

Appendix IIEDNA Existing
Site Forms

Basildon

Site Re	ef <u>B4</u>	Local	Authority B	asildon Cou	ncil					
Site Na	ame Festiva	al Business	Park							
Addres	ss Festival V	Vay, SS14 3	WB							
Survey	/ Date 24/0	09/2016			Surveyo	r MS & LG				
SITE D	ESCRIPTIO	<u>N</u>								
Site Aı	rea: 17.	74ha								
-	designation located Exist				ds retention of to Policy E2 (d		ment use. Draft Local			
Locati	on (nearest	town or clu	ster descrip	tion):	Basildon					
The sit	te is best de	escribed as	a:							
	Out of Town C	Office Campus			Town Centre					
	High Quality B	Business Park			Incubator/SME	Cluster Site				
	Research and Technology/Science Park				☐ Specialised Freight Terminals					
	☐ Warehouse/Distribution Park				☐ Sites for Specific Occupiers					
X	General Indus	try/Business A	rea		☐ Recycling/Environmental Industries Sites					
	Heavy/Special	list Industrial Si	te		Other - Storage					
Locati	on characte	r								
\times_{\vee}	Vell established	commercial ar	ea							
	Established cor	mmercial area,	with residential	area nearby						
	Mixed commer	cial and resider	ntial area							
	Mainly resident	ial with few cor	nmercial uses							
	Mainly resident	ial or rural area	with no other c	ommercial uses	5					
Closes	st trunk road	d (name and	d distance)	A127, A123	Qua	lity of Roads _				
Rail A	ccess Bas	sildon Statio	n	Bus r	outes 2 routes	from Festival	Leisure Park Stop			
Nature	/significanc		g occupiers							
		0-20%	20-40%	40-60%	60-80%	80-100%				
	national	<u>u</u>	_							
Natio										
Regi Loca				X X		J C				
Vaca		j 🗆				<u> </u>				

Sectors present (%) Distribution Engineering X.... Storage (open) Product manufacturing Food production x.... Storage (warehouse) Creative industries Aggregates Office activity (describe type) corporate, software/IT Marine X.... 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 **Quality of Buildings** 0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% Pre 1940 Very good 1940 – X Good 1969 1970 -Poor 1989 X 1990 -Very poor 1999 2000 -2009 Since 2010 On-site amenities Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education $|\mathsf{X}|$ Other None **Broadband infrastructure** ▼ ADSL X ADSL2+ (Desk Based) Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 50-75% 75-100% Housing X Retail

November 2017 gva.co.uk 245

Community Other

B-Class

X

Neigh	eighbouring amenities							
	Close to a town centre	e with	a wide range and quant	ty of services				
	Close to local centre with a reasonable range and quantity of services							
X	Close to a limited range and quantity of basic services							
	Close to one or two s	ervice	S					
	No services in close p	oroxim	ity					
0		. f						
	sy of environment ment on issues)	tor	current uses					
	Very good	X	Good					
	Poor		Very poor					
Envir	onment appropria	te fo	r current uses?					
X	Yes		No					
Neigh	bouring uses							
	Residential	X	Leisure					
	Retail		Town centre					
	Airport		Rail					
X	Road		Office					
X	Industrial		Warehousing					
	Higher Education		Further Education					
				None evident				
_	nce of pollutants	_		None evident				
u	Noise		Air					
	Traffic	Ц	Lighting					
ш	24hr operation							
۸۰۰۰	ss & parking (com	mon	t on issues)					
Acces	Road Network (Strat		•	Accessed from A1235 with good access to				
_	Noau Network (Strat	egic in	toad Network)	strategic road network				
_								
Ц	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good, suitable for HGVs				
Ц	Public transport inc I	HS1 aı	nd Pedestrian	Two bus routes adjacent to the site on Festival				
				Way				
П	Servicing							
	Servicing			Good				
	Internal Circulation			Good				
	Parking			Good				
Acces	s and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know				

DEVELOPMENT CONTEXT Planning Considerations*: X 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:** Level site Topography Contamination Other Opportunity for Intensification ☐ Yes ☒ No **Vacant Land** 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 ■ No ev 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 <u>B5</u> Local Authority <u>Basildo</u>	n Council							
Site Name International Financial Data Services								
Address IFDS House, St. Nicholas Lane, SS15 5F	FS .							
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: Out of Town Office Campus High Quality Business Park Incubator/SME Cluster Site Specialised Freight Terminals Warehouse/Distribution Park General Industry/Business Area Recycling/Environmental Industries Sites Heavy/Specialist Industrial Site 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								
International	60% 60-80% 80-100%							
Sectors present (%) Distribution Engineering Storage (open) Product manufacturing Storage (warehouse) Food production Creative industries Aggregates								

Marine Other (inc non-B class)	x Office	activity (describe	type) financ	ce				
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		Quality of E	Buildings					
0-25% 25-50% Pre 1940	ucation	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%		
Broadband infrastructure	Fibre optic (Desk	Based)						
Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 50-75% 75-100% Housing								
Neighbouring amenities Close to a town centre with a wide Close to local centre with a reason Close to a limited range and questions.	onable range and quantity							

	Close to one or two se	ervice	S	
	No services in close p	roxim	ity	
Quali (com	ity of environment ment on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envi	onment appropria	ite fo	r current uses?	
X] Yes		No	
Neigl	nbouring uses			
X	Residential		Leisure	Woodland
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	ence of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acce	ss & parking (com	men	t on issues)	Accessed from both the B148 and A176 with
	Road Network (Strat	egic R	load Network)	good strategic road links
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access for existing use
				Sood dooded for existing doo
	Public transport inc F	HS1 aı	nd Pedestrian	Due route 44 recess the cite
	•			Bus route 44 passes the site
	Servicing			Good
				G000
_				Good
Ц	Internal Circulation			Good
_				
	Parking			Good

November 2017 **gva.co.uk** 250

Don't know

■ No

Access and parking is adequate for the uses within the site 🗵 Yes

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 Jnctn Physical Considerations: Level site									
☐ Topography ☐ Contamination ☐ Other	evel site								
Opportunity for Intensification ✓ Yes □ No	Vacant Land ☐ Yes ☒ No								
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes (Can be reoccupied in current form)	s, number of vacant buildings								
Vacant Buildings (refurb) Yes No If Yes (Likely to require refurbishment or redevelopment to be reoccupie	, number of vacant buildings								
Note: all vacant buildings/sites etc to be marked on accompanying	g site plan								
% of site developable	Estimated Quantity								
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate surror □ No evidence of recent development □ Evidence of marketing & duration									
CONCLUSIONS (Market perceptions to be	e 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 main the draft Local Plan. Potential for some of landscaped to be used to accommodate	•								

Site Ref <u>B6</u>	Local	Authority Ba	sildon Cou	ncil						
Site Name For	d Technical Cen	tre								
Address SS	15 6GB									
Survey Date 24/09/2016 Surveyor MS & LG										
SITE DESCRIP	TION									
Site Area:	62.32ha									
Policy designate Plan references	-	Site. ELPS r	ecommend	s retention of E	3 class employmo	ent use. Draft Local				
Location (neare	est town or clus	ter descript	ion):	Basildon						
Location (nearest town or cluster description): The site is best described as a: Out of Town Office Campus Town Centre High Quality Business Park Incubator/SME Cluster Site Research and Technology/Science Park Specialised Freight Terminals Warehouse/Distribution Park Sites for Specific Occupiers General Industry/Business Area Recycling/Environmental Industries Sites Heavy/Specialist Industrial Site Other - Storage 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										
Rail Access	-	aistance) <u>A</u>		_	outside site	_				
Nature/significa	ance of existing	-		outes 0 routes						
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100% X					
Sectors presen Distributio Storage (v	n	X 	Engineeri Product n Food prod	nanufacturing						

November 2017 **gva.co.uk** 252

Aggregates

....

.... Creative industries

Marine Office activity (describe type) Other (inc non-B class)									
General comments / de	escription 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	<u>s</u>								
Age of Buildings			Quality of I	Buildings	i				
0-25% Pre 1940	25-50% 50-75%	75-100%	Very good Good	0-25%	25-50% 	50-75%	75-100%		
1969 1970 –			Poor	X					
1989 1990 –		X	Very poor						
1999 2000 –									
2009 Since 2010									
On-site amenities Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education None Other									
Broadband infrastructure ADSL ADSL Fibre optic (Desk Based)									
Proportion of Floorspa	ice in Non-B-clas	ss uses							
O-25% Housing Retail Community Other B-Class	25-50% 50-75%	75-100%							
Neighbouring amenitie									
_	e with a wide range a								
Close to local centre	with a reasonable rang	ge and quantity	of services						

		Close to a limited rang	ge and	d quantity of basic servi	ces
	X	Close to one or two se	ervice	S	
		No services in close p	roxim	ity	
		y of environment ent on issues)	for (current uses	
		Very good	X	Good	
		Poor		Very poor	
En	viro	nment appropria	te fo	r current uses?	
	X	Yes		No	
Nei	ighl	oouring uses			
	X	Residential		Leisure	
		Retail		Town centre	
		Airport		Rail	
	X	Road	X	Office	
	X	Industrial		Warehousing	
		Higher Education		Further Education	
					[No. 10. 11. 11.
Evi	ider	nce of pollutants			None evident
		Noise		Air	
		Traffic		Lighting	
		24hr operation			
Λ -		- 0 maulium /aam		t an iaguag)	
AC	_	s & parking (com		•	Good, accessed from B148 and A127 with good
	u	Road Network (Strate	egic R	oad Network)	strategic links
		Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good HGV access
		Public transport inc H	IS1 aı	nd Pedestrian	No proximate links
					The presumate mine
	_				
		Servicing			Good
	П	Internal Circulation			Good
	_	internal Circulation			
	П	Parking			Cood
	_	i aikiiig			Good
Ac	ces	s and parking is	adec	uate 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
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 clas
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 RefB7 Local Authority	Basildon Council							
Site Name Burnt Mills								
Address Lords Way, SS13 1ST								
Survey Date <u>24/09/2016</u>	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: Out of Town Office Campus High Quality Business Park Incubator/SME Cluster Site Specialised Freight Terminals Warehouse/Distribution Park Sites for Specific Occupiers General Industry/Business Area Heavy/Specialist Industrial Site Cotation 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) Rail Access Wickford/Basildon Station								
								
Nature/significance of existing occupier 0-20% 20-40% International	40-60% 60-80% 80-100%							
Sectors present (%) x Distribution Storage (open) Storage (warehouse) Creative industries	Product manufacturing Food production							

Marine x Other (inc non-B class)	Off Industrial equipment su	ice activity (describe pplier, packaging, re					
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% Pre 1940	6 50-75% 75-100%	Very good Good Poor Very poor	Buildings 0-25%	25-50%	50-75%	75-100%	
Restaurant/cafe Gym/sports Bank	Hotel Creche Education Other						
Broadband infrastructure ☑ ADSL ☑ ADSL2+		esk Based)					
Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 50-75% 75-100%							
Neighbouring amenities Close to a town centre with a Close to local centre with a re Close to a limited range and of	easonable range and quan						

	Close to one or two se	ervice	3	
	No services in close p	roxim	ity	
	ty of environment ment on issues)	for (current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	Woodland, waste management
X	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Proximate access to A127 and strategic road
Ц	Road Network (Strate	egic R	oad Network)	network
	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good – suits HGVs
	Public transport inc H	IS1 aı	nd Pedestrian	Coveral bus routes on E Mayres
	·			Several bus routes on E Mayne
	Servicing			Good
				G000
_				Good
u	Internal Circulation			300d
u	Parking			Good

November 2017 **gva.co.uk** 258

Don't know

■ No

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*:
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 clas
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 <u>24/09/2016</u>	Surveyor MS&LG
SITE DESCRIPTION	
Site Area: 72.57ha	
Policy designation: Existing Site. ELPS recomm Plan allocated Existing Employment Area in accorda	ends retention of B class employment use. Draft Local nce to Policy E2 (a).
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 Location character Well established commercial area Established commercial area, with residential area nearb Mixed commercial and residential area Mainly residential with few commercial uses Mainly residential or rural area with no other commercial	
Closest trunk road (name and distance) A132	
·	us routes 10 routes from opp Cranes Farm Road stop
Nature/significance of existing occupiers 0-20% 20-40% 40-606 International	% 60-80% 80-100%
Local X Vacancy \(\bigcup \)	
x Storage (open) x Prod Storage (warehouse) Food	neering luct manufacturing d production regates

