .... Storage (open)           | ....  | Product manufacturing                 |
| x. Storage (warehouse)        | ....  | Food production                       |
| .... Creative industries      | ....  | Aggregates                            |
| .... Marine                   | ...   | Office activity (describe type) _____ |
| x.... Other (inc non-B class) | _____ | <u>Car Repairs</u>                    |

**General comments / description of site**

Occupiers include Vosa and Secure Self Storage.

Appears to be B2 and B8 use.

Site buildings are relatively low quality.

Circulation in the site is restricted by intense use.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access to the A1306 which leads north to the A13.

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access from the Tank Hill Road – turning in the site may be an issue for HGVs

- Public transport

Bus stop approx. 10 min walk south

- Servicing

Adequate on site but turning may be an issue for HGVs

- Internal Circulation

Adequate

- Parking

Adequate on site



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Some buildings are likely to require upgrading.

Neighbouring sites identified for potential B-class use (GVA Ref: T57) that could accommodate expansion.

**Recommendations**

Protect and maintain for continued employment use

Site Ref T4 Local Authority Thurrock Council

Site Name Marley Works

Address Stifford Road, RM15 6RL

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **6.1ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from B1335

Rail Access Chafford Hundred (2km) Bus routes Multiple routes on B1335 and Foyle Drive

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                       |
|------------------------------|-------|---------------------------------------|
| .... Distribution            | ...   | Engineering                           |
| .... Storage (open)          | ....  | Product manufacturing                 |
| x.... Storage (warehouse)    | ....  | Food production                       |
| .... Creative industries     | ....  | Aggregates                            |
| .... Marine                  | ...   | Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____ |                                       |

**General comments / description of site**

Occupiers: ET Clay Products, CHEP UK Ltd, Heritage Clay Tiles.

B2/B8 uses.

Large proportion of B8 open storage use that could be intensified.

Buildings relatively high quality.

Site is stand alone with few nearby amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Residential buffered by road

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Accessible from B1335

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access but poor visibility

- Public transport

Proximate bus routes

- Servicing

On site

- Internal Circulation

Good

- Parking

Adequate – on site

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Neighbouring potential site (GVA Ref: T39) that could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain for continued employment use

Site Ref T38 Local Authority Thurrock Council

Site Name Fiddlers Reach

Address Wouldham Road, South Stifford, RM20 4XB

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **9.9ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126 (400m)

Rail Access Grays (1.5km) Bus routes Multiple routes on A126

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                       |
|------------------------------|-------|---------------------------------------|
| .... Distribution            | ...   | Engineering                           |
| .... Storage (open)          | ....  | Product manufacturing                 |
| .... Storage (warehouse)     | ....  | Food production                       |
| .... Creative industries     | ....  | Aggregates                            |
| .... Marine                  | ...   | Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____ |                                       |

**General comments / description of site**

Site has accommodated meanwhile storage use since its former use, and is currently being redeveloped for Biomass energy use.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

Opposite Council Depot

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Proximate access to A126

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Wide access to Wouldham Road that leads to the site

- Public transport

Proximate bus links

- Servicing

N/A

- Internal Circulation

N/A

- Parking

N/A



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** 100% \_\_\_\_\_ **Estimated Quantity** 9.9ha \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

**Recommendations on future use / potential**

Protect and maintain – use class will potentially change with completion of Biomass energy development and operation.

Site Ref T24 Local Authority Thurrock Council

Site Name East and West of Heron Way

Address West Thurrock, RM20 3XD

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **25.6ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Retail superstores/cash & carry (A)

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from B186/A126

Rail Access Grays (3km) Bus routes Several routes pass along Heron Way/Motherwell Way

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- .... Distribution
- x.... Storage (open)
- .... Storage (warehouse)
- .... Creative industries
- .... Marine
- x.... Other (inc non-B class) Car Repairs, Laboratory Equipment Supplier
- x... Engineering
- .... Product manufacturing
- .... Food production
- .... Aggregates
- .... Office activity (describe type) \_\_\_\_\_

**General comments / description of site**

Predominantly non-B class use (retail and wholesale),

B-class uses located to the southwest of site.

Occupiers include: CostCo, B&Q, IKEA, Torque Development International, Walker Crane Services.

Units are high quality.

Forms part of the wider Lakeside site with good connections and access to amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Other
- B-Class

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good  Good
- Poor  Very poor

**Environment appropriate for current uses?**

- Yes  No

**Neighbouring uses**

- Residential  Leisure
- Retail  Town centre
- Airport  Rail
- Road  Office
- Industrial  Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise  Air
- Traffic  Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access to A126/B186

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Good access from truck routes

- Public transport

Proximate bus routes

- Servicing

On site

- Internal Circulation

Good

- Parking

On site

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity for further development – although there is some B8 open storage use. Car parks are associated with existing retail uses.

**Recommendations on future use / potential**

Predominantly retail but protect and maintain for continued employment use.

Site Ref T25 Local Authority Thurrock

Site Name Tank Lane

Address RM19 1TB

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **5.8ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A1306

Rail Access Purfleet (0.6km) Bus routes None

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                               |  |
|-------------------------------|--|
| .... Distribution             | .... Engineering                           |
| x.... Storage (open)          | .... Product manufacturing                 |
| x.... Storage (warehouse)     | .... Food production                       |
| .... Creative industries      | .... Aggregates                            |
| .... Marine                   | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | .... <u>Vehicle repair and hire</u>        |

**General comments / description of site**

Occupiers: Scania Purfleet, B K M Transport, Facelift Access Hire, All Night Types

B2/B8 class uses. Large amount of open storage.

Stock quality mixed.

Good access to A1306.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail              Town centre
- Airport            Rail
- Road               Office
- Industrial         Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise              Air
- Traffic             Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Accessed from the A1306

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Wide access from Botany with good vision.

- Public transport

Poor

- Servicing

Adequate on site

- Internal Circulation

Good for cars, more difficult for HGVs

- Parking

Adequate on site

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**



- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site       B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area       B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Proximate site to the south could accommodate expansion. Intensification opportunities where current B8 open storage.

**Recommendations on future use / potential**

Protect and maintain for continued employment use

Site Ref T27 Local Authority Thurrock Council

Site Name London Road

Address Purfleet (E1e), RM19 1SD

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **52.5ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A1090

Rail Access Purfleet (1.5km) Bus routes Several routes on London Road to north of site

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                       |
|------------------------------|-------|---------------------------------------|
| x... Distribution            | ...   | Engineering                           |
| .... Storage (open)          | x...  | Product manufacturing                 |
| x... Storage (warehouse)     | x...  | Food production                       |
| .... Creative industries     | ....  | Aggregates                            |
| .... Marine                  | ...   | Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____ |                                       |

**General comments / description of site**

Occupiers: Adm Pura Foods, Unilever foods, Cobelfret ferries, ECM Vehicle Delivery Dervice, Aggregate Industries Asphalt.

Uses principally B2/B8 with open storage of cars.

Units are of reasonable quality.

Good access to the A1090 via the London Road to the north of the site.

Forms part of the wider industrial area but few amenities in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial        Warehousing
- Higher Education  Further Education

On the Thames

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Accessed from A1090

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Relatively narrow access with rail crossing

- Public transport

Bus routes to the north of the site on London Road.

- Servicing

Good

- Internal Circulation

Adequate

- Parking

Adequate

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify some of the open storage use to the north of the site (although the B8 car storage use is likely to be heavily linked to the port use). Also some neighbouring potential sites that could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain for continued B-class employment use.

Site Ref T29 Local Authority Thurrock Council

Site Name Dolphin Estate/LaFarge

Address West Thurrock RM19 1ND

Survey Date: 02/02/2016 Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **61.9ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input checked="" type="checkbox"/> Other - Cash & Carry          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from the A1090/A1306

Rail Access Purfleet (1.5km) Bus routes Multiple routes on A1090

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                      |
|------------------------------|-------|--------------------------------------|
| x... Distribution            | ...   | Engineering                          |
| x... Storage (open)          | x...  | Product manufacturing                |
| x... Storage (warehouse)     | ....  | Food production                      |
| .... Creative industries     | ....  | Aggregates                           |
| .... Marine                  | ...   | Office activity (describe type)_____ |
| .... Other (inc non-B class) | _____ |                                      |

**General comments / description of site**

Large mixed site, with B2 and B8 uses. Larger B8 units to the west of the site.

Occupiers include: Tesco distribution centre, Breezemount UK, CED Stone Group, Barrier Components, Foley & Miles, Trans Euro Group, DSV Road, LMG, Kerneos, Tropifruit.

Sectors include distribution and some manufacturing.

Units are relatively good quality and have large floorplates.

The site has good access to the London Road/A1090 to the south and A282 via a junction to the north.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- |   |  |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/café    | <input type="checkbox"/> Hotel             |
| <input type="checkbox"/> Gym/sports         | <input type="checkbox"/> Creche            |
| <input type="checkbox"/> Bank               | <input type="checkbox"/> Education         |
| <input checked="" type="checkbox"/> None    | <input type="checkbox"/> Other             |

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road               Office
- Industrial         Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise              Air
- Traffic             Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Accessed from A1090/A 1306

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Good access from truck roads

- Public transport

Bus routes in proximity to the site

- Servicing

Good on site

- Internal Circulation

Good

- Parking

Good on site

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity for intensification but there are two potential sites to the north that could accommodate expansion. Site with GVA ref: T44 is already undergoing development.

**Recommendations on future use / potential**

Protect and maintain for continued B-class employment use.

Site Ref T30 Local Authority Thurrock

Site Name Plot 3, Waterglade Industrial Park, West Thurrock

Address RM20 3LH

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **0.3ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) London Road/A1090

Rail Access Purfleet (2.3km) Bus routes Multiple routes on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x... Storage (open)                | .... Product manufacturing                 |
| .... Storage (warehouse)           | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Open storage site for wooden pallets

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

- No services in close proximity

**Quality of environment for current uses**

(comment on issues)

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial         Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise              Air
- Traffic             Lighting
- 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)

Set within a wider industrial site – access to London Road

- Vehicular Access (HGV, Vans, Cars, Bicycles)

Widen access from London Road on to Weston Avenue

- Public transport

Proximate bus links

- Servicing

N/A

- Internal Circulation

N/A

- Parking

N/A

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to reuse site for a more valuable B-class use and accommodate growth from nearby existing sites.

**Recommendations on future use / potential**

Protect and maintain for continued B-class employment use

Site Ref T31 Local Authority Thurrock

Site Name Lakeside/Wateglade Industrial Estate

Address RM20 3JQ

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **58.8ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A1306, B186, London Road

Rail Access Purfleet (2.5km) Bus routes Multiple routes on London Road and in Lakeside

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                       |
|------------------------------|-------|---------------------------------------|
| x.... Distribution           | ....  | Engineering                           |
| x.... Storage (open)         | ....  | Product manufacturing                 |
| x.... Storage (warehouse)    | ....  | Food production                       |
| .... Creative industries     | ....  | Aggregates                            |
| .... Marine                  | x...  | Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____ |                                       |

**General comments / description of site**

Site includes a mix of B-class uses alongside recreation, car dealership and retail uses.

Occupiers include: TKMaxx, Furniture Village, Transmec UK, Hillebrand J F, Ford Retail, DHL, M C Truck & Bus.

Units are mixed in quality but typically relatively good and the majority have quite large floorprints.

Access is good with the A1090 to the south and A282 accessible to the north. Circulation through the site is also quite good.

Amenities are relatively good given proximity to the Lakeside Retail Park.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Service Station

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes                 No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

Access from several truck roads

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Good, several accesses from truck roads

- Public transport

Proximate bus routes

- Servicing

Good

- Internal Circulation

Good

- Parking

On site

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes    No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site    B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area    B class       Non-B class \_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**      (Market perceptions to be considered within report)

**Other Comments / Observations**

Lack of opportunities to increase intensity of development but there is a potential site to the east, T64b, which is planned for mixed use that could accommodate some extension for the existing site.

**Recommendations on future use / potential**

Protect and maintain for continued B-class employment use

Site Ref T32 Local Authority Thurrock

Site Name West Thurrock Marshes

Address RM20 3AL

Survey Date: 02/02/2016

Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: **110.1ha**

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1090 through site

Rail Access Chafford Hundred (1km) Bus routes Multiple routes on London Road to the north

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present**

- |                              |       |                                       |
|------------------------------|-------|---------------------------------------|
| x... Distribution            | x...  | Engineering                           |
| x... Storage (open)          | x...  | Product manufacturing                 |
| x... Storage (warehouse)     | ....  | Food production                       |
| .... Creative industries     | ....  | Aggregates                            |
| .... Marine                  | ....  | Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____ |                                       |

**General comments / description of site**

Site includes a mix of B2 and B8 uses.

Occupiers include: Rykel Automotive group, Crown Partnership, Warton Freight Services, Paramount 26, Agility Logistics, Co-operative retail logistics, Procter & Gamble.

Units are average quality. Predominance of logistics uses.

Indirect access to the London Road and Thurrock Way which connect to the strategic road network.

Sits within a wider industrial site with relatively poor local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good       Good
- Poor             Very poor

**Environment appropriate for current uses?**

- Yes               No

**Neighbouring uses**

- Residential       Leisure
- Retail             Town centre
- Airport           Rail
- Road              Office
- Industrial        Warehousing
- Higher Education  Further Education

Residential buffered by rail

**Evidence of pollutants**

- Noise             Air
- Traffic           Lighting
- 24hr operation

None evident

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)

A1090 passed through site

- Vehicular Access  
(HGV, Vans, Cars, Bicycles)

Good HGV access

- Public transport

Bus routes potentially walkable distance on London road

- Servicing

Adequate for uses in yards in front of units

- Internal Circulation

Adequate

- Parking

Parking on site

**Access and parking is adequate for the uses within the site**  Yes       No       Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

**\*Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10**

**Physical Considerations:**

- Topography
- Contamination
- Other

None evident

**Opportunity for Intensification**    Yes    No      **Vacant Land**       Yes    No

**Vacant Buildings (re-use)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**    Yes       No    If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

**% of site developable** \_\_\_\_\_      **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class       Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class       Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify some of these uses that have open storage to the east of the site. Adjacent potential site also provide opportunities for expansion.

**Recommendations on future use / potentia**

Protect and maintain for continued B-class employment use

Site Ref: T33 Local Authority: Thurrock

Site Name: 434-436 London Road, West Thurrock

Address: RM20 4DB

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 13.4ha

Policy designation:

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A126 Quality of Roads: Good

Rail Access: No Bus routes: Several on A126

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| y. Distribution          | .... | Engineering           |
| y. Storage (open)        | .... | Product manufacturing |
| y. Storage (warehouse)   | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine  
 .... Port related activities  
 .... Office activity (describe type): \_\_\_\_\_  
 x.... Other (inc non-B class): Car repair

**General comments / description of site**

Combination of B2 and B8 uses.

Occupiers include: DWS Bodyworks, Arriva Grays Garage, Titan Containers, Container Services, EC Group, Enterprise Rent a Car

Units mixed but relatively good quality.

Access is good from the London Road.

Appear to be few amenities in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL    ADSL2+    Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Good, direct access onto A126
	Good for cars, potentially narrow for HGVs
	Proximate bus links
	Good
	Good
	Good



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone \_\_)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

Site borders flood risk zone.

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity for intensification but the site is well defined.

**Recommendations on future use / potential**

Maintain and Protect B-class employment use

Site Ref: T35 Local Authority: Thurrock

Site Name: West Thurrock Works, Stoneness Road, West Thurrock

Address: RM20 3AG

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 26.1ha

Policy designation:

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A282 Quality of Roads: Good

Rail Access: Nearest in Grays Bus routes: 22 and 44 on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| y. Distribution          | .... | Engineering           |
| y. Storage (open)        | y.   | Product manufacturing |
| y. Storage (warehouse)   | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): \_\_\_\_\_

**General comments / description of site**

Includes the XPO Logistics suit – mix of B2/B8 use.