Marine					activity (describe	• • • •			
x Other (in	nc non-B cl 	ass) V	Vholesale, v	vaste collection	on, vehicle repair,	training, sup	opliers		
eneral comn	nents / d	lescriptio	n of site						
					a E Mayne r				
					uth, agricult	ural land	d to the e	ast and	waste
managem	nent/tre	atment	uses to t	he north.					
The site is I	arae wi	ith a mix	of occu	piers and	d floorplates	. Uses in	clude vel	nicle rep	air,
	_			•	inufacturing				
retail/who	lesale/s	suppliers.							
(ISTING CO	NDITION	<u>IS</u>							
je of Buildir	าตร				Quality of I	Ruildinas	:		
,o o. Ballall	0-25%	25-50%	50-75%	75-100%	Quality 01 1	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 – 1969					Good		X		
1970 –			X		Poor		X		
1989 1990 –			X		Very poor				
1999 2000 –									
2009	_	_		_					
Since 2010									
n-site ameni	ities								
Conveni	ence retail	Cor	nparison ret	ail					
Restaura		☐ Hot							
Gym/spo	orts	☐ Cre	che ıcation						
■ Bank▼ None		Oth							
None			Ci						
oadband in	frastruc	ture							
⊠ ADSL	X Al	DSL2+ 🗵	Fibre option	c (Desk	Based)				
oportion of	Floorsp	ace in No	n-B-class	suses					
•	0-25%	25-50%	50-75%	75-100%					
Housing									
Retail									
Community Other									
B-Class		_	0	\boxtimes					
eighbouring	ameniti	AS							
			le rance and	d quantity of s	envices				
_			_	e and quantity					
_		nge and qua	_		OI SOI VICES				
- Close to	a iii iiiteu la	nge and qua	inity of DaSi	SELVICES					

X	Close to one or two se	ervice	s	
	No services in close p	roxim	iity	
Qualit	y of environment	for	current uses	
	nent on issues)			
	Very good	X	Good	
	Poor		Very poor	
	onment appropria	ite fo		
X	Yes	Ц	No	
Neigh	bouring uses			
X	Residential		Leisure	Agricultural uses, waste management/treatment
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
				None Evident
Evide	nce of pollutants		A :	Notice Evident
	Noise		Air	
	Traffic	Ц	Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Duranian at a second to MAOZ and attents air mand
	Road Network (Strate			Proximate access to A127 and strategic road network
	,	J	,	Hetwork
	\/ahiaulau	OV V	(ana Cara Bianalas)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access for HGVs
	Public transport inc F	IS1 a	nd Pedestrian	
	r abile transport me r	101 a	na i cucstilari	Bus routes on E Mayne
	Servicing			Cood
	Servicing			Good
	Servicing			Good
	Servicing Internal Circulation			Good
	Internal Circulation			Good
	Internal Circulation			Good
	Internal Circulation			Good
_	Internal Circulation Parking			Good

November 2017 gva.co.uk 262

DEVELOPMENT CONTEXT
Planning Considerations*:
Physical Considerations: Topography Contamination Other
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use)
Vacant Buildings (refurb)
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
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 guidance in the ELPS and policy E2 of the draft local plan.

Site Ref B9 Local Authority Basildo	on 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 recon	nmends retention of B class employment use. Draft Local dance to Policy E2 (b).
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 Location character Well established commercial area Established commercial area, with residential area need of Mixed commercial and residential area Mainly residential with few commercial uses Mainly residential or rural area with no other commercial	
Closest trunk road (name and distance) A127,	A1235 Quality of Roads
	Bus routes 11 routes from adj Cranes Farm Road stop
International National Regional Local	-60% 60-80% 80-100%
Storage (open) x P	ingineering Product manufacturing Good production

November 2017 **gva.co.uk** 264

Aggregates

....

.... Creative industries

Marine	X		ctivity (describe	type) Accoun	itants, legal_	_	
x Other (inc non-B class)	Wholesale, Su	ippliers, vehicle	e repair, waste_				
General comments / descrip	otion of site						
Site is located to the so retail and residential us recreational uses to the Site is large with a mix such as product manual	se to the eas e west. of occupiers facturing, en	st, residen	tial use to t	he south t include	, and re	tail and ers in indu	ustries
management, and log	gistics.						
EXISTING CONDITIONS							
Age of Buildings			Quality of E				
0-25% 25-50 Pre 1940		75-100%	Very good Good	0-25%	25-50%	50-75%	75-100%
1970 –			Poor	X			
1989 1990 –	X		Very poor				
1999 2000 –							
2009 Since 2010							
On-site amenities							
☐ Convenience retail ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	Comparison reta Hotel	il					
☐ Gym/sports ☐	Creche						
□ Bank □ None	Education Other						
	Cilio						
Broadband infrastructure	☑ Fibre optic	(Desk Ba	ased)				
Proportion of Floorspace in	Non-B-class	uses					
0-25% 25-50		75-100%					
Housing \square Retail \square							
Community							
Other		<u> </u>					
Neighbouring amenities							
Close to a town centre with	a wide range and	quantity of serv	vices				

	Close to local centre	with a	reasonable range and o	quantity of services
\times	Close to a limited ra	ange a	nd quantity of basic ser	vices
	Close to one or two s	ervice	s	
	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
` 🗖	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	ite fo		
X	Yes		No	
Noigh	houring uses			
X	bouring uses Residential	П	Leisure	Recreation
i N				
_	Retail		Town centre	
□	Airport		Rail Office	
_	Road	_		
×	Industrial		Warehousing	
Ц	Higher Education	Ц	Further Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic	_	Lighting	
	24hr operation		Lighting	
	z operane			
Acces	s & parking (com	men	t on issues)	E Mayno/A1225 access to A127
	Road Network (Strat		-	E Mayne/A1235 access to A127.
		•		
	Makimulan Assass (III	OV V	out Otto Districtory	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Access adequate for existing uses
	Public transport inc I	IC1 o	ad Dadaatrian	
	Public transport inc i	151 a	nd Pedestrian	Several bus routes pass through site
	Servicing			
	ocivionig			Adequate
	Internal Circulation			Good
	Parking			Adequate
Acces	s and parking is	adec	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know

Planning Considerations*:
<u> </u>
▼ 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 Level site
☐ 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
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).
separate line in assessment matrix). B41 – separate part of existing site. Identified as potential but with new development coming forward (yet to be completed).
B41 – separate part of existing site. Identified as potential but with new development
B41 – separate part of existing site. Identified as potential but with new development coming forward (yet to be completed).

Site Ref B10	Local A	Authority Ba	sildon Cou	ncil			
Site Name Case No	ew Holland ⁻	Γractor Park					
Address Cranes	Farm Road,	SS14 3AD					
Survey Date 24/0	9/2016			Surveyor	MS&LG		
SITE DESCRIPTION	<u>l</u>						
Site Area: 39.6	5ha						
Policy designation: Plan allocated Existin	_					ent use. Draft Local	
Location (nearest to	own or clus	ter descript	ion):	Basildon			
Location (nearest town or cluster description): Basildon The site is best described as a: Out of Town Office Campus High Quality Business Park Incubator/SME Cluster Site Specialised Freight Terminals Warehouse/Distribution Park Sites for Specific Occupiers General Industry/Business Area Recycling/Environmental Industries Sites Heavy/Specialist Industrial Site Cocation character Well established commercial area Setablished 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 (Rail Access Basi	name and			-	oadsestival Leisure Par	— rk ston	
Nature/significance				.54.55 115111 1	oodival Ediodio i di	<u> 510p</u>	
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100% X		
Sectors present (%) Distribution Storage (open) Storage (warehous creative industribution	ouse)		Engineer Product r Food pro Aggregat	nanufacturing duction			

.... Marine

Office activity (describe type)___

x Other (inc non-B class)	Farm Equipme	ent Supplier					
General comments / descrip	tion of site						
_							
Site borders a neighbou to the east, and vacan and A1235 to the south	t land/resid	-					-
Site has a single occupi quality is mixed but typi			which is a fo	arm equi	ipment su	upplier. B	uilding
EXISTING CONDITIONS							
Age of Buildings			Quality of I	Buildings			
0-25% 25-50%	_	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good Good				
1969 1970 –	_	☒	Poor	_		×	
1989	-				_	_	_
1990 –	_	_	Very poor				
2000 –							
Since 2010							
On-site amenities							
☐ Convenience retail ☐	Comparison reta	il					
Restaurant/cafe	Hotel						
	Creche						
	Education						
X None	Other						
Broadband infrastructure							
X ADSL X ADSL2+		(Desk	Based)				
Proportion of Floorspace in	Non-B-class	uses					
0-25% 25-50%		75-100%					
Housing							
Community							
Other	ā	ā					
B-Class		X					
Neighbouring amenities							
☐ Close to a town centre with a	wide range and	quantity of s	ervices				

	Close to local centre with a reasonable range and quantity of services								
X									
	Close to one or two s	ervice	S						
	No services in close proximity								
0									
	ity of environment ment on issues)	tor	current uses						
` _	Very good	X	Good						
	Poor		Very poor						
Envir	onment appropria	ite fo	or current uses?						
X	_		No						
	nbouring uses								
X	-	\boxtimes	Leisure						
[X	_		Town centre						
	_		Rail						
\ <u>X</u>	_	\square	Office						
			Warehousing						
	Higher Education		Further Education						
Fyide	ence of pollutants			None evident					
	Noise	П	Air						
	Traffic		Lighting						
	24hr operation	_	_igittiig						
_									
Acce	ss & parking (com	men	t on issues)	Good access to A1235/A127 and strategic					
	Road Network (Strategic Road Network)			highway					
				Inginia)					
	L Vakindar Access (HOV Vers Co. 1871)		one Core Pievelee)						
	Vehicular Access (HGV, Vans, Cars, Bicycles)		aris, Cars, Dicycles)	Good HGV access					
П	Dublic transport inc USA and Dedection		nd Padastrian						
	■ Public transport inc HS1 and Pedestrian		ilu i euestiiaii	Proximate bus links					
	Servicing								
	Ü			Good					
_				Cood					
	Internal Circulation			Good					
_									
Ц	Parking			Good					
Acce	ss and parking is	adeo	quate 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:** Level site Topography Contamination Other Opportunity for Intensification X Yes No **Vacant Land** ☐ Yes X 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 B	asildon Cou	ncil				
Site Name Pipps H	lill							
Address, Miles Gra	y Road, SS	S14						
Survey Date 24/09	/2016			Surveyor_	MS&LG			
SITE DESCRIPTION	<u> </u>							
Site Area: 51.0	5ha							
Policy designation: Plan allocated Existi		-				ment use. Draft Loca		
Location (nearest t	own or clu	ster descrip	tion):	Basildon				
The site is best des Out of Town Of High Quality Bu Research and Town Of Warehouse/Dis General Industr Heavy/Specialis Location character Well established	fice Campus siness Park Fechnology/So tribution Park y/Business Alst Industrial Si commercial a	cience Park rea ite		Town Centre Incubator/SME (Specialised Freig Sites for Specific Recycling/Enviro Other - Storage	ght Terminals c Occupiers onmental Industries	s Sites		
Established com Mixed commerci Mainly residentia Mainly residentia	al and resider	ntial area						
Closest trunk road	(name and	d distance) /	A176, A1235	Qual	ity of Roads _			
Rail Access Bas	Rail Access Basildon Station Bus routes 7 routes from opp Asda Heron Park Stop							
Nature/significance		•	40.60%	60 909/	90 100%			
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100%			
Sectors present (% x Distribution Storage (open) x Storage (wareh Creative indust	ouse)	 X 	Engineeri Product m Food prod Aggregate	nanufacturing duction				