Units are average quality.

Access from the A1090 which provides access to the London Road.

Few amenities in proximity to the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Good- A1090 passes site
	Good access from A1090
	Moderate
	Good
	Adequate
	Good

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone 3)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

In relation to flood risk – site benefits from flood defences.

**Physical Considerations:**

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: \_\_\_\_\_

Estimated Quantity: \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Little scope for intensification on the site but adjacent potential site could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain B-class employment use

Site Ref  T46  Local Authority  Thurrock Council

Site Name  Chafford Hundred North West Zone

Address  RM16 6YJ

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **0.3 ha**

Policy designation: Existing Site

Location (nearest town or cluster description): 9

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus  | <input type="checkbox"/> Town Centre                                |
| <input type="checkbox"/> High Quality Business Park   | <input type="checkbox"/> Incubator/SME Cluster Site                 |
| <input type="checkbox"/> Research and Technology/Science Park                                     | <input type="checkbox"/> Specialised Freight Terminals              |
| <input type="checkbox"/> Warehouse/Distribution Park  | <input type="checkbox"/> Sites for Specific Occupiers               |
| <input checked="" type="checkbox"/> General Industry/Business Area <b>Ascension Business Park</b> | <input type="checkbox"/> Recycling/Environmental Industries Sites   |
| <input type="checkbox"/> Heavy/Specialist Industrial Site   | <input type="checkbox"/> Other- Retail superstores/cash & carry (A) |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A126, B186  Quality of Roads

Rail Access  Chafford Hundred Station  Bus routes  2 routes from Fleming Road stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |  |
|--------------------------|--|
| .... Distribution        | .... Engineering   |
| .... Storage (open)      | .... Product manufacturing                                   |
| .... Storage (warehouse) | .... Food production   |
| .... Creative industries | .... Aggregates  |
| .... Marine              | .... Office activity (describe type) <u> Lawyer Offices </u> |

.... Other (inc non-B class) **Beauty Services**\_\_\_\_\_

**General comments / description of site**

SMEs of mixed-uses – solicitors offices, beauty and tanning salon  
 Good access from B186

Chafford Hundred rail station falls within site.

Good amenities with crossing to Lakeside Retail Park

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Completed 2007

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non-evident

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services (**Not really a TC but lots of services**)
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Primary school within residential area

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Non-evident

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access directly off A126 and B186

Not suitable for large vehicles

Bus stop directly opposite site

NA

Small car park – not much space for turning round

Appropriate for site

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order



**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Site relatively constrained and little opportunity for expansion. Forms one of the few sites Thurrock that offers standalone B1 office use.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use

Site Ref T65 \_\_\_\_\_ Local Authority Thurrock Council

Site Name Zone D1a (SEGRO) - J31 Industrial Estate

Address RM20 3XD

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 6.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) B186/A126 0.5km Quality of Roads \_\_\_\_\_

Rail Access Chafford Hundred Bus routes Several on Motherwell Way

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |       |   |
|-------------------------------|-------|---|
| .... Distribution             | x.... | Engineering                                   |
| .... Storage (open)           | x.... | Product manufacturing                         |
| .... Storage (warehouse)      | ....  | Food production                               |
| .... Creative industries      | ....  | Aggregates                                    |
| .... Marine                   | ....  | Office activity (describe type) _____         |
| x.... Other (inc non-B class) | _____ | Leisure, retail, equipment rental, car repair |

**General comments / description of site**

Predominantly B2 uses/retail and recreation.

Occupiers include: Intelligent Finish Solutions, Electromarket, Prestige Vehicle Repairs, Jump Giants, Screwfix.

Site has good access with road to east of the site connecting to A282 and London Road.

Site forms within a wider industrial/retail area and has several amenities in proximity.

Some units are dated.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good access to strategic network

good

Bus routes on road passing south of site

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Little capacity for intensification but potential site to the north allocated for mixed use which could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use

Site Ref T66 Local Authority Thurrock Council

Site Name Zone D1b (Hanson)

Address RM20 3XD

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 5.3ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other                                    |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126 0.5km Quality of Roads \_\_\_\_\_

Rail Access Chafford Hundred Bus routes Several on Motherwell way

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |   |      |                                       |
|---|------|---------------------------------------|
| x.... Distribution                          | .... | Engineering                           |
| .... Storage (open)                         | .... | Product manufacturing                 |
| .... Storage (warehouse)                    | .... | Food production                       |
| .... Creative industries                    | .... | Aggregates                            |
| .... Marine                                 | .... | Office activity (describe type) _____ |
| x.... Other (inc non-B class) <u>Retail</u> |      |                                       |

**General comments / description of site**

Recently developed site with a mix of B2 and B8 uses.

Also includes some retail.

Occupiers include: West Indies Freight, Carmax, Grass Direct, Electric Center, The makeover Centre.

Units are similar floorplates and all high quality.

Site has good access with road to east of the site connecting to A282 and London Road.

Site forms within a wider industrial/retail area and has several amenities in proximity.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good – proximate access to strategic road network

Good

Bus routes in proximity

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Little capacity for intensification but potential site to the north allocated for mixed use which could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use

Site Ref T74b Local Authority Thurrock Council

Site Name E9A/CSSP2/CSSP4 Employment - Gatx Terminal a

Address RM17 5XR

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **5.3ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A126 Quality of Roads \_\_\_\_\_

Rail Access Grays 1km Bus routes Several routes on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution  | .... Engineering                           |
| x.... Storage (open)   | .... Product manufacturing                 |
| .... Storage (warehouse)                                     | .... Food production                       |
| .... Creative industries                                     | .... Aggregates                            |
| .... Marine  | .... Office activity (describe type) _____ |
| x.... Other (inc non-B class) <u>Vehicle hire and repair</u> |  |

**General comments / description of site**

B2 and B8 open storage.

Occupiers include: Scott Hire, Rt Trucks, MPS Enterprises, Height for Hire, DeeJay Truck Repairs.

Units are mixed quality with relatively small floorplates.

Accessed from London Road through wider industrial site.

Given industrial character of locality, few amenities in proximity to site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Wider site has direct access to London Road A126

Single wide access from London Road

Several routes on london Road

adequate

Single access with one route through the site

adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Protected by flood defence

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

Development activity

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify existing open storage uses.

Recommendations on future use / potential

Protect and maintain for B-class employment use.

Site Ref  T54a  Local Authority  Thurrock Council

Site Name  Former West Thurrock Power Station

Address  RM20 3AL

Survey Date  02/02/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **5.8ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **Grays**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  Accessed from A1090  Quality of Roads

Rail Access  Chafford Hundred 1.5km  Bus routes  Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                       |      |  |
|---------------------------------------|------|--|
| x.... Distribution                    | .... | Engineering                              |
| .... Storage (open)                   | .... | Product manufacturing                    |
| x.... Storage (warehouse)             | .... | Food production                          |
| .... Creative industries              | .... | Aggregates                               |
| .... Marine                           | .... | Office activity (describe type) <u> </u> |
| .... Other (inc non-B class) <u> </u> |      |  |

**General comments / description of site**

Occupied by Daily Mail/Metro

Access to London Road via A1090

Relatively good quality.

Few amenities in proximity.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, direct access to A1090 that leads to A126

Fairly narrow but access services a single unit

Poor, routes are set at a distance from the site

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order
- Protected by flood defence**

**Physical Considerations:**

- Topography
- Contamination
- Other

No topography

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify west of site dependent on need for carpark. Neighbouring potential site could accommodate site expansion.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use.

Site Ref  T85  Local Authority  Thurrock Council

Site Name  CSSP2/CSTP6 Primary Industrial and Commercial Area

Address  RM20 3BJ

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **122.2ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  Accessed from A126  Quality of Roads

Rail Access  Chafford Hundred 1km  Bus routes  Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |   |   |
|---|---|
| x.... Distribution  | x.... Engineering                             |
| x.... Storage (open)  | .... Product manufacturing                    |
| x.... Storage (warehouse)                                     | .... Food production                          |
| .... Creative industries                                      | .... Aggregates                               |
| .... Marine   | .... Office activity (describe type) <u> </u> |
| x.... Other (inc non-B class) <b> Trade Counter </b> <u> </u> |   |

**General comments / description of site**

B2/8 use.

Occupiers include Ziegler UK, Crusely Trailer Engineering, Dornack Internation.

Site has direct access from London Road.

Few amenities proximately located.

**#EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from London Road A126

Several accesses - adequate

Accessible bus routes

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Protected with flood defence

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

Development activity

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify some of the open storage to the west of the site.

Recommendations on future use / potential

Protect and maintain for B-class employment use.

Site Ref T73 Local Authority Thurrock Council

Site Name E9B/CSSP2/CSSP4 Employment - Gatx Terminal

Address RM17 5XR

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **3.1ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other – <b>Open Storage</b>   |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A126 Quality of Roads \_\_\_\_\_

Rail Access Grays 1km Bus routes Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| .... Storage (warehouse)           | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Open storage and salvage site – B8.

Accessed from London Road through wider industrial site.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Direct access from A126

Good access from London Road A126

Several bus routes on London Road

Adequate

Single access with one route through industrial site

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order



Protected by Flood Defence

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

Development activity

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify the use on the existing site.

Recommendations on future use / potential

Protect and maintain for B-class employment use.

Site Ref: T26 Local Authority: Thurrock

Site Name: Former BPB, Purfleet (reduced area)

Address: RM19 1RE

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 1.2ha

Policy designation:

Location (nearest town or cluster description):

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - Storage               |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A282 Quality of Roads: Good

Rail Access: Nearest in Purfleet Bus routes: 44 on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| .... Distribution        | .... Engineering           |
| x.... Storage (open)     | .... Product manufacturing |
| .... Storage (warehouse) | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): \_\_\_\_\_

**General comments / description of site**

B8 storage use – falls within wider T63 site.

Access from London Road through the T63 site.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

No obvious current use

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

London Road leads to A1090

---

From lane leading from London Road

---

Proximate Bus Links

---

Good

---

Good

---

Good

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone 3)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**Protected by flood defences**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** 100%

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Evidence of site clearing – potential to develop/intensify use

**Recommendations on future use / potential**

Protect and maintain for B-class employment use

Site Ref T62 Local Authority Thurrock Council

Site Name CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address RM19 1QT

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **1.5ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **Purfleet**

**The site is best described as a:**

- |   |  |
|---|--|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre   |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site                          |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals                       |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers                        |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites            |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other – <b>Car Park and Open Storage</b> |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A126 Quality of Roads \_\_\_\_\_

Rail Access Purfleet (0.1km) Bus routes Several on A126 (London Road)

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution                            | .... Engineering                           |
| x... Storage (open)                          | .... Product manufacturing                 |
| .... Storage (warehouse)                     | .... Food production                       |
| .... Creative industries                     | .... Aggregates                            |
| .... Marine                                  | .... Office activity (describe type) _____ |
| x... Other (inc non-B class) <u>Car Park</u> |  |

**General comments / description of site**

Car Park and open Storage use

Appears to be linked to nearby Purfleet station

Good access to London Road.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Car Park use

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Accessed from A126

Adequate

Proximate bus and rail links

Adequate

Adquate

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order



Protected by flood defence

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

Development activity

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

Other Comments / Observations

Potential for intensification but existing use likely required to be retained.

Recommendations on future use / potential

Retain existing use and protect for future potential B class use.

Site Ref   T63   Local Authority Thurrock Council

Site Name CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address RM19 1RE

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 19.0 ha

Policy designation: Existing Site

Location (nearest town or cluster description): Purfleet

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input checked="" type="checkbox"/> Other – open storage          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessed from A126 Quality of Roads \_\_\_\_\_

Rail Access Purfleet (0.5km) Bus routes Several on London road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Includes B8 warehouse and open storage use. Units are relatively high quality.

Occupier: International Timber

Good access from London Road.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Rail bisects part of the site.

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Accessed from A126

Good

Proximate bus and rail links

Good

Good

Good

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Protected by flood defence

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use. Southeast of the site also appears to be vacant that could be developed.

**Recommendations on future use / potential**

Protect and retain for B-class employment use.

Site Ref  T69  Local Authority  Thurrock Council

Site Name  E9B/CSSP2/CSSP4 Employment - Powell Duffryn - Purfleet Centre Site

Address  RM19 1PP

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **1.9ha**

Policy designation: Existing Site

Location (nearest town or cluster description): Purfleet

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A126  Quality of Roads

Rail Access  Purfleet (0.1km)  Bus routes  Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

B2 and B8 open storage.

Occupiers: MK Express and KBC logistics.

Units are medium sized and relatively good quality.

Access to London Road via Botany Way.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, accessible from London Road (A126)

Good- Accessed from the wider Botany Way site access

Proximate bus and rail links

Good

Adequate

Adequate

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order
- Protected by flood defence

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage uses.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use.

Site Ref T70 Local Authority Thurrock Council

Site Name E9B/CSSP2/CSSP4 Employment - Powell Duffryn - Purfleet Centre Site

Address RM19 1SR

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 0.8ha

Policy designation: Existing Site

Location (nearest town or cluster description): **Purfleet**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - <b>Storage</b>        |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126 Quality of Roads \_\_\_\_\_

Rail Access Purfleet (0.2km) Bus routes Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

B8 storage and open storage.

Occupier Cruseley Trailer Engineering

Units are average quality.

Access via Botany Way to London Road.

Few Local Amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Accessed from A126 via Botany Way wider site access

Good access

Proximate bus and rail links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Protected by flood defences

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable \_\_\_\_\_ Estimated Quantity \_\_\_\_\_

Development activity

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use to the north of the site.

Recommendations on future use / potential

Retain existing B-class employment use.

Site Ref T43a Local Authority Thurrock Council

Site Name Watts Wood

Address Ship Lane, Aveley RM19 1YX

Survey Date 02/02/2016

Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **22.5ha**

Policy designation: Vacant Site

Location (nearest town or cluster description): 9

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input checked="" type="checkbox"/> Sites for Specific Occupiers  |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other-                                   |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1306, A282 Quality of Roads \_\_\_\_\_

Rail Access Purfleet Station Bus routes 1 route from Back Lane stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sectors present (%)**

- |                              |  |
|------------------------------|--|
| .... Distribution            | .... Engineering                           |
| .... Storage (open)          | .... Product manufacturing                 |
| .... Storage (warehouse)     | .... Food production                       |
| .... Creative industries     | .... Aggregates                            |
| .... Marine                  | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) | _____                                      |

**General comments / description of site**

B2/8 use – recent associated planning applications.

Difficult to gauge building quality from the road.

Access to A282 junction from Ship Lane to the south.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non-evident

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

?

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

Thurrock Football club and a hotel opposite to East of site

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

Non-evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from A1306

Satellite imagery shows HGVs on site

Bus stops outside of site

NA

NA

NA

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3 – adjacent to Main River line**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, **SSSI**, Ramsar)
- Tree Preservation Order - **Ancient Woodland**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Site lies adjacent to wider potential site that could accommodate expansion (not likely to come forward in plan period).