.... Marine

Office activity (describe type) Insurance

x Other (inc non-B cla	ss) vehicle	repair, education,	retail/wholesale		<u></u>		
General comments / de	escription of	site					
Site bound by A12 water lies to east (•	•		nd). Bod	y of
The quality and flo as logistics, storag	•		•				
EXISTING CONDITION	<u>s</u>						
Age of Buildings			Quality of I	Buildings	;		
0-25% Pre 1940	25-50% 50-7	on retail	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
Broadband infrastructo ADSL ADSL Proportion of Floorspa 0-25% Housing Retail Community Other B-Class	SL2+ 🗵 Fibr	class uses 5% 75-100%	k Based)				
Neighbouring amenitie	es						
Close to a town centr		ge 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?							
X Yes □ No							
Noighbouring uses							
Neighbouring uses Residential Leisure							
☐ Airport ☐ Rail ☐ Office ☐ Office							
☐ Industrial☐ Warehousing☐ Higher Education☐ Further Education							
Ingrier Education II Turther Education							
Evidence of pollutants							
□ Noise □ Air							
☐ Traffic ☐ Lighting							
24hr operation							
Access & parking (comment on issues) Connected to A1235/A176/A127 with good							
Road Network (Strategic Road Network) Road Network (Strategic Road Network) Strategic links							
ou alogio iii no							
Vehicular Access (UCV) Vene Core Bioveles							
□ Vehicular Access (HGV, Vans, Cars, Bicycles) Good access for HGVs to units that need it							
Public transport inc HS1 and Pedestrian Drawing at a hung links							
Proximate bus links							
Servicing Cood							
Good							
☐ Internal Circulation Good							
□ Parking Good							

DEVELOPMENT CONTEXT Planning Considerations*: | Flood Risk (Cranes Farm Road affected by surface water flooding in the last 10 years (2011 report), Pipps 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** X 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 <u>24/09/2016</u>	Surveyor MS&LG						
SITE DESCRIPTION							
Site Area: 8.89ha							
Policy designation: Existing Site. ELPS recomm Plan allocated Existing Employment Area in accordance	ends retention of B class employment use. Draft Local nce to Policy E2 (f).						
Location (nearest town or cluster description):	Basildon						
The site is best described as a: Out of Town Office Campus High Quality Business Park	☐ Town Centre☐ Incubator/SME Cluster Site						
Research and Technology/Science Park	Specialised Freight Terminals						
☐ Warehouse/Distribution Park	Sites for Specific Occupiers						
General Industry/Business Area	Recycling/Environmental Industries Sites						
Heavy/Specialist Industrial Site	Other - Storage						
Location character							
☐ Well established commercial area							
Established commercial area, with residential area nearb	у						
☐ 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 route	s 1 route from High Road, Willowfield Stop						
Nature/significance of existing occupiers							
0-20% 20-40% 40-609							
International							
National							
Regional X							
Vacancy							
Storage (open) Prod	neering uct manufacturing I production						

November 2017 **gva.co.uk** 276

Aggregates

....

.... Creative industries

Marine	X	Office a	activity (describe	type) Real	Estate		
x Other (inc non-B class)	Wholesale, s	supplier, trade of	counter, vehicle re	epair, recycli	ing		
General comments / description of site							
Site is located off the H	ligh Road ju	unction or	n the A127.	The Site	is bound	by the A	127 to
the north, Highroad to	the west, a	ınd resideı	ntial uses to	the sou	th and w	est.	
The site includes a mix		•					
the original site to the v	•	•					
dated. Occupiers represent industries in manufacturing, vehicle repair, retail and wholesale, trade counters, and recycling.							
EXISTING CONDITIONS							
Age of Buildings			Quality of E	Buildings			
0-25% 25-50	% 50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good				
1940 – X 1969		_	Good	_		_	_
1970 –	X		Poor				
1990 –			Very poor				
2000 – \(\sum_{2009}\)							
Since 2010							
On-site amenities							
Convenience retail	Comparison ret	ail					
Restaurant/cafe	Hotel						
☐ Gym/sports ☐ Bank ☐	Creche Education						
□ None □	Other						
Broadband infrastructure							
⊠ ADSL ⊠ ADSL2+		c (Desk I	Based)				
Proportion of Floorspace in Non-B-class uses							
0-25% 25-50	_	75-100%					
Housing							
Community		<u> </u>					
Other							
B-Class		\boxtimes					
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								
X	Close to one or two s	ervice	S						
	No services in close proximity								
.									
	y of environment nent on issues)	tor	current uses						
	Very good	X	Good						
	Poor		Very poor						
Envir	onment appropria	ite fo	r current uses?						
X	Yes		No						
Neigh	bouring uses								
X	Residential	П	Leisure						
	Retail	$\overline{\Box}$	Town centre						
	Airport		Rail						
$\overline{\mathbf{x}}$	Road		Office						
	Industrial		Warehousing						
_	Higher Education		Further Education						
_									
Evide	nce of pollutants			None evident					
	Noise		Air						
	Traffic		Lighting						
	24hr operation								
Acces	Access & parking (comment on issues)			Proximate access to the A127 with link to					
	Road Network (Strategic Road Network)			strategic road networks.					
П	☐ Vehicular Access (HGV, Vans, Cars, Bicycles)		ans Cars Riovolos)						
_			aris, Cars, Dicycles)	Good access					
П	Dublic transport inc LISA and Dedectries		nd Padastrian						
_	■ Public transport inc HS1 and Pedestrian		iu redestiiaii	Proximate bus links					
	Servicing								
	3			Adequate					
	Internal Circulation			Adequate					
	Parking			Adequate					
Acces	s and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know					

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Entire site Existing Employment Areas Policy E2 Planning Considerations*: ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ Tree Preservation Order (presumed no)
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)
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 the draft local plan.

Site Ref B13	_ Local Authority	y <u>Basildon Coυ</u>	ıncil		
Site Name Southfield	s				
Address, Southfields	Business Park SS1	15 6TQ			
Survey Date <u>24/09/2</u>	2016		Surveyor	<u> </u>	/IS&LG
SITE DESCRIPTION					
Site Area: 42.75h	а				
Policy designation: Plan allocated Existing	Existing Site. ELF			•	oyment use. Draft Local
Location (nearest tow	n or cluster desc	ription):	Basildon		
□ Warehouse/Distrib ☑ General Industry/B □ Heavy/Specialist In Location character □ Well established co ☑ Established commercial a □ Mixed commercial a □ Mainly residential was	Campus ess Park hnology/Science Park ution Park usiness Area ndustrial Site mmercial area rcial area, with resident	s	Town Centre Incubator/SME C Specialised Freig Sites for Specific Recycling/Enviro Other - Storage	nht Terminals Occupiers nmental Industri	ies Sites
Closest trunk road (na	ame and distance	e) B148	_ Quality of Ro	ads	
Rail Access Laindo	n Station	Bus routes 1	route from Fen	ton Way (s-b	ound) Stop
Nature/significance o			60 90%	90.4000/	
International National Regional Local Vacancy	0-20% 20-40%	40-60%	60-80%	80-100%	
Sectors present (%) x Distribution Storage (open) Storage (warehous) Creative industries	se) x	Engineer Product Food pro	manufacturing oduction		

Marine x Other (inc non-B class)	X	Office car sales,	activity (describe	type) Env.	Consultants		
X Other (inc horred class)	veis, retail, t	cai sales,					
General comments / descript	ion of site						
Sites is bound by Ford el east, residential to the s					and resid	dential u	se to the
Site includes a mix of us services, manufacturing							sional
EXISTING CONDITIONS							
Age of Buildings			Quality of E	Ruildinas			
0-25% 25-50%	50-75%	75-100%	quality of 1	0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good Good				
1969 1970 – 🔲 🕱	_	_	Poor	_	_	_	_
1989 1990 – 🔲 🔀			Very poor				
1999 2000 – 🔲 🔀							
2009 Since 2010							
On-site amenities							
	Comparison ref	tail					
	Hotel Creche						
	Education						
□ None □ 0	Other						
Broadband infrastructure							
⊠ ADSL ⊠ ADSL2+		c (Desk	Based)				
Proportion of Floorspace in I		s uses					
0-25% 25-50% Housing	50-75%	75-100%					
Retail X							
Community							
B-Class		X					
Neighbouring amenities							
☐ Close to a town centre with a	wide range and	d quantity of se	ervices				

	Close to local centre	with a	reasonable range and q	uantity of services
	Close to a limited ran	ge and	d quantity of basic service	ces
X	Close to one or two s	ervice	S	
	No services in close p	roxim	itv	
	y of environment nent on issues)	for (current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	r current uses?	
X	Yes		No	
Noigh	bouring uses			
X	Residential	П	Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road	\boxtimes	Office	
\boxtimes	Industrial		Warehousing	
Ц	Higher Education	Ш	Further Education	
				None evident
_	nce of pollutants	_		None evident
u	Noise		Air	
u	Traffic		Lighting	
Ц	24hr operation			
_				
Access & parking (comment on issues)			Good, proximate access to strategic road	
Ц	Road Network (Strat	egic R	load Network)	network via W Mayne/A127
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good, suits existing uses
	Vehicular Access (HGV, Vans, Cars, Bicycles)		,	Good, suits existing uses
	Public transport inc I	IS1 aı	nd Pedestrian	
	r dollo tranoport mo r	io i ai	ia i caestilari	Proximate bus links
	Servicing			
_	Servicing			Adequate
	Internal Circulation			Adequate
	Parking			Adequate
	raming			Auequale
Acces	s and parking is	aded	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know

DEVELOPMENT CONTEXT Planning Considerations*: 🔲 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:** Level site Topography Contamination Other **Vacant Land** X 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 RefB14	_ Local Authority	y <u>Basildon Cour</u>	cil		
Site Name Wrexham I	Road				
Address Laindon, SS15	6PX				
Survey Date: 24/09/201	6		Surveyor: MS & LC	Э	
SITE DESCRIPTION					
Site Area: 4.6ha					
Policy designation: allocated Existing Emplo				ss employment use	e. Draft Local Plan
Location (nearest town	or cluster descrip	otion): Basildo	on/Laindon		
The site is best described Out of Town Of High Quality But Research and T Warehouse/Dist General Industr Heavy/Specialist Location character Well established Established commercial Mixed commercial	fice Campus siness Park fechnology/Scier tribution Park y/Business Area st Industrial Site commercial are amercial area, wit	a th residential are	Incubator/SME Specialised Fre Sites for Specif Recycling/Env Other - Storag	eight Terminals ic Occupiers ironmental Industri	es Sites
,	al or rural area wi		nmercial uses		
Closest trunk road (nam	ne and distance)	<u>B1036</u>			
Rail Access Laindo	n Station	_ Bus routes 3 r	outes from o/s Po	lice Station Stop	
Nature/significance of e	existing occupier 0-20% 20-40		60-80%	80-100%	
International National Regional Local Vacancy		0	_ _ _		
Sectors present Distribution x Storage (open) Storage (wareh Creative indust Marine	nouse)	Food Aggre	ct manufacturing production		ed

South Ess	sex Authori	ities							So	uth Essex EDN
x	Other (in	ic non-	-B class)	(Car related u	ses, soft play	type facilit	y and day	care nurse	ry
Genera	l comme	nts / do	escription (of site						
	bounde don trai	,	,	ine to t	he south a	nd roads to	o the nor	th and ed	ast. Adja	cent to
There class		t of c	ar relate	d activi	ity evident	on site – so	ome of w	hich are	not nece	essarily B
			•		a mixed qu within the	•	ock and (environm	ent. Ther	e is a lot
Rem Fran	ovals, F cis Hous	GR, S se, La	Swift Mot iindon M	ors, NPI etals, A	Centre, Co H Plant & To K Hobson I Rider Trair	ool Hire, Sn _td (Bus Sh	nith's MC alter Insta	T & Gara allation &	ge Servi	ces,
Wes	t Point –	- moc	lern light	industr	ial units					
XISTING	G CONDI	IONS								
ge of E	Buildings					Quality of	Buildings			
	(0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1	940					Very				
1940 1969						good Good	•	X		
1970 1989	-					Poor		X		
1990 1999	-		X			Very poor				
2000 2009			X							
Since 2010										
On-site	amenitie	s								
	Conveni	ence r	etail 🗖	Compa	rison retail	None ev	ident, othe	r than mob	ile food vo	n
	Restaura	nt/caf	é 🗖	Hotel						
	Gym/spc	orts		Creche						
	Bank			Educati	on					
	None			Other						
Broadba	and infras	tructur	re							
	ADSL		. DOLO:	⊠ Fibre	optic (Desk	Based)				

Proportion of Floorspace in Non-B-class uses

0-25-50% 50-75% 75-100% 25% Housing Retail

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

Oth	mmunity ner Ilass	_ _ _		1
Neighl	oouring ameniti	es		
			e with a wide range	and quantity of services
	Close to local	centre v	vith a reasonable ro	ange and quantity of services
X			ge and quantity of b	
	Close to one o	_	•	
	No services in a			
_	140 361 410 63 111 6	Siose pir	JAITHIY	
	of environment nent on issues)	t for cur	rent uses	
	Very good	\boxtimes	Good	
_	Poor	_	Very poor	
Enviror	nment appropri	ate for c	urrent uses?	
X	Yes		No	
Noigh	oouring uses			
XEIGIII	Residential		Leisure	
	Retail		Town centre	
_	Airport	ϫ	Rail	
×	Road	_	Office	
	Industrial		Warehousing	
	Higher Educat	tion 🗖	Further Education	
Eviden	ce of pollutants			None evident
	Noise		Air	
_	Traffic		Lighting	
	24hr operation	1		
Acces	s & parking (co	mment (on issues)	
			gic Road Network)	Fairly well connected - Site sits off High Road which connects to the A127
		·	,	
	Vehicular Acc (HGV, Vans, C		voles)	Adequate for uses
	(110 v, varis, c	, ars, bic	y CiC3)	
	De de li e du con con c			
	Public transpo	ort		Adjacent to Laindon station
	Servicing			Adequate for uses in yards in front of units
	J			/ desquare for esses in y and s in from or or ins
	Internal Circuit	ation		Adameta bayayayayayah
	Internal Circul	alion		Adequate, however congestion caused by on street parking
				P = B
	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) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)	tage & Conservation (Listed Building, SAM, Cons Tree Preservation Order (presumed no)
*Entire site Existing Employment Areas Policy E2, one loc	ation Local Centres Point Policy R10
Physical Considerations: Topography Contamination Other	dent
Opportunity for Intensification ☐ Yes ☒ No \	/acant Land □ Yes ⊠ No
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, number (Can be reoccupied in current form)	per of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, numb (Likely to require refurbishment or redevelopment to be reocc	per of vacant buildings cupied)
% of site developable Estimate	ed Quantity
Development activity Evidence of recent development within the site Evidence of recent development in the immediate state. No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered) Other Comments / Observations Open storage that could be intensified.	urrounding area 🗖 B class 🗖 Non-B class
Recommendations on future use / potential Protect and maintain for continued employment and previous ELPS), May need to monitor the creep of non B class u	·
related activity.	, , , , , , , , , , , , , , , , , , , ,

Site RefB15	Local Authority Basil	don Counci	I				
Site Name Radford Way							
Address Radford Business	Centre, CM12 0BZ						
Survey Date 24/09/16		Surv	reyor MS & LG_				
SITE DESCRIPTION							
Site Area: 12.94ha							
Policy designation: Example 2 Existing Employer Location (nearest town or a second content of the second cont	nent Area in accord		licy E2 (j).	ass employment	t use. Draft Local Plan		
The site is best described of Out of Town Office ☐ Out of Town Office ☐ High Quality Busine ☐ Research and Tect ☐ Warehouse/Distrib ☐ General Industry/E ☐ Heavy/Specialist In	e Campus ess Park hnology/Science Po ution Park Business Area	ark —	Sites for Speci	reight Terminals ific Occupiers vironmental Indo	ustries Sites		
Established commercialMixed commercialMainly residential v	 □ Well established commercial area □ Established commercial area, with residential area nearby □ Mixed commercial and residential area □ Mainly residential with few commercial uses 						
Closest trunk road (name	and distance) B1007	7					
Rail Access Billericay S	Station Bus	routes 3 rou	<u>ites from adj Ri</u>	icketts Drive Stop	<u>0</u>		
Nature/significance of existence of existenc	20-40%	40-60%	60-80% 	80-100% 			
Sectors present Distribution Storage (open) x Storage (warehou Creative industries Marine	x	Food pro Aggrego	manufacturing oduction ates		ess park and other		

South Essex Authorities	South Essex EDNA
x Other (inc non-B class) Gym uses, trade of	counter
General comments / description of site	
•	vith residential development to the east, south 7 (Stock Road), but without strong strategic road
There are a mix of units on site including dated light industrial units, storage ware	purpose built offices in a business park format, houses (including self storage).
The site is well occupied, with a mix of B some non-B class creep evident includir	class employment activity, however there is ng gym and fitness activities.
EXISTING CONDITIONS	
Age of Buildings	Quality of Buildings
0- 25-50% 50-75% 75-1009 25%	% 0- 25-50% 50-75% 75-100% 25%
Pre 1940	Very good
1990 – 1999	Very poor
On-site amenities	
 □ Convenience retail □ Comparison retain □ Restaurant/cafe □ Hotel □ Creche □ Bank □ Education □ Other 	PeaPod café My Gym Billericay Studio 360 Fitness Pure Gym (in recently developed warehouse unit) Karate activity
Broadband infrastructure 区 ADSL 区 ADSL2+ 区 Fibre optic (D	Desk Based)
Proportion of Floorspace in Non-B-class uses	
0- 25-50% 50-75% 75-1009 25%	7%
Housing Image: Community of the community of	
Neighbouring amenities	
🗵 Close to a town centre with a wide range a	nd quantity of services

■ No services in close proximity

289

November 2017 gva.co.uk

lacksquare 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

Quality	of environment fo	or cui	rent uses	
	nent on issues)			
	Very good	X	Good	
	Poor		Very poor	
Enviror	nment appropriate	for c	urrent uses?	
X	Yes		No	
	•			
	oouring uses			
\boxtimes	Residential		Leisure	
	Retail	X	Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education	n 🔲	Further Education	
Eviden	ce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation		0 0	
_	- 1			
Acces	s & parking (comn	nent	on issues)	
			gic Road Network)	Weaker strategic road network connectivity but direct access from Radford Way off B1007
_	ROGG NOTWORK (C	maic	gie Roda Notworkj	access from Radioid Way off B100/
	Vehicular Acces	S		Adequate for uses
(HG	SV, Vans, Cars, Bic)	Adoquate for 0303
, -	,,, -	,	,	
	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
				350003
	Internal Circulati	on		Adequate for activities on site
	Parking			Parking provided for many units and for the Lake Meadows
				Business Park
Acces	s and parking is a	dequ	ate for the uses withi	n the site ⊠Yes □ No □Don't know
DEVELO	OPMENT CONTEXT			
	ng Considerations	••		
□ F	lood 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, four locations Community Facilities Policy HC4	
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: 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 □ Non-B class □ Non-B class	SS
□ No evidence of recent development□ Evidence of marketing & duration	
CONCLUSIONS (Market perceptions to be considered within report)	
Other Comments / Observations	
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	

November 2017 **gva.co.uk** 291

be monitored to ensure it does not erode the nature and functional of this site as a business

location.

Site Ref B16 Loc	al Authority Bas	sildon Cour	ncil		
Site Name Wickford Busines	ss Park				
Address, SS11 8YE					
Survey Date 24/09/1	6	Sur	veyor <u>MS&</u>	LG	
SITE DESCRIPTION					
Site Area: 34.09ha					
Policy designation: Exist Plan allocated Existing Emplo	•				nent use. Draft Local
Location (nearest town or c	luster description	on):	Wickford		
The site is best described at Out of Town Office Camput High Quality Business Parl Research and Technology. Warehouse/Distribution Pater General Industry/Business Heavy/Specialist Industrial	s C Science Park rk Area		Town Centre Incubator/SME (Specialised Freig Sites for Specific Recycling/Enviro Other - Storage	ght Terminals c Occupiers conmental Industries 9	Sites
Location character Well established commercial are Established commercial are Mixed commercial and resid Mainly residential with few of	a, with residential are lential area commercial uses				
Closest trunk road (name a	nd distance) A1	129	Quality of Ro	oads	_
Rail Access Wickford State	ion	Bus ro	utes 5 routes	from p/s Nelson	Coach Station Stop
Nature/significance of exist	ing occupiers	40-60%	60-80%	80-100%	
International National Regional Local Vacancy	20-40%	40-60%	00-00%		
Sectors present (%) x Distribution Storage (open) x Storage (warehouse) Creative industries	X X 	Engineerii Product m Food prod Aggregate	anufacturing luction		

Marine x Other (inc non-B class)	Suppliers wh		activity (describe	· · · ·						
x Other (inc non-B class) Suppliers, wholesale, vehicle repair, trade counter										
General comments / descrip	otion of site									
The site follows the rails Crescent.	way line tha	ıt lies adjo	icent to Sal	cott Cre	scent an	d Merse	Э			
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			Quality of E	Buildings						
0-25% 25-50 Pre 1940		75-100%	Very good Good	0-25%	25-50%	50-75% X	75-100%			
1970 –	_		Poor Very poor	u 0	\square					
2000 – X 🗆										
Since 2010										
On-site amenities Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education None Other										
Broadband infrastructure ☑ ADSL ☑ ADSL2+	区 Fibre option	: (Desk I	Based)							
Proportion of Floorspace in 0-25% 25-50	% 50-75%	75-100%								
Housing Retail Community Other B-Class	0									
Neighbouring amenities	a wide rence end	Lauantity of co	nvices							
Close to a town centre with	a wide range and	i quantity of se	rivices							

	☐ 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 s	ervice	s								
	No services in close p	roxim	ity								
Qual	ity of environment	for	current uses								
	ment on issues)	101	ourrent ases								
	Very good	X	Good								
	Poor		Very poor								
Envi	onment appropria	te fo	or current uses?								
×	Yes		No								
Neia	hbouring uses										
×	_		Leisure	Woodland/body of water							
	Retail		Town centre								
	Airport	X	Rail								
×	_		Office								
	Industrial		Warehousing								
	Higher Education		Further Education								
Evid	ence of pollutants			None evident							
	Noise		Air								
	Traffic		Lighting								
	24hr operation										
A	0		(a.a. (a.aa.)								
_	ss & parking (com		•	Good – direct access to the A129 which connects							
	Road Network (Strat	egic R	Road Network)	to the A130 to the south east.							
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good although accessed through a residential							
				area.							
	Public transport inc I	HS1 a	nd Pedestrian	Proximate bus routes							
	Servicing			Adequate							
	Internal Circulation			Adequate							
	Parking			Adequate							
Acce	ss and parking is	adec	quate 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: Level site
☐ Topography Level Site
☐ 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)
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
<u>CONCLUSIONS</u> (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 c
the draft local plan.

Site Ref	B17	Local Autho	ority <u>Basildo</u> i	n Counci	1		
Site Name _	London Roc	ad Clusters					
Address 10	London Road	I <u>, Billericay C</u> I	M12 9HP				
Survey Date	24/09/2016_			Su	rveyor MS & LG		
SITE DESCRIE	NOIT						
Site Area:	1.77ha						
	ural Enterprise	e Site in acco	ordance to F	Policy E 9		ss employment u	se. Draft Local Plan
Location (ne	earest town o	r cluster desc	cription):	Rural			
□ Out □ High □ Reso □ Wan □ Ger	est described of Town Office on Quality Busine earch and Te rehouse/Distriperal Industry, avy/Specialist	ce Campus ness Park chnology/Sc bution Park /Business Area	а		·	ight Terminals	
☐ Estab	established of colished commercial commercial residential ally residential ally residential and residential an	nercial area, al and residei with few cor	with resider ntial area mmercial us	es			
Closest truni	k road (name	and distanc	e) <u>A129</u>	_			
Rail Access	Billericay	· Station	Bus rou	utes <u>4 rou</u>	ıtes from Londoı	n Road (SE boun	d) Stop
Nature/sign		20% 20-	-40% 4	10-60% _	60-80%	80-100%	
International Regiona Local Vacance	l		0 0 0 0	0 0 0	_ _ _		
Stor	ribution age (open) age (wareho ative industric	-		Food pro	manufacturing oduction	+type)	

x Other (i	nc non-l	3 class)	Garden n	ursery related	d				
General comme	ents / de	scription	of site						
			_	•	rtion of open	_			-d +f
accommo	aaiing	one mo	in occu	ipier, kolav	vn – garden s	service	es locusin	g around	a iuri.
					ated and of cose to Billerica	_			ere are no
The site is n	ot well	connec	cted to	the stratea	ic road netw	ork ho	wever it (does hav	ve direct
road acce				_					
WISTING COND	ITIONS								
XISTING COND									
age of Buildings					Quality of Build	_			
	0- 25%	25-50%	50-75%	75-100%		0- 25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 – 1969					Good		X X		
1970 – 1989 1990 – 1999					Poor Very poor				
2000 – 2009					very poor				
Since 2010									
On-site amenitie	es								
	nience re			ison retail	None evide	nt			
	ant/cafe		Hotel						
□ Gym/sp□ Bank	orts		Creche Education	an.					
□ Bank□ None			Other	ווכ					
- 110110		_	011101						
roadband infra	structure	•							
X ADSL	X A	DSL2+	X Fibre	optic (Desk	Based)				
roportion of Flo	orspace	in Non-B	-class use	es					
•	0-	25-50%	50-75%	75-100%					
	25%		_	-					
Housing									
Retail Community	_	_		_					
Other									
B-Class				X					
leighbouring a	menities								
<u> </u>			th a wide	range and c	juantity of servic	es			
☐ Close to	local ce	entre with	a reason	able range a	nd quantity of s	ervices			