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   T61   Local Authority Thurrock Council

Site Name CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address RM19 1SR

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 30.8ha

Policy designation: Existing Site

Location (nearest town or cluster description):

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input checked="" type="checkbox"/> Other – open storage          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126 Quality of Roads \_\_\_\_\_

Rail Access Purfleet (0.3km) Bus routes Several on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                               |                                      |                                       |
|-------------------------------|--------------------------------------|---------------------------------------|
| x.... Distribution            | ....                                 | Engineering                           |
| x.... Storage (open)          | ....                                 | Product manufacturing                 |
| x.... Storage (warehouse)     | ....                                 | Food production                       |
| .... Creative industries      | ....                                 | Aggregates                            |
| .... Marine                   | ....                                 | Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Training services and vehicle repair |                                       |

**General comments / description of site**

Site includes a large Carpetright distribution centre to the east and a mixed B2/B8 use to the west.

Occupiers to the east include: Youngs Transport, KBC Logistics, Robinson Training Services, G C Distribution, Brocks Haulage, Titan Equipment & Tools.

Units are mixed in quality but typically low to average.

Access to London Road via Botany Way.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, access from A126

Good, accessed from Botany Way wider site access

Good, bus and rail links

Adequate

Adequate – single route

Adequate

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order
- Protected by flood defences**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage uses.

**Recommendations on future use / potential**

Retain existing B-class employment use.

Site Ref  T16  Local Authority  Thurrock Council

Site Name  Derry Avenue, South Ockenden

Address  RM15 5DZ

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): 10

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input checked="" type="checkbox"/> Town Centre                   |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other                                    |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  B1335  Quality of Roads

Rail Access  Ockendon Station  Bus routes  3 routes from Dawley Green stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution  | .... Engineering                           |
| .... Storage (open)  | .... Product manufacturing                 |
| .... Storage (warehouse) <input checked="" type="checkbox"/> | .... Food production                       |
| .... Creative industries                                     | .... Aggregates                            |
| .... Marine  | .... Office activity (describe type) _____ |

.... Other (inc non-B class)  Post office

**General comments / description of site**

Include a Royal Mail distribution use, Tesco Express and Knight of Aveley.

Site has adequate access but South Ockendon area fairly disconnected from strategic road network.

Site has good access to a range of amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Tesco, pub

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tesco

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Police station, library, village hall

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Non-evident on visit

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from B186

Potential difficulty for HGV access

Bus stops towards south of site

NA

NA

On street parking

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order



**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class Residential
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity for intensification or expansion.

**Recommendations on future use / potential**

Monitor and manage – sites in South Ockendon appear to be under pressure – much of the site also not B-class employment.

Site Ref  T17  Local Authority  Thurrock Council

Site Name  Aveley Industrial Estate, South Ockendon

Address  RM15 5SJ

Survey Date  02/02/2016

Surveyor  MS&LG

**SITE DESCRIPTION**

Site Area:  **3.7ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **11**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other – Brownfield Site                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  B186  Quality of Roads

Rail Access  Ockendon Station  Bus routes  4 routes from Arisdale Avenue stop

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |   |
|--|---|
| .... Distribution <input checked="" type="checkbox"/>        | .... Engineering                              |
| .... Storage (open)  | .... Product manufacturing                    |
| .... Storage (warehouse) <input checked="" type="checkbox"/> | .... Food production                          |
| .... Creative industries                                     | .... Aggregates                               |
| .... Marine  | .... Office activity (describe type) <u> </u> |

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

Barrier entry could not access  
 Google maps says site belongs to Next – Next Distribution Warehouse

East and North of site rural – West and South a mixture of residential and small commercial units

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non evident

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Ockendon Self storage – freight containers  
Vacant brownfield sites

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Non-evident on visit

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from B186

Good – access of Arisdale Avenue

Bus stops towards south of site

Good – on site

Good

Parking on site

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity for site intensification. Potential for expansion of use on proximate potential sites.

**Recommendations on future use / potential**

Protect and maintain for B-class employment use

Site Ref T58a Local Authority Thurrock Council

Site Name Land to the North of the West Road, South Ockendon

Address RM15 6PG

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 0.2ha

Policy designation: Existing Site

Location (nearest town or cluster description): **South Ockendon**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - storage               |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 3km Quality of Roads \_\_\_\_\_

Rail Access South Ockendon (0.3km) Bus routes Several on West Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| .... Storage (open)                | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Site used for storage use. Relatively small.

Proximate to rail station but poor access to strategic road network.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Sui Generis

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor             Very poor

**Environment appropriate for current uses?**

- Yes             No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Primary School

**Evidence of pollutants**

- Noise             Air  
 Traffic            Lighting  
 24hr operation

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Adequate for use but at a distance from the strategic road network

Adequate for existing use, unsuitable for large vehicles

Good access to bus and rail links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Adjoins a potential site for which this site could form an access. However, access is poor.

**Recommendations on future use / potential**

Protect and maintain existing use as required.

Site Ref T76 Local Authority Thurrock Council

Site Name CSSP2/CSTP6 Employment - Secondary Industrial

Address RM15 5FS

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **18.6ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **South Ockendon**

**The site is best described as a:**

- |   |  |
|---|--|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre   |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site                          |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals                       |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers                        |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites            |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other – mixed industrial and residential |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 (2.5km) Quality of Roads \_\_\_\_\_

Rail Access Ockendon (0.3km) Bus routes Several on Arisdale Avenue

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |       |                                       |
|--|-------|---------------------------------------|
| .... Distribution  | x.... | Engineering                           |
| x.... Storage (open)   | ....  | Product manufacturing                 |
| .... Storage (warehouse)                                       | ....  | Food production                       |
| .... Creative industries                                       | ....  | Aggregates                            |
| .... Marine  | ....  | Office activity (describe type) _____ |
| x.... Other (inc non-B class) <u>Vehicle repair, suppliers</u> |       |                                       |

**General comments / description of site**

Residential encompassed in site boundary – clearer site in the centre that could accommodate B –class employment use but given recent residential development, likely to see further residential development. Sites have relatively good access to amenities but poor access to strategic highway.

A- Forms predominantly B8 open storage with occupiers including Ockendon Self-Storage and Mobile Mini. Has separate access. Amenities not as accessible as from other parts of the wider site.

B,C and D are occupied by B2 uses with a mix of occupiers i.e. Belmont Laundry, Southon Engineering, IP Autos, Seshna Care, Indoors Ltd.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Pharmacy

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

School

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Protracted route to A13

Adequate yet potentially restricted by road access from A13

Good, proximate bus and rail links

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** 20% **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class Residential
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use in area A. Potential for B-class use development on cleared site but likely to see residential.

**Recommendations on future use / potential**

Protect and maintain existing B-class uses within the site.

Site Ref  T12  Local Authority  Thurrock Council

Site Name  Grays Town Centre North

Address  RM17 5BT

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): 8

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input checked="" type="checkbox"/> Town Centre                   |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A126  Quality of Roads

Rail Access  Grays Station  Bus routes  17 routes from Grays Station (0.3 miles away)

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                       |  |
|---------------------------------------|--|
| .... Distribution                     | .... Engineering   |
| .... Storage (open)                   | .... Product manufacturing   |
| .... Storage (warehouse)              | .... Food production   |
| .... Creative industries              | .... Aggregates  |
| .... Marine                           | .... Office activity (describe type) <input checked="" type="checkbox"/> |
| .... Other (inc non-B class) <u> </u> |  |

**General comments / description of site**

Royal mail site – B8 distribution.

High quality unit.

Access to London Road via Eastern Way.

Proximity to Grays Town Centre with range of amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non-evident

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

Non-evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate to A1012

Good

Bus stop 0.3 miles from site

NA

Good

Limited on site

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zones 2 & 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Future potential to intensify parking site to the rear.

**Recommendations on future use / potential**

Protect and Maintain B-class employment use.

Site Ref  T79  Local Authority  Thurrock Council

Site Name  CSSP2/CSTP6 Employment - Secondary Industrial - Thames Road

Address  RM17 6JT

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 0.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus            | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park           | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park          | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area       | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site     | <input checked="" type="checkbox"/> Other - storage               |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A126 (0.7km)  Quality of Roads

Rail Access  Grays (0.5km)  Bus routes  Nearest at Grays Station

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

Site includes B2 and B8 open storage uses. Occupiers unclear.