November 2017 **gva.co.uk** 297

lacksquare Close to a limited range and quantity of basic services

South Essex Authorities South Essex EDNA Close to one or two services ■ No services in close proximity Quality of environment for current uses (comment on issues) Very good X Good Poor Very poor **Environment appropriate for current uses?** X Yes No **Neighbouring uses** Rural context X Residential Leisure Retail Town centre Airport Rail **⋈** Road Office Industrial Warehousing Higher Education **Further Education Evidence of pollutants** None evident Noise Air Traffic Lighting 24hr operation Access & parking (comment on issues) Good direct access from London Road but no direct Road Network (Strategic Road Network) strategic road network connectivity Vehicular Access Good direct access into site off London Road, suitable for all (HGV, Vans, Cars, Bicycles) vehicle types Public transport Bus route and stops along Rayleigh Road, London Road and Mountnessing Road Servicing Adequate for needs within site Seems adequate Internal Circulation Parking 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
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
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 <u>B21</u>	Local A	uthority <u>Basil</u>	don Counci	1				
Site Name Guildprin	ne							
Address Guildprime Bu	<u>usiness Cent</u>	re, Billericay	CM11 2PZ					
Survey Date <u>24/09/</u>	2016		Sui	rveyorMS	& LG			
SITE DESCRIPTION								
Site Area: 1.2hc	I							
Policy designation: allocated Existing Emp					ass employment	use. Draft Local Plan		
Location (nearest tow	n or cluster o	description):	Rural/Bil	lericay				
The site is best describe Out of Town Cook High Quality Book Research and Warehouse/Dook General Indus Heavy/Special	Office Camp Jusiness Park I Technology Istribution Postry/Business	y/Science Po ark Area	ark	Sites for Spec	reight Terminals ific Occupiers vironmental Indu	ustries Sites		
Location character								
Closest trunk road (na	me and dist	ance) <u>A129</u>						
Rail Access Billeria	cay Station	Bus	routes 6 rou	ites from o/s Fo	actory Site Stop			
Nature/significance o	f existing oc 0-20% 	20-40%	40-60%	60-80% 	80-100% 			
x Distribution x Storage (ope x Storage (ware Creative indu Marine Guildprime Business C	ehouse) stries	 X X	Food pro Aggrego	manufacturing oduction ates	-	ose built units within		

outh Essex Authorities	South Essex EDN
Other (inc non-B class)	
General comments / description of site	
This site is located in a rural context off the greenfield land to the north, east and sour	e A129 (Southend Arterial Road), surrounded by th.
quality which accommodates a range of	tre, a slightly dated development of average B class uses. Occupiers include Roseville cts. There is no evidence of vacancy on site.
There are several non B class uses within the and San Marie Stage School Studios.	ne site including Burstead Bears Day Nursery
XISTING CONDITIONS	
age of Buildings	Quality of Buildings
0- 25-50% 50-75% 75-100% 25%	0- 25-50% 50-75% 75-100% 25%
Pre 1940	Very good
1990 – 1999	Very poor
n-site amenities Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education None Other	Nursery and stage school studies on site – but not provided as ancillary uses to Guildprime Business Centre
roadband infrastructure	
■ ADSL ■ ADSL2+ ■ Fibre optic (Des	sk Based)
roportion of Floorspace in Non-B-class uses 0- 25-50% 50-75% 75-100% 25%	Nursery and stage school studios
Housing Retail Community Other B-Class	
leighbouring amenities	
Close to a town centre with a wide range and	d quantity of services
☐ Close to local centre with a reasonable range	and quantity of services

November 2017 **gva.co.uk** 301

🗵 Close to a limited range and quantity of basic services

Close to one or two servicesNo services in close proximity

	of environment for nent on issues)	or cur	rent uses	
	Very good	X	Good	
	Poor		Very poor	
Environ	ment appropriate	for c	urrent uses?	
X	Yes		No	
Neighb	ouring uses			Greenfield land
X	Residential		Leisure	Greenileid idrid
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education	ח 🗖	Further Education	
	G			
Fyiden	ce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
_	24hr operation	_	Ligitiitig	
	24111 Operation			
A	. 0 /	4		
	8 & parking (comn		•	Not strategically well connected but good direct access off
	Roda Network (S	trate	gic Road Network)	Southend Road (A129) which connects to the Southend Arterial Road (A127)
				ATERIAL ROCA (ATZ/)
	Vehicular Acces	•		
_	Verlicular Acces 5V, Vans, Cars, Bic		١	Adequate for uses on site
(IIG	v, varis, cars, bic	yCl C s	I	
	Public transport			Good bus connectivity with bus stops immediately outside
	·			site and on nearby Mill Road
	Servicing			Servicing area provided in yard area in front of unit
_	oor viening			entrances
	Internal Circulati	on		Fine
	Parking			Spaces provided in internal yard area
	•			a constant and a second a second and a second a second and a second and a second and a second and a second an
Access	and parkina is a	deau	ate for the uses withi	n the site ⊠Yes □No □Don't know
	panang io di	4 0		E.S. E.S. EDON KNOW
DEVELO	PMENT CONTEXT			
DEVELO	DEMENT CONTEXT			
Plannin	g Considerations*	:		
	lood Risk			☐ Heritage & Conservation (Listed Building, SAM, Cons
	Area)			J
□ E	•	gnati	ion (SPA, SAC, SSSI, R	Ramsar) 🗖 Tree Preservation Order (presumed no)
		_	ural Enterprises Sites	· · · · · · · · · · · · · · · · · · ·

Physical Considerations: □ Topography	None evident					
ContaminationOther						
Opportunity for Intensification ☐ Yes ☑ No	Vacant Land □ Yes ☑ No					
Vacant Buildings (re-use) ☐ Yes ☑ No I (Can be reoccupied in current form)	f Yes, number of vacant buildings					
Vacant Buildings (refurb) ☐ Yes ☒ No It (Likely to require refurbishment or redevelopment	f Yes, number of vacant buildings to be reoccupied)					
% of site developable	Estimated Quantity					
Development activity						
 Evidence of recent development in the in No evidence of recent development Evidence of marketing & duration 	ne site B class Non-B class Non-B class					
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 Ba	asildon Cou	ncil			_
Site Name Whit	e Bridge Farm						
Address Whit	esbridge Indus	strial Estate, (CM11 2UL				_
Survey Date 2	4/09/2016			Surveyor_	MS & LG		_
SITE DESCRIPT	<u>ON</u>						
Site Area: 2	.86ha						
Policy designation identifies the site				-	class use on th	ne site and draft lo	ocal plan
Location (neares	st town or clu	ster descript	tion):	Rural/Billerica	ау		
High Quality Research a Warehouse General Ind Heavy/Spec Location charac Well establis Established o Mixed comm Mainly reside	Office Campus Business Park Ind Technology/So Distribution Park Sustry/Business Ar Business Ar Business Ar	ience Park ea rea with residential a tial area		Other - Storag	ight Terminals c Occupiers onmental Industri	es Sites	
Closest trunk ro	ad (name and	distance) A	129	_Quality of R	oads		
Rail AccessB	illericay/Basilo	lon Station	Bus re	outes 5 routes	s from Whites	Bridge (NE bound	d) Stop
International National Regional Local Vacancy	oce of existing	g occupiers 20-40% U U U U U U	40-60%	60-80%	80-100% □ □ □ □ □		
Sectors present Distribution Storage (op Storage (wa Creative inc	en) irehouse)		Engineer Product r Food pro Aggregat	nanufacturing duction			

Marine								
X Other (inc non-B								
Seneral 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 accommopen storage. M Examples include use on the site in	ajority of e Viper E	occupio xhausts o	ers fall wi	thin vehicle i Driver Traini	repair or	training	related i	ndustries.
XISTING CONDITIO	NS							
ge of Buildings				Quality of I	Buildings	;		
0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940	0			Very good Good		□ ⊠		
1970 – 1 989			X	Poor			\boxtimes	
1990 – 1				Very poor				
2000 – 1								
Since 2010								
n-site amenities								
☐ Convenience reta	il 🔲 Co	mparison re	tail					
Restaurant/cafe	☐ Ho	tel						
☐ Gym/sports	☐ Cr	eche						
Bank	_	ucation						
X None	∟ Ot	ner						
roadband infrastruc	cture							
X ADSL X	ADSL2+ D	I Fibre opti	ic (Desl	k Based)				
roportion of Floors	pace in No	n-B-clas	s uses					
0-25%	25-50%	50-75%	75-100%					
Housing Retail								
Community		<u> </u>	<u> </u>					
Other	ā	ā	ā					
B-Class			X					
eighbouring amenit	ties							
Close to a town ce		de range an	d quantity of	services				

	Close to local centre	with a	reasonable range and q	uantity of services
	Close to a limited range	ge and	d quantity of basic service	ces
X	Close to one or two se	ervice	s	
	No services in close p	roxim	ity	
Qualit	y of environment	for (current uses	
	ent on issues)	.0.	Janeni uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
×	Residential		Leisure	Lake, agricultural land, allotments
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
				Name avident
Evide	nce of pollutants	_		None evident
	Noise		Air	
	Traffic	Ц	Lighting	
Ц	24hr operation			
Acces	s & parking (com	men	t on issues)	
	Road Network (Strate			Direct access to A129
	rtoad rtotwork (Otrac	ogio i	iodd Networky	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Several accesses to the site which are adequate
				for existing use
	Public transport inc H	JC1 o	nd Dadastrian	
_	Fublic transport inc i	IO I al	iu redestilari	Proximate bus links
	Servicing			Adoquato
				Adequate
				Good
ч	Internal Circulation			
	Parking			Adaquata
	r unting			Adequate
A =		! -		
Acces	s and parking is	adec	juate for the uses	within the site X Yes No Don't know

November 2017 gva.co.uk 306

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: Level site
☐ 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 No evidence of recent d
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.
ELF3 and policy E 7 of the draft Local Flan.

Site Ref B23	Local A	uthority <u>Bas</u>	sildon Cour	ncil					
Site Name Annwood Lodge									
Address Southend Arterial Rd, Rayleigh, SS6 7UA									
Survey Date 24/09/16 Surveyor MS & LG									
SITE DESCRIPTION									
Site Area: 0.63h	a								
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 desc	ribed as a:		_						
Out of Town Office				Town Centre					
High Quality Busi				Incubator/SME C					
Research and Te		ce Park		Specialised Freight Terminals					
Warehouse/Distri				Sites for Specific					
▼ General Industry/				_	nmental Industries Sites				
Heavy/Specialist	industriai Site		Ц	Other - Storage	3				
Location character									
X Well established c	ommercial area	ı							
Established comm	ercial area, with	n residential are	ea nearby						
Mixed commercial	and residential	area							
☐ Mainly residential	with few comme	ercial uses							
☐ Mainly residential	or rural area wit	th no other com	nmercial uses						
Closest trunk road (r	name and d	istance) <u>A1</u>	127	Quality of Ro	pads				
Rail Access Rayle	igh Station	Bus	routes 0	<u>routes</u>					
Nature/significance	_	•							
lotowe-til	0-20%	20-40%	40-60%	60-80%	80-100%				
International National									
Regional			ä	<u> </u>	<u> </u>				
Local	ō	ō	ā	_	×				
Vacancy									
Sectors present (%)									
Distribution			Engineeri	ng					
Storage (open)				nanufacturing					
Storage (warehou		••••	Food prod						
Creative industrie Marine	:5	 X	Aggregate Office act	es ivity (describe type	e)_Real Estate				

X Other (inc non-B class) <u>Meal Delive</u>	y, Design, motorsport sales						
General comments / description of site							
_	upotion. The site is becaused by the A10	7 to the east					
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							
some open storage to the rear of the sit You, APEX Karking Solutions and Wiltshire	·	resigned by					
EXISTING CONDITIONS							
Age of Buildings	Quality of Buildings						
0-25% 25-50% 50-75% 75-100%							
Pre 1940	Very good						
1969		_					
1970 –	Poor	_					
1990 –	Very poor	1 🗆					
2000 –							
Since 2010							
On-site amenities							
Convenience retail Comparison retail							
Restaurant/cafe Hotel							
☐ Gym/sports ☐ Creche							
☐ Bank ☐ Education							
X None ☐ Other							
Broadband infrastructure							
	esk Based)						
Proportion of Floorspace in Non-B-class uses							
0-25% 25-50% 50-75% 75-100% Housing							
Retail							
Community							
Other							
Neighbouring amenities							
Close to a town centre with a wide range and quantity	of services						

November 2017 **gva.co.uk** 309

 $\hfill \Box$ Close to local centre with a reasonable range and quantity of services

		Close to a limited rang	_	d quantity of basic servi	ces
	X	No services in close p	roxim	ity	
Qu (cc	ality	y of environment ent on issues)	for	current uses	
•		Very good	X	Good	
		Poor		Very poor	
En	viro	nment appropria	te fo	r current uses?	
	X	Yes		No	
Ne	ighl	oouring uses			
		Residential		Leisure	Agricultural/vacant land
		Retail		Town centre	
		Airport		Rail	
	X	Road		Office	
		Industrial		Warehousing	
		Higher Education		Further Education	
Ev	ider	ice of pollutants			None evident
		Noise		Air	
		Traffic		Lighting	
		24hr operation			
Δc	CES	s & parking (com	men	t on issues)	
Α0		Road Network (Strate		•	Direct access to A127/A1245
	_	Noad Network (Strate	egic in	toad Network)	
	_				
	u	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good access for current uses. Accessed from a slip round with one direction of traffic.
		Public transport inc H	HS1 aı	nd Pedestrian	No proximate links
					140 proximate initio
		Servicing			Adequate
					' ' '
		Internal Circulation			Adequate
		momai onodianon			
		Parking			Adequate
	_	r anning			Adequate
Ac	ces	s and parking is	adec	juate 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)
*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: Level site
☐ Topography Level Site
☐ 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)
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)
CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
Other Comments / Observations Site appears to be fit for purpose for occupiers but there is potential to improve site
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
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.
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
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
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

Site Ref	B24	Local Authority	y <u>Basildon Cou</u>	uncil				
Site Name _	Sadlers Farm	1						
Address	Sadlers Hall	Farm, London R	Road, Basildon	, SS13 2HD				
Survey Date	24/09/2016			Surveyor MS & LC	<u> </u>			
SITE DESCRIP	TION							
Site Area:	0.86ha							
not allocate	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							
□ High □ Rese □ War □ Gen □ Hea Location cha □ Well □ Estab □ Mixed □ Main	of Town Office Quality Busineerch and Telehouse/Districteral Industry/ vy/Specialist aracter established commercial commercial commercial in the commercial	ce Campus ness Park chnology/Scier	ath residential a	Sites for Spec Recycling/En Other - Stora	reight Terminals ific Occupiers vironmental Industr	ies Sites		
	•	and distance)						
Rail Access	•	-		 rom adj Bartley Ro	and stop			
	ficance of ex	cisting occupier 20% 20-40	s	•	<u>80-100%</u>			
International Regional Local Vacancy	niai		_ _ _	_ _ _				
x Store	ibution age (open) age (wareho ative industrie	•	x Prod Food Aggi	neering uct manufacturin d production regates te activity (descrik				

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	COND	ITIONS									
Age of B	uildings					Quality of E	Buildings				
Pre 1	940	0-25%	25-50%	50-75%	75-100%	Very	0-25%	25-50%	50-75%	75-100%	
1940	_		X			good Good					
1969 1970	_	X				Poor				X	
1989 1990	_	X				Very					
1999 2000	_					poor					
2009 Since 2010)			•							
On-site o											_
□ Convenience retail □ Comparison retail □ Restaurant/cafe □ Hotel □ Gym/sports □ Creche □ Bank □ Education □ None □ Other				Fillness							
Broadba	ınd infra	structur	e								┙
☑ ADSL ☑ ADSL2+ ☑ Fibre optic (Desk Based)											
Proportio	on of Flo	orspace	e in Non-B	-class use	es						_
		0- 25%	25-50%	50-75%	75-100%						
Housi Retai Com Othe B-Cla	T munity r		0 0 0	o o o							
	Neighbouring amenities										
Close to a town centre with a wide range and quantity of services											

	Close to a limited	rang	e and quantity of bo	asic services
	Close to one or tw	o se	rvices	
	No services in clos	e pro	oximity	
	of environment fo	r cur	rent uses	
	Very good	×	Good	
	Poor		Very poor	
Environ	ment appropriate	for c		
X	Yes		No	
Neighb	ouring uses			
×	Residential		Leisure	Also partially in greenfield context
	Retail	_	Town centre	
	Airport		Rail	
\boxtimes	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
				None evident
	ce of pollutants	_	A to	There evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access	& parking (comm	ent d	on issues)	Good connectivity to the strategic road network via the
	- ·		gic Road Network)	A130 and A13 off the B164 (London Road).
				. ,
	Vehicular Access			
_	V, Vans, Cars, Bicy		1	Adequate for all vehicles
(, , , , , , , , , , , , , , , , , , , ,	,		
	Public transport			Bus routes and stops along London Road (B164)
	·			
			'	
	Servicing			Internal yard areas adequate for servicing
	Internal Circulation	on		Adequate
	Parking			Parking space on site neighbouring units
Access	and parking is ad	equo	ate for the uses within	n the site ⊠Yes □No □Don't know
DEVELO	PMENT CONTEXT			
Plannin	g Considerations*:	•		

South Essex Authorities South Essex EDNA ☐ Flood Risk ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) □ Environmental Designation (SPA, SAC, SSSI, Ramsar)
□ Tree Preservation Order (presumed no) *Green Belt Policy GB2 **Physical Considerations:** None evident Topography Contamination П Other Opportunity for Intensification □ No Vacant Land ☐ Yes
☐ No ⊠Yes 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 Bo	asildon Cou	ıncil		
Site Name _	Blue House F	- Farm				
Address	Brackendale	e Ave, SS13 3BD				
Survey Date	24/09/2016			Surveyor	MS&	LG
SITE DESCRIP	<u>TION</u>					
Site Area:	0.21ha					
Policy designallocated Ex		Existing Site. ELPS re rment Area in acc			class employmen	t use. Draft Local Plan
Location (ne	arest town or	cluster description	n): Rural	/Basildon Town (Centre	
High Rese Ware Gen Hear Location cha	of Town Office Quality Busine earch and Tece ehouse/Distril eral Industry/ vy/Specialist aracter established commend d commercial ly residential	ce Campus ness Park chnology/Science	esidential a	Specialised Sites for Special Recycling/Ei Other - Store rea nearby	ME Cluster Site Freight Terminals cific Occupiers nvironmental Ind age / Trade Cour	
Closest trunk	road (name	and distance) Al	3, B1464			
Rail Access	Pitsea Sta	ation Bus route	s 4 routes fr	om opp Bluehou	use Farm stop	
Nature/signi	ficance of ex	cisting occupiers				
International Regional Local Vacancy	onal	20% 20-40%	40-60%	60-80%	80-100% 	
Sectors prese	ent					
x Stord Cred Mari	age (open) age (wareho ative industrie	es	. Produ . Food . Aggr . Offic	neering uct manufacturin production egates e activity (descri	be type)	

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	Age of Buildings Quality of Buildings							
	0- 25-50% 25%	50-75%	75-100%		0- 25%	25-50%	50-75%	75-100%
Pre 1940 1940 – 1969 1970 – 1989 1990 – 1999			0 0 0	Very good Good Poor Very poor		<u> </u>	<u> </u>	
On-site amenities								
□ Convenier□ Restaurant□ Gym/sport□ Bank⋈ None	/cafe 📮	Compar Hotel Creche Education Other	ison retail on					
Broadband infrastru	ucture							
X ADSL D	ADSL2+	X Fibre	optic (Desk	Based)				
Proportion of Floors	pace in Non-B	-class use	es					
Housing [Retail [Communi [25% 25-50%	50-75% □ □	75-100% 	Trade count	er activi	ty – may b	e ancillary	use
Olliel		<u> </u>	<u> </u>					
Neighbouring ame	nities							
Close to a t	own centre wi	th a wide	range and q	uantity of service	es			
			_		ervices			
<u></u>	mited range a		ity of basic se	rvices				
_	e or two servic							
No services	in close proxin	nity						

-	of environment fo	r cui	rent uses	Environment quality is average
(comm	ent on issues)			2
	Very good	X	Good	
	Poor		Very poor	
Environ	ment appropriate	for c	urrent uses?	
X	Yes		No	
Neighb	ouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			
	Noise		Air	None evident
_	Traffic	_	Lighting	
	24hr operation	_	Ligitiiiig	
	Z+III Operation			
A		ont	on issued	
	8 & parking (comm		•	Site neighbours the A13 and has good connectivity to it via
	Roda Network (2)	irate	gic Road Network)	Broadway Link
	Vehicular Access			
_	veniculai Access V, Vans, Cars, Bicy		١	Challenged for all vehicles due to busy road and narrow
(nG	v, varis, cars, bic)	/CIES	1	entrances, and not appropriate for HGVs
	Public transport			Good – bus route along London Road with bus stop
				immediately opposite the site
	Servicing			
_	0011101119			Challenged servicing within yard areas
	Internal Circulation	on		Limited
_				
	Parking			Parking provided with courtyard in front of units and on
	· ·			street (on B164)
				, ,
Access	and parking is ad	lequ	ate for the uses withi	n the site ⊠Yes □No □Don't know
DEVFIC	PMENT CONTEXT			
Plannin	g Considerations*	:		
☐ FI	lood Risk			☐ Heritage & Conservation (Listed Building, SAM, Cons
	Area)			
□ E	nvironmental Desiç	gnat	ion (SPA, SAC, SSSI, R	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 (Can be reoccupied in current form)	Yes, number of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☒No If (Likely to require refurbishment or redevelopment	Yes, number of vacant buildingsto be reoccupied)
% of site developable	Estimated Quantity
Development activity	
_	ne site B class Non-B class
<u>CONCLUSIONS</u> (Market perceptions to b	e considered within report)
Other Comments / Observations	
Potential to intensify the open storage	use to the west of the site.
Recommendations on future use / potential	
trade counter activity and its impact on the	managed – relating specifically to the monitoring of e site's B class suitability, as well as the quality of stock. ure of the site it could continue to accommodate small ner types of occupiers.
Site is recommended for retention in the EL on the site.	PS and Policy E9 of the local plan supports B-class uses

Site Ref	B27	Local Authority Basilo	don Counci	l		
Site Name _	<u>Pitsea Hall La</u>	ane				
Address	SS16 4UH_					
Survey Date	24/09/2016		Su	rveyor	MS & LO	<u>G</u>
SITE DESCRIP	<u>IION</u>					
Site Area:	2.34ha					
Policy design the site. The site in policy	draft Local P	Existing Site. ELPS sugg lan provides brief con				ay not be suitable on e it as a rural enterprise
Location (ne	arest town or	cluster description):	Rural/Bo	ısildon Town Ce	entre	
☐ High	of Town Offic Quality Busir	ce Campus	u u rk	Town Centre Incubator/SME Specialised Fre		
_ ⊠ Gen		bution Park 'Business Area Industrial Site	_ _ _	Sites for Specif Recycling/Env Other - Storag	rironmental Indus	tries Sites
Location cho	ıracter					
☐ Estab ☑ Mixed ☐ Main	lished comm d commercio y residential	commercial area nercial area, with resical and residential area with few commercial or rural area with no control or rural area with residential area.	uses			
Closest trunk	road (name	and distance) A13, A	A132			
Rail Access	Pitsea Sto	ation Bus routes 0	<u>routes</u>			
Nature/signif	icance of ex	cisting occupiers				
Internatic National Regional Local Vacancy	nal I	20% 20-40%	40-60%	60-80%	80-100% □ □ □ □ □	
x Store	ent bution age (open) age (wareho	 use)		ring manufacturing oduction	ı	

November 2017 **gva.co.uk** 320

Aggregates

....