Access to London Road from B189 which leads over the rail line.

Amenities fairly proximate in Grays Town Centre to the north.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Car park

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

B189 that leads north connects to A126

Adequate for use but unsuitable for HGVs

Train station and bus links arguably within walking distance.

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Protected by Flood Defence
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**                     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings    \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings    \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site                     B class                     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class                     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Continued B-class use of the site is likely unsuitable given neighbouring residential uses.

**Recommendations on future use / potential**

Monitor and Manage - Given the existing pattern of development, there is scope for residential use on the site.

Site Ref  T78  Local Authority  Thurrock Council

Site Name  CSSP2/CSTP6 Employment - Secondary Industrial - Grays West

Address  RM17 5QT

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **12.6ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A126  Quality of Roads

Rail Access  Grays (0.3km)  Bus routes  Several routes on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |   |   |
|---|---|
| .... Distribution   | .... Engineering                              |
| .... Storage (open)   | .... Product manufacturing                    |
| .... Storage (warehouse)  | .... Food production                          |
| .... Creative industries  | .... Aggregates                               |
| .... Marine   | .... Office activity (describe type) <u> </u> |
| x.... Other (inc non-B class) <u> Trade Counter, Suppliers, Vehicle Repair </u> |   |

**General comments / description of site**

Mixed site – B2 uses to the north and non B-class uses to the south.

Occupiers: include Travis Perkins, Cooks Fitness, Grays Sikh Temple, Esso, Grays Motor Company, Topps Tiles, Halfords.

Good access to London Road via Eastern Way.

Large range of proximate amenities in Grays Town Centre.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Sikh Temple

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- Residential       Leisure  
 Retail       Town centre  
 Airport       Rail  
 Road       Office  
 Industrial       Warehousing  
 Higher Education       Further Education

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access to A126 via Eastern Way

Good

Proximate Rail and bus links

Good

Good

Good

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order
- Protected by flood defence**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify uses on car parking areas dependent on need.

**Recommendations on future use / potential**

Protect and maintain B-class uses on the site. Potential to adjust site area to better capture B-class employment use area.

Site Ref T77 Local Authority Thurrock Council

Site Name CSSP2/CSTP6 Employment - Land for New Development - Titan Pit

Address RM17 5BB

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: **4.4ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input checked="" type="checkbox"/> Other – <b>open storage</b>   |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1012/A126 Quality of Roads \_\_\_\_\_

Rail Access Grays 1km Bus routes Nearest on London Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                                    |  |
|------------------------------------|--|
| .... Distribution                  | .... Engineering                           |
| x.... Storage (open)               | .... Product manufacturing                 |
| x.... Storage (warehouse)          | .... Food production                       |
| .... Creative industries           | .... Aggregates                            |
| .... Marine                        | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) _____ |  |

**General comments / description of site**

B8 warehouse and open storage use.

Occupiers unclear but vacant land to the north of site.

Site is accessed through the industrial site to the south – access to London Road via Eastern Way.

Site is set at a distance from Grays Town Centre.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Allotment

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, direct access to A1012 that leads south to A12

Good although requires passing through adjacent site to the south

Bus and Rail links a significant walk (~1km)

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**Protected by Flood Defence**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use and develop the vacant area of the site. Intensified use of the site may require and addition access – potential to do this from the A1012 that runs adjacent to the west of the site.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref: T14 Local Authority: Thurrock

Site Name: Manor Way Industrial Estate

Address: RM17 6BG

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 2.2ha

Policy designation:

Location (nearest town or cluster description): **Grays**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089 Dock Approach Road Quality of Roads: Adequate

Rail Access: Nearest in Grays Bus routes: No Bus Stop in walking distance

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| 20% Distribution         | 20%  | Engineering           |
| 20% Storage (open)       | .... | Product manufacturing |
| 30% Storage (warehouse)  | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine 10% Office activity (describe type): \_\_\_\_\_  
 .... Port related activities x.... Other (inc non-B class): Car repair

**General comments / description of site**

Primarily B2 uses. Occupiers include West Thurrock Coachworks, City Electrical Factors, Pinmill Products, Specialised Engines, Acorn Decorators, RB Power.

Appears to be a retail element to these uses.

Access is relatively restricted, passing through a significant amount of residential development before accessing the B189 that leads north to the London Road.

Few amenities within proximity of the site.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Trade counter use – Acorn Decorators Merchants

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Access through resident estate, set away from strategic roads
	Sufficient for existing use
	Poor – inaccessible within walking distance
	Good
	Good



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone \_\_)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**In relation to flood risk – site benefits from flood defences.**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Consideration for resi - Potential – there is a large amount of industrial/commercial land in the area that these businesses could be relocated to. The site is well connected to an existing residential area and is accessed through it with poor strategic linkages. Moreover, the setting against the railway forms a site boundary – residential development would not result in unsustainable site extension.

**Recommendations on future use / potential**

Site suits existing use but has potential for residential development – see above.

Site Ref: T15 Local Authority: Thurrock

Site Name: Globe Works, Towers Road, Little Thurrock, Grays

Address: RM17 6SU

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 8ha

Policy designation:

Location (nearest town or cluster description): Grays

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089 Quality of Roads: Good

Rail Access: Nearest in Grays Bus routes: 22A and 66 on Dock Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |  |
|--------------------------|------|--|
| y. Distribution          | .... | Engineering                            |
| y. Storage (open)        | .... | Product manufacturing                  |
| y. Storage (warehouse)   | .... | Food production                        |
| .... Creative industries | .... | Aggregates                             |
| .... Marine              | .... | Office activity (describe type): _____ |

.... Port related activities y.... Other (inc non-B class): Car Repair

**General comments / description of site**

Mix of B2 and B8 uses. – some open storage to the south west of the site.

Occupiers include: P & G Fabrications, Crayford Freight Services, Avisave, M&BM Motors, Sunlight Interiors, Thurrock Hardwoods, Cook Transport Engineers, A T Technicians, BL Autos.

Site has access to the London Road via the A126 that runs to the south of the site.

Site has access to limited range of amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL    ADSL2+    Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services

- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Potentially several of these

**Access & parking** *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Direct access to A126
	Multiple accesses – A126 and Rectory Road
	Adequate bus links
	Good
	Good

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone \_\_)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Borders flood risk zone protected by flood defences on South East corner.**

**Physical Considerations:**

- Topography
- Contamination
- Other

Level Site

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage uses. Desirable given neighbouring residential uses – potential to reduce issues such as noise pollution.

**Recommendations on future use / potential**

Protect and maintain B-class employment use

Site Ref T18 Local Authority Thurrock Council

Site Name Wick Place Farm Industrial Estate

Address Brentwood Road, West Horndon, RM14 3TL

Survey Date 02/02/2016 Surveyor MS & LG

**SITE DESCRIPTION**

Site Area: 3.7ha

Policy designation: Existing Site

Location (nearest town or cluster description): 12

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other                                    |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A128 Quality of Roads \_\_\_\_\_

Rail Access West Horndon Station Bus routes 0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution <input checked="" type="checkbox"/>        | .... Engineering                           |
| .... Storage (open) <input checked="" type="checkbox"/>      | .... Product manufacturing                 |
| .... Storage (warehouse) <input checked="" type="checkbox"/> | .... Food production                       |
| .... Creative industries                                     | .... Aggregates                            |
| .... Marine  | .... Office activity (describe type) _____ |

x... Other (inc non-B class) Car Repair\_\_\_\_\_

**General comments / description of site**

Poor quality  
 Open storage and B2 uses.  
 Difficult access for large vehicles

Occupiers: SouthEast Customs, Thurrock Car & Van Rental, Ultimate Minibuses.

Accessed from A128 that leads south to the A13 and north to the A127 but set at quite a distance.