.... Creative industries

A A purio				Office	activity (do	scribo typo	\1			
Marine x Other		B class)			e activity (describe type) ed, Pitsea Hall Lane Recycling Centre					
7	(,	·				, <u> </u>			
eneral comn	nents / de	escription	of site							
As such it is	not neigh	bouring a	ny existing	in station, ne g developme nities immedi	ent. Howeve	r it still has c				
of uses are f Wheels and	ocused of Tyres). Th	around vel e main ex	nicle repo ception t	ght industrial airs (including o this is the P ial open stor	Samuels & I itsea Hall Lai	Holland Vel ne Recyclir	nicle Repai ng Centre ir	rs and DYV n the south	V Allow ern part of	
KISTING CON	<u>DITIONS</u>									
ge of Building	gs				Quality of	Buildings				
Pre 1940	0-25% □	25-50% □	50-75% □	75-100% □	Very	0-25% □	25-50% □	50-75% □	75-100% □	
1940 – 1969		X			good Good					
1970 –			X		Poor			X		
1989 1990 – 1999			•		Very poor	X			0	
2000 –					роог					
2009 Since 2010										
n-site ameni	ties									
□ Conve	enience r	etail 🗖	Compai	rison retail						
	urant/caf		Hotel							
☐ Gym/s ☐ Bank	sports		Creche Education	on.						
■ None			Other	Ji i						
roadband inf										
X ADSL	X /	ADSL2+		optic (Desk	Based)					
roportion of F	loorspace	e in Non-B	-class use	es						
	0- 25%	25-50%	50-75%	75-100%						
Housing										
Retail										
Community Other	, 0									

Neighbouring amenities

Other

B-Class

 $f \Box$ Close to a town centre with a wide range and quantity of services

X

X	Close to local cer	ntre v	vith a reasonable ra	nge and quantity of services						
	Close to a limited	rang	ge and quantity of b	asic services						
	Close to one or tw	o se	rvices							
	No services in close proximity									
	of environment fonent on issues)	r cur	rent uses							
	Very good	X	Good							
	Poor		Very poor							
Enviror	nment appropriate	for c	urrent uses?							
X	Yes		No							
Noigh	ouring uses									
	oouring uses Residential		Leisure	Wat Tyler Country Park						
	Retail		Town centre							
	Airport	□ ⊠	Rail							
×	Road		Office							
	Industrial		Warehousing							
	Higher Education	_	Further Education							
_	riighor Laccanon	_	Torrior Education							
Fviden	ce of pollutants			None evident						
	Noise		Air							
	Traffic		Lighting							
	24hr operation	_	2.99							
_	- 1									
Acces	s & parking (comm	ent o	on issues)	Connected to the A13 via Pitsea Mount						
			gic Road Network)							
	·		,							
	Vehicular Access			Adequate access for all vehicles						
(HC	GV, Vans, Cars, Bicy	/cles								
	Public transport			Close to Pitsea train station (c. 5minute walk)						
	Servicing			Servicing possible in internal yard areas						
	Internal Circulation	on		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						
_				20111e space for barring off site						

Access and parking is adequate for the uses within the site

improvement

DEVELOPMENT CONTEXT Planning Considerations*: ☐ Flood Risk (Site located near to Pitsea Marsh) ☐ Heritage & Conservation (Listed Building, SAM, Cons □ Environmental Designation (SPA, SAC, SSSI, Ramsar) □ Tree Preservation Order (presumed no) *Green Belt Policy GB2, Area of Higher Landscape Value Policy NE2 None evident **Physical Considerations:** Topography Contamination Other Opportunity for Intensification Yes Vacant Land ■ No ∑ Yes – some very small portions (expansion opportunity for existing activities? □ No If Yes, number of vacant buildinas (Can be reoccupied in current form) Vacant Buildings (refurb) ■ No If Yes, number of vacant buildings - a number of units Yes 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 Counc	il		
Site Name _	Vange Wha	rf				
Address	Wharf Lane,	SS16 4SW				
Survey Date	24/09/2016		Su	rveyor	MS & LG	
SITE DESCRIP	<u>TION</u>					
Site Area:	3.59ha					
Policy desig allocated Ex		Existing Site. ELPS ment Area in ac			iss employment u	se. Draft Local Plan
Location (ne	earest town or	cluster descript	ion): Rural/Bi	llericay Town Ce	entre	
□ Out □ High □ Rese □ War ⊠ Ger □ Hea	rehouse/Distril neral Industry/ vvy/Specialist	ce Campus ness Park chnology/Scienc oution Park (Business Area	ce Park	Town Centre Incubator/SMI Specialised Fre Sites for Specif Recycling/Env Other - Storag	eight Terminals fic Occupiers rironmental Indus	tries Sites
☐ Estab ☐ Mixe ☐ Main	established commod commercically residential	ommercial area nercial area, with al and residential with few comme or rural area with	n residential area I area ercial uses			
Closest trunk	c road (name	and distance)	A13			
Rail Access	<u>Pitsea Sta</u>	ation Bus rou	tes <u>0 routes</u>			
Nature/signi		isting occupiers		60-80%	80-100%	
International Regional Local Vacancy				<u> </u>	0 0 0	
x Store	ribution age (open) age (wareho ative industrie	•	Food pi	t manufacturing oduction		

		(inc non-		-1 -11-						
			escription							
The ware	site acco ehouse u	ommodo units on si	ites storag te are god	e and dis od quality	and the railw tribution act units, and a ks Suppliers.	ivity, with sign	nificant ope	en storage	and lorry p	arking. The
EXISTIN	IG CONE	DITIONS								
Age of	Building	ıs				Quality of I	Buildings			
		0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre	1940					Very good				
194						Good				X
196 197 198	0 –	0			X	Poor	•			
199	0 –					Very				
199 200						poor				
200 Sinc 201	ce	0	0	•	•					
On-site	e ameniti	ies								
		nience re rant/cafe ports		Compari Hotel Creche Educatio Other	son retail on					
Broadb	oand infr	astructur	e							
X	ADSL	X A	ADSL2+	X Fibre	optic (Desk	Based)				
Propor	tion of Fl	oorspace	e in Non-B	-class use	es					
		0- 25%	25-50%	50-75%	75-100%					
Ret	mmunity ner	0	0 0 0	0						
Neighb	oouring o	amenities	;							
	Close to	a town	centre wit	h a wide	range and c	quantity of se	rvices			

November 2017 **gva.co.uk** 325

🗵 Close to local centre with a reasonable range and quantity of services

	Close to a limited	rang	ge and quantity of bo	asic services
	Close to one or tv	vo se	rvices	
	No services in clos	se pr	oximity	
	of environment fon	r cur	rent uses	
· 🗖	Very good	X	Good	
	Poor		Very poor	
Enviror	ment appropriate	for c	urrent uses?	
X	Yes		No	
Na:abb			'	
	oouring uses Residential		Leisure	Greenfield – within greenbelt
	Retail	_	Town centre	
			Rail	
	Airport Road	\boxtimes	Office	
\boxtimes	Industrial		Warehousing	
			Further Education	
	Higher Education	· 🗀	runner Education	
Eviden	ce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (comm Road Network (S		on issues) gic Road Network)	Very good access to the site directly off the A13 (across the railway line)
П	Vehicular Access			
(HG	GV, Vans, Cars, Bicy)	Good for all vehicles
	Public transport			Close to Pitsea train station, but no bus stops in close proximity
			l	
	Servicing			Adequate yard spaces for servicing in front and behind individual units
	Internal Circulation	on		Adequate
	Parking		'	
_	Tarking			Adequate provision
Acces	s and parking is ac	lequ	ate for the uses within	n the site ⊠Yes □No □Don't know
DEVELO	OPMENT CONTEXT			
Plannir	ng 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: None evident
☐ Topography
Other
Opportunity for Intensification
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 within the site ■ B class ■ Non-B class ■ Non-B class ■ Non-B class
No evidence of recent development 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 Autho	ority <u>Basildon C</u>	Counci			
Site Name _	London Roa	id, Vange					
Address	London Roa	d, SS16 4PR					
Survey Date	24/09/2016			Sui	rveyor	MS 8	k LG
SITE DESCRIP	<u>PTION</u>						
Site Area:	0.77ha						
Policy desig			ELPS recomme n accordance			s employment	use. Draft Local Plan
Location (ne	earest town or	cluster desc	e ription): Ru	ural			
□ Out □ High □ Rese □ War ⊠ Ger	est described of Town Office on Quality Busin earch and Te- rehouse/Distril neral Industry/ avy/Specialist	ce Campus ness Park chnology/Sc bution Park /Business Area	а		Town Centre Incubator/SME Specialised Frei Sites for Specific Recycling/Envir Other - Storage	ght Terminals C Occupiers conmental Indu	ustries Sites
✓ Estable✓ Mixe✓ Mair	established commercionally residential	nercial area, al and resider with few cor	with residentic				
Closest truni	k road (name	and distanc	e) <u>A176</u>				
Rail Access	Basildon	/Pitsea Statio	n Bus route	s <u>1 rou</u>	te from o/s Hom	ebase stop	
		20% 20-	40% 40-6	60%	60-80%	80-100%	
International Regional Local Vacancy	l			ם ם ם	_ _ _ _		
x Stor x Stor	ribution rage (open) rage (wareho ative industrie	-	Pro Fo Ag	ood pro ggrego	manufacturing oduction	type)	

x Other (inc r	non-B class)	V	<u>ehicle relate</u>	d				
eneral comments	/ description	of site						
			1 . 11 . 01 1		/ 4.1	0) 1	.1.1. 11	17/1. 11
This small site is lowest and the B14 incorporates the greenfield land, v	64 to the sou outdoor yard	th. It is adjo I and stora	acent to a Ho ge area serv	omebase store o ing Homebase.	and par To the r	t of the site north and e	boundary	provided
The site accomm								
verlicle parking. I	wany or me c	occupiers (on sile are co	ar reiatea, includ	iirig Eille	e crigines a	narariy	ies.
XISTING CONDITIO	<u>NS</u>							
ge of Buildings				Quality of Build	dings			
	0- 25-50%	50-75%	75-100%		0-	25-50%	50-75%	75-100%
	5% _ _			Van canad	25%			
116 1740		_	_	Very good Good	_	ū	_	ō
		X		Poor				X
		X		Very poor				
2000 2007								
Since 2010								
On-site amenities								
Convenience	ce retail 🗆	Compar	ison retail					
Restaurant/		-						
☐ Gym/sports		-						
■ Bank		=	on					
⊠ None		Other						
roadband infrastru	cture							
X ADSL X	ADSL2+	▼ Fibre	optic (Desk	Based)				
		5						
roportion of Floorsp				Homebase -	open ·	yard/storac	 ge	
	D- 25-50% 5%	50-75%	75-100%		- 1	,,	<i>y</i> -	
	X							
Community ^I								
Offici								
B-Class		X						
eighbouring amer	nities							
☐ Close to a to	own centre w	rith a wide	range and c	quantity of servic	es			
☐ Close to loce	al centre with	n a reason	able range a	nd quantity of se	ervices			
	mited range	and quant	ity of basic se	ervices				

☐ Close to one or two services ☐ No services in close proximity Quality of environment for current uses (comment on issues) Very good X Good Poor Very poor Environment appropriate for current uses? Yes No X **Neighbouring uses** Retail – Homebase Greenfield land X Residential Leisure \boxtimes Retail Town centre Rail **Airport** Road Office X Industrial Warehousing Higher Education 🗖 Further Education **Evidence of pollutants** None evident Noise Air Traffic Lighting 24hr operation Access & parking (comment on issues) Restricted direct site access, but good access to A13 via the B1464 Road Network (Strategic Road Network) Not well suited for larger vehicles due to narrow site access ■ Vehicular Access off B1464 (HGV, Vans, Cars, Bicycles) Good via bus – bus route and stops along London Road Public transport (B1464)Servicing space provided in internal yard areas surrounding Servicing 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

South Essex EDNA

vehicles and requires improvement

South Essex Authorities

DEVELOPMENT CONTEXT Planning Considerations*: ☐ Flood Risk ☐ 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 None evident **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) % 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 F	arm Road,	SS14_							
Survey Date 02/0	2/2016		Surve	eyor <u>MS</u>	& LG				
SITE DESCRIPTION									
Site Area: 3.14h	na								
Policy designation:	Existing	Site							
Location (nearest to	wn or clus	ter description	on):						
The site is best desc	ribed as a	:	_						
Out of Town Office	ce Campus			Town Centre					
High Quality Bus				Incubator/SME (
Research and Te	•	ence Park	u	Specialised Frei					
Warehouse/Distr		_		Sites for Specific		Citan			
General Industry				Other I	onmental Industries	Sites			
	industriai Site			Other					
Location character									
Well established oEstablished comm			a nearby						
■ Mixed commercia	and residenti	al area							
☐ Mainly residential	with few comr	mercial uses							
☐ Mainly residential	or rural area v	vith no other com	mercial uses						
Closest trunk road (name and	distance) <u>A1</u>	27,A1235	Quality of Ro	oads	_			
Rail Access _ Wickf	ord/Basildo	n Station	Bus	routes 11 rou	utes from adj Cr	anes Farm Road stop			
Nature/significance	of existing	occupiers							
	0-20%	20-40%	40-60%	60-80%	80-100%				
International									
National Regional					□ ⊠				
Local	Ğ								
Vacancy	ā	ā	ā	ā	ā				
Sectors present (%)									
x Distribution			Engineeri	_					
Storage (open) Storage (wareho	(A2II	 X	Product m Food prod	nanufacturing duction					
Storage (wareno		X	Aggregate						
Marine				ivity (describe type	e)				
Other (inc non-E	class)								

General comments / description of site

Forr	ns part	of the	wider B9	? Crane	s Industria	l Estate site.				
pro	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.									
EXIST	ING COI	<u>NDITION</u>	<u>s</u>							
Age of	Buildin	ıgs				Quality of I	Buildings			
1940		0-25%	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50%	50-75%	75-100% X
1969 1970						Poor				
1989 1990 1999) —)	<u> </u>				Very poor				
2000 2009										
Sinc	e 2010				X					
On-site	e ameni	ties								
	Convenie	ence retail	☐ Co	mparison re	etail					
	Restaura	ant/cafe	□ Но	tel						
	Gym/spc	orts	☐ Cre	eche						

Broadband infrastructure

Bank

X None

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

Education

Other

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing				
Retail				
Community				
Other				
B-Class				X

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 se	ervice	S	
	No services in close p	roxim	iity	
Qualit	y of environment	for	current uses	
(comn	nent on issues)			
X	Very good		Good	
_ 🛄	Poor		Very poor	
	onment appropria	te fo		
X	Yes	Ч	No	
Neigh	bouring uses			
	Residential		Leisure	
X	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evido	nce of pollutants			
	Noise	П	Air	
	Traffic		Lighting	
	24hr operation		gg	
	op o			
Acces	s & parking (com	men	t on issues)	Good access to the A127
	Road Network (Strate	egic F	Road Network)	Good access to the A127
	Vehicular Access (H0	GV V	ans Cars Bicycles)	Assess suitable to HGV use
	Verillediai Access (Fix	O V, V	ans, cars, bicycles,	Assess suitable to HGV use
	Public transport inc F	HS1 a	nd Pedestrian	Proximate Bus links
				Proximate bus links
	Servicing			Good
П	Internal Circulation			Good
_	miemai Circulation			
	Parking			Good
_	r arking			Cood
Acces	s and narking is	ader	nuate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
,	and purking is		1-410 101 1110 U3C3	DOIT KNOW

November 2017 gva.co.uk 334

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: Level site
☐ 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 □ 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 <u>V20 – F</u>	Part of Whit	e Bridge Fa	rm							
Address Whitesbridge Industrial Estate, CM11 2UL										
Survey Date 02	/02/2016		Surve	eyor <u>MS</u>	& LG					
-										
SITE DESCRIPTION	<u>1</u>									
Site Area: 0.87	'ha									
Policy designation identifies the site as	•				class use on the s	site and draft local plan				
Location (nearest t	own or clu	ster descrip	tion): Rural	/Billericay						
The site is best des	scribed as	a:								
Out of Town Of	fice Campus			Town Centre						
High Quality Bu	ısiness Park			Incubator/SME	Cluster Site					
Research and	Technology/Sc	ience Park		Specialised Frei	ight Terminals					
Warehouse/Dis	tribution Park			Sites for Specific	c Occupiers					
General Industr	ry/Business Ar	ea		Recycling/Environment	onmental Industries S	ites				
Heavy/Specialis	st Industrial Si	е	X	Other - Open St	orage					
Location character										
☐ Well established	I commercial a	rea								
Established com	mercial area, v	vith residential a	rea nearby							
☐ Mixed commerci	ial and residen	tial area								
Mainly residential	al with few con	mercial uses								
Mainly residential	al or rural area	with no other co	mmercial uses							
Closest trunk road	(name and	distance) <u>/</u>	<u>\129</u>	Quality of R	oads					
Rail Access Bill	ericay/Basil	don Station	Bus routes	5 routes from	Whites Bridge (N	IE bound) Stop				
Nature/significance	of existin	g occupiers								
	0-20%	20-40%	40-60%	60-80%	80-100%					
International		<u> </u>								
National										
Regional Local					⊔ ⊠					
Vacancy	ā	ā	ă	ā						
Sectors present (%	.)									
Distribution	-		Engineeri	ng						
x Storage (open)				nanufacturing						
Storage (wareh Creative indust			Food prod Aggregate							
Marine	1100			es ivity (describe typ	e)					

Other (inc	c non-B cla								
Hill. The site	e is bour	nd by a	gricultur	ral land ar	he A127 an nd a single r t of the site	esidenti	al site on	the opp	osite side
Site falls wit	thin wid	er B22 (and has	a function	nal open sto	orage us	e, primar	ily for ve	hicles.
EXISTING COM	NDITIONS	<u>s</u>							
Age of Buildin	gs				Quality of E	Buildings	i		
Pre 1940 1940 – 1969 1970 – 1989 1990 – 1999 2000 – 2009 Since 2010	0-25%	25-50%	50-75%	75-100%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
On-site amenit	ties								
Convenie Restaura Gym/spo		☐ Ho	eche ucation	tail					
Broadband inf 図 ADSL	⊠ AD	SL2+ 🔀] Fibre opt		Based)				
Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	s uses 75-100%					
Neighbouring and Close to a to			le range and	d quantity of se	rvices				

November 2017 **gva.co.uk** 337

 $f \Box$ Close to local centre with a reasonable range and quantity of services

	Close to a limited ran	ge and	d quantity of basic servi	ces							
X	Close to one or two s	ervice	S								
	No services in close proximity										
	y of environment nent on issues)	for	current uses								
· 🗖	Very good	X	Good								
	Poor		Very poor								
Enviro	nment appropria	ite fo	or current uses?								
X	Yes		No								
_	bouring uses	_		Lake, agricultural land, allotments							
	Residential		Leisure	3, 29							
	Retail		Town centre								
u	Airport		Rail								
×	Road		Office								
u	Industrial	_	Warehousing								
	Higher Education	Ц	Further Education								
Cuide.	of wall-stanta			None evident							
_	nce of pollutants	_	Δ:	None evident							
	Noise		Air								
	Traffic	Ц	Lighting								
Ц	24hr operation										
Acces	s & parking (com	men	t on issues)	Direct access to A129							
	Road Network (Strat	egic R	Road Network)	Direct access to A129							
	Vehicular Access (H	GV V	ans Cars Bicycles)	Soveral appearant to the site which are adequate							
_	vormodiai / toooco (i i	O v , v	ario, Garo, Dioyoloo,	Several accesses to the site which are adequate for existing use							
				Tor existing use							
	Public transport inc I	HS1 aı	nd Pedestrian								
	. abiio ii aii operi iiio i			Proximate bus links							
	Servicing			Adaquata							
	-			Adequate							
_				Adaguata							
	Internal Circulation			Adequate							
	Parking			Adequate							

November 2017 **gva.co.uk** 338

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes 🔲 No

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 Non-B class Non-B class Non-B class Non-B class Non-B class Sevidence of recent development Sevidence of recent development Sevidence of marketing & duration Sevidence Sevide
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 <u>B53b</u>	Local	Authority <u>Ba</u>	ısildon Cour	ncil		
Site Name <u>VU24</u>	-					
Address SS16 4TZ	<u> </u>					
Survey Date 02/0	2/2016		Surve	yor <u>MS</u>	& LG	
SITE DESCRIPTION						
Site Area: 2.03h	a					
Policy designation:	Existing	Site				
Location (nearest to	wn or clus	ter descript	ion): Pitsea	1		
The site is best desc	ribed as a	:				
Out of Town Offic	·			Town Centre		
High Quality Busin		ana Dark		Incubator/SME		
Research and Te	•	ence Park		Specialised Frei Sites for Specific		
General Industry/l		a			onmental Industries	Sites
Heavy/Specialist				Other I	Simerical madelines	Ches
Location character						
✓ Well established commeEstablished comme			ea nearby			
☐ Mixed commerci	al and reside	ntial area				
Mainly residentia	al with few co	mmercial uses				
☐ Mainly residentia	al or rural area	a with no other o	commercial use	es .		
Closest trunk road (r	name and	distance) <u>A</u>	13 Quality	of Roads		
Rail Access Adja	cent statio	nBu	s routes			
Nature/significance	_	•				
lata matia na l	0-20%	20-40%	40-60%	60-80%	80-100%	
International National						
Regional		Ğ		ö	<u> </u>	
Local					X	
Vacancy						
Sectors present (%)			Feet 1	_		
Distribution x Storage (open)			Engineerir Product m	ng anufacturing		
Storage (warehou	use)		Food prod	Ū		
Creative industrie			Aggregate			
Marine x Other (inc non-B	class) Wast	 e. fencina	Office acti	vity (describe typ	e)	
	.,	· J				

General comments / description of site

to t	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	s two pi	rimar	y occupie	rs, a fe	ncing compan	•		g/waste	
EXIST	EXISTING CONDITIONS									
Age of	Buildin	gs				Quality of I	Buildings	i		
		0-25%	25-50		75-1009		0-25%	25-50%	50-75%	75-100%
Pre 1940	1940					Very good Good				
1969	9			_					_	_
1970 1989						Poor			\boxtimes	
1990 1999					X	Very poor				
2000) –									
	e 2010									
On-sit	e amenit	ies								
	Convenie	nce retail		Comparison re	etail					
	Restaura	nt/cafe		Hotel						
	Gym/spo	rts		Creche						
	Bank			Education						

Broadband infrastructure

X None

	ADSL	ᅜ	ADSL2+	ᄝ	Fibre optic	(Desk Based
ᅜ	ADSL	IXI	ADSLZ+	IXI	Fibre obtic	Desk Based

Other

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing				
Retail				
Community				
Other				
B-Class				\boxtimes

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
 - $oldsymbol{\square}$ Close to a limited range and quantity of basic services

X	Close to one or two s	ervices	S	
	No services in close	e proxi	mity	
	ty of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
	Residential		Leisure	Car park
	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Good, proximate access to A13
Ц	Road Network (Strat	egic R	load Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access from the A13 – suits HGVs
	Public transport inc I	HS1 ar	nd Pedestrian	Cood rail access
	·			Good rail access
	Servicing			Adequate
				Adequate
_				Adequate
ч	Internal Circulation			Adequate
_				
	Parking			Adequate

November 2017 **gva.co.uk** 342

Don't know

■ No

Access and parking is adequate for the uses within the site 🗵 Yes

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
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 <u>CP1</u>	ite Ref CP1 Local Authority Castle Point Borough Council							
Site Name Gas an	d oil Recept	or and Stora	ige Facilities					
Address Haven Roa	ad, Canvey Is	sland SS8 0	LU					
Survey Date: 02/02/	2016		\$u	urveyor: MS & L	.G			
SITE DESCRIPTION								
Site