Little access to amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non evident

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor       Very poor

**Environment appropriate for current uses?**

- Yes       No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input checked="" type="checkbox"/> Industrial  | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Vacant open space, Boston Timber, Sims Milling Services, Glenwood B&B

**Evidence of pollutants**

- Noise       Air  
 Traffic       Lighting  
 24hr operation

Non-evident on visit

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from A128

Difficult access for large vehicles

No public transport evident

NA

NA

NA

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Site is not high quality and little land to intensify use/add to the site but serves local purpose.

**Recommendations on future use / potential**

Protect and maintain B-class employment use

Site Ref  T59a  Local Authority  Thurrock Council

Site Name  Blue House Farm

Address  Low Street Lane, West Tilbury, CM13 3LX

Survey Date  02/02/2016  Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area: 4.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): Cluster 4

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other – <b>Brownfield Site</b>           |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A128  Quality of Roads

Rail Access  West Horndon Station  Bus routes  0 routes

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution  | .... Engineering   |
| .... Storage (open) <input checked="" type="checkbox"/>      | .... Product manufacturing <input checked="" type="checkbox"/> |
| .... Storage (warehouse) <input checked="" type="checkbox"/> | .... Food production   |
| .... Creative industries                                     | .... Aggregates  |
| .... Marine  | .... Office activity (describe type) <u> </u>                  |

.... Other (inc non-B class) \_\_\_\_\_

**General comments / description of site**

B2 and B8 open storage use

Occupier: AV Group - manufacturer

Access to A127 from A128 leading north – set at a distance.

No local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Non evident

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Rural, Barnard Farm and Barnards Miniature Railway

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Non-evident on visit

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access from A128 although access it not great – not signposted well

Unclear - Roads by site are residential roads. No clear marked access to site entry

Poor

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zones 2 & 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify to open storage use – lies adjacent to an employment site.

**Recommendations on future use / potential**

Protect and maintain existing B-class employment use. Suits existing occupier.

Site Ref: T9 Local Authority: Thurrock

Site Name: Durox Works, Linford

Address: SS17 OPY

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 14.5ha

Policy designation:

Location (nearest town or cluster description):

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A13 Quality of Roads: Good

Rail Access: East Tilbury Bus routes: 374

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| y. Distribution          | .... | Engineering           |
| y. Storage (open)        | .... | Product manufacturing |
| y. Storage (warehouse)   | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): \_\_\_\_\_

**General comments / description of site**

B2 and B8 class uses. Includes open storage.

Occupier: Tarmac Building Products

Access from Buckingham Hill Road with some blind spots – little difficult for HGVs.

Road leads north and eventually connects to A13.

No local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Accessed from Buckingham Hill Road that leads north to A13/ A1013
	Wide but potential blind spot
	Bus access
	Good
	Good
	Good



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone \_\_)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable: 10%** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref   T80   Local Authority   Thurrock Council  

Site Name   Baryta Close, Stanford-Le-Hope  

Address   SS17 0JE  

Survey Date   02/02/2016   Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: **2.0ha**

Policy designation: Existing Site

Location (nearest town or cluster description): **Stanford-le-Hope**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)   A126   Quality of Roads                     

Rail Access   Stanford-le-Hope (0.1km)   Bus routes   Several on London Road  

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution  | .... Engineering   |
| .... Storage (open)  | .... Product manufacturing   |
| .... Storage (warehouse)   | .... Food production   |
| .... Creative industries   | .... Aggregates  |
| .... Marine  | .... Office activity (describe type) <u>                                    </u> |
| x.... Other (inc non-B class) <b>  Vehicle Repair, suppliers  </b> <u>                                    </u> |  |

**General comments / description of site**

B2 class uses. Average quality units.

Occupiers include: Benchsound Ltd, Daybreak Windows, Claridon Group.

Direct access from London Road.

Proximate to a range of amenities in Stanford le hope.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Venue – welcome club

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Good, accessed from A126

Adequate for use, potentially difficult for HGV

Good proximate rail and bus

Adequate

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**                      (Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to intensify use.

**Recommendations on future use / potential**

Protect and maintain existing B-class employment use.

Site Ref   T7   Local Authority Thurrock Council

Site Name Thames Industrial Estate

Address Princess Margaret Road, East Tilbury, RM18 8RH

Survey Date   02/02/2016  

Surveyor   MS & LG  

**SITE DESCRIPTION**

Site Area: 14.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): 14

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other                                    |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1013/A13 Quality of Roads \_\_\_\_\_

Rail Access East Tilbury Station Bus routes 1 route from Gloucester Avenue

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution  | .... Engineering                           |
| .... Storage (open)  | .... Product manufacturing                 |
| .... Storage (warehouse) <input checked="" type="checkbox"/>                   | .... Food production                       |
| .... Creative industries   | .... Aggregates                            |
| .... Marine  | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) <input checked="" type="checkbox"/> <u>Retail</u> |  |

**General comments / description of site**

Some office units, self-storage  
 Poor quality units  
 Parking provided for units  
 Some vacant units  
 Not much activity on site

B2 uses – average quality.

Occupiers: Second Generation, 1 Big Self Storage, Hyden Uk, Curran Packaging, Plastic Panel & Sheet.

Good access but set at a distance from the strategic highway (A13 to the north) and amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None evident

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good       Good  
 Poor             Very poor

**Environment appropriate for current uses?**

- Yes             No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input checked="" type="checkbox"/> Industrial  | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Vacant open spaces, primary school, post office, residential houses

**Evidence of pollutants**

- Noise             Air  
 Traffic           Lighting  
 24hr operation

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Nearest trunk road A1013/A13

Good access

Bus stop outside site

NA

Good

Good

**Access and parking is adequate for the uses within the site**     Yes     No     Don't know



**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zones 2 & 3**
- Heritage & Conservation (**Listed Building**, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No      **Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_

*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area  B class  Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Vacant site to the north that could accommodate expansion. Site appears to suit existing occupiers.

**Recommendations on future use / potential**

Protect and maintain existing B-class uses.

Site Ref: T21 Local Authority: Thurrock

Site Name: Thurrock Park

Address: RM18 7HZ

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 21.4ha

Policy designation:

Location (nearest town or cluster description):

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus                          | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                         | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park               | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park – bit of distribution. | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area          | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site                   | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089 Quality of Roads: Good

Rail Access: Nearest Tilbury Town Bus routes: 22A/66/99 Asda

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> - national closer to port
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%) – check imagination and SDV...**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| y. Distribution          | .... | Engineering           |
| .... Storage (open)      | .... | Product manufacturing |
| y. Storage (warehouse)   | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): car related

**General comments / description of site**

B2 and B8 uses alongside retail/wholesale.

Strong links with port activity / function

Vacancy levels in some parts of the area

Occupiers include: Arcese, S D V, Eu Car Parts, DMA Performance, Superjet London, R G Foods, Freight Management, Uniserve.

Good Access from A1089.

Some proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**for redev**

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

Not on site but next to Asda

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

Good

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Good – connects to road straight out to A13

---

Good access from A1089

---

Bus routes

---

Within site, alongside units

---

Good

---

Adequate

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone 3)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

**In relation to flood risk – site benefits from flood defences**

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No - redev of units for sale **Vacant Land** Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
 (Can be reoccupied in current form)

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_ or redev \_\_\_\_\_  
 (Likely to require refurbishment or redevelopment to be reoccupied)

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** 10 \_\_\_\_\_ **Estimated Quantity:** \_\_\_\_\_

**Development activity – yes B class**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS** (Market perceptions to be considered within report)

**Other Comments / Observations**

Some vacant land to the north east that could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref: T22 Local Authority: Thurrock

Site Name: Tilbury South

Address: RM18 7NH

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

**SITE DESCRIPTION**

Site Area: 27.5

Policy designation:

Location (nearest town or cluster description): Tilbury

**The site is best described as a:**

- |   |   |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus              | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park             | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park   | <input type="checkbox"/> Specialised Freight Terminals            |
| <input checked="" type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area         | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site       | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089 Quality of Roads: Good

Rail Access: Tilbury Town Bus routes: 99

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |      |                       |
|--------------------------|------|-----------------------|
| y. Distribution          | .... | Engineering           |
| y. Storage (open)        | .... | Product manufacturing |
| y. Storage (warehouse)   | .... | Food production       |
| .... Creative industries | .... | Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): \_\_\_\_\_

**General comments / description of site**

B8 warehouse and open storage use – cars.

Occupiers; Fortress Distribution, mayalogistics, ATL Haulage, Basepoint

Good access from A1089.

Few proximate amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services

- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Excellent, direct access onto A1089
	Good
	Poor direct access
	Good
	Good



Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone 3)  Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  Tree Preservation Order

In relation to flood risk – site benefits from flood defences.

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential to intensify open storage use but currently related to port activity.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.

Site Ref  T23  Local Authority  Thurrock Council

Site Name  Land adjacent to Tilbury

Address  North Tilbury, RM18 8UL

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **8.4ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **7**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                   | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                  | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park        | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park                 | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input type="checkbox"/> General Industry/Business Area              | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input checked="" type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A1089  Quality of Roads

Rail Access  Tilbury Town Station  Bus routes  NA

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |  |
|--|--|
| .... Distribution                                  | .... Engineering                           |
| .... Storage (open)                                | .... Product manufacturing                 |
| .... Storage (warehouse)                           | .... Food production                       |
| .... Creative industries                           | .... Aggregates                            |
| .... Marine  | .... Office activity (describe type) _____ |
| .... Other (inc non-B class) <u> Sewage works </u> |  |

**General comments / description of site**

Couldn't access site  
 South of site part of Tilbury Sewage Treatment Works

Good access to A1089 via Fort Road.

No local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None evident

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Tilbury B Power Station  
 Tilbury Docks  
 Vacant open land  
 Port

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

None evident  
 Although air pollution has been an issue in the past

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate to A1089 to the west

Poor – narrow access from station approach road.

No access to site by public transport

NA

Good

NA

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar) **Local Wildlife Site**
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**    Yes    No

**Vacant Land**    Yes    No

**Vacant Buildings (re-use)**    Yes    No   If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**    Yes    No   If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_   **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site    B class    Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area    B class    Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**   (Market perceptions to be considered within report)

**Other Comments / Observations**

Much of the site on the northern side appears undeveloped – potential to develop out.

**Recommendations on future use / potential**

Protect and maintain employment use – is not necessarily B-class.

Site Ref  T37  Local Authority  Thurrock Council

Site Name  Coward Road Trading Estate

Address  RM16 4JU

Survey Date  02/02/2016

Surveyor  MS & LG

**SITE DESCRIPTION**

Site Area:  **3.8ha**

Policy designation: Existing Site

Location (nearest town or cluster description):  **Cluster 6**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other I                                  |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A1089  Quality of Roads

Rail Access  Tilbury Town 2.5km  Bus routes  374 on linford Road

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |  |   |
|--|---|
| .... Distribution                                  | .... Engineering                              |
| .... Storage (open)                                | .... Product manufacturing                    |
| x.... Storage (warehouse)                          | .... Food production                          |
| .... Creative industries                           | .... Aggregates                               |
| .... Marine  | .... Office activity (describe type) <u> </u> |
| x.... Other (inc non-B class) <u> Coach Works </u> |   |

**General comments / description of site**

Predominantly B2/B8 uses. Some open storage.

Occupiers include: HWP Coachworks, other occupiers unclear. Appears to be a distribution use.

Access to strategic road network is convoluted. Also access passess through residential area.

Few local amenities.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic    (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**

*(comment on issues)*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Greenfield

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking *(comment on issues)***

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access to A1089 but relatively indirect

Two accesses but both through residential areas but appears to accommodate HGV traffic

Single bus route in proximity

NA

Adequate

Adequate

**Access and parking is adequate for the uses within the site**  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations\*:**

- Flood Risk **Zone 3**
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order



**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**     Yes     No

**Vacant Land**     Yes     No

**Vacant Buildings (re-use)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**     Yes     No    If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable** \_\_\_\_\_    **Estimated Quantity** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site     B class     Non-B class \_\_\_\_\_
- Evidence of recent development in the immediate surrounding area     B class     Non-B class \_\_\_\_\_
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**    (Market perceptions to be considered within report)

**Other Comments / Observations**

Appears to be a portion of land to the south west than could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain existing B-class use.

Site Ref: T20(19) \_\_\_\_\_ Local Authority: Thurrock \_\_\_\_\_

Site Name: Stanford Industrial Estate \_\_\_\_\_

Address: SS17 0EH \_\_\_\_\_

Survey Date: 01/06/2016 \_\_\_\_\_ Surveyors: MS, LG, RJ, ZV \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 7.4ha

Policy designation:

Location (nearest town or cluster description): **Stanford – le - hope**

**The site is best described as a:**

- |  |   |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus                 | <input type="checkbox"/> Town Centre                              |
| <input type="checkbox"/> High Quality Business Park                | <input type="checkbox"/> Incubator/SME Cluster Site               |
| <input type="checkbox"/> Research and Technology/Science Park      | <input type="checkbox"/> Specialised Freight Terminals            |
| <input type="checkbox"/> Warehouse/Distribution Park               | <input type="checkbox"/> Sites for Specific Occupiers             |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site          | <input type="checkbox"/> Other - Storage                          |

**Location character**

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: **A1014** \_\_\_\_\_ Quality of Roads: **Poor** \_\_\_\_\_

Rail Access: **No** \_\_\_\_\_ Bus routes: **No** \_\_\_\_\_

**Nature/significance of existing occupiers**

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Sectors present (%)**

- |                          |                            |
|--------------------------|----------------------------|
| .... Distribution        | .... Engineering           |
| y. Storage (open)        | .... Product manufacturing |
| y. Storage (warehouse)   | .... Food production       |
| .... Creative industries | .... Aggregates            |

.... Marine ..... Office activity (describe type): \_\_\_\_\_  
 .... Port related activities ..... Other (inc non-B class): Trade Merchant, salvage

**General comments / description of site**

Include B2 and B8 use with some open storage.

Occupiers include: LTW Supplies, Standford Coachworks, FBS Motor Salvage, Travis Perkins.

Access is restricted and set at a distance from the A1014/A13 junction the north. (site came about because of connection to the rail line)

No proximate amenities. Site confined by rail line and River Thames to the south.

**EXISTING CONDITIONS**

**Age of Buildings**

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Quality of Buildings**

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**On-site amenities**

- Convenience retail     Comparison retail
- Restaurant/cafe         Hotel
- Gym/sports                 Creche
- Bank                         Education
- None                         Other

**Broadband infrastructure**

- ADSL     ADSL2+     Fibre optic     (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services

- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

**Quality of environment for current uses**  
(comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

Poor on site

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Rural

**Evidence of pollutants**

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

**Access & parking** (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Poor
Adequate but blind bends
Poor
Adequate
Adequate

Access and parking is adequate for the uses within the site  Yes  No  Don't know

**DEVELOPMENT CONTEXT**

**Planning Considerations:**

- Flood Risk (Zone \_\_)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

Site borders flood risk zone (3) – some flood defence.

**Physical Considerations:**

- Topography
- Contamination
- Other

**Opportunity for Intensification**  Yes  No

**Vacant Land**  Yes  No

**Vacant Buildings (re-use)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Can be reoccupied in current form)*

**Vacant Buildings (refurb)**  Yes  No If Yes, number of vacant buildings \_\_\_\_\_  
*(Likely to require refurbishment or redevelopment to be reoccupied)*

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

**% of site developable:** \_\_\_\_\_

**Estimated Quantity:** \_\_\_\_\_

**Development activity**

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration \_\_\_\_\_

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Potential site to the south could accommodate expansion of the site.

**Recommendations on future use / potential**

Protect and maintain B-class employment use as required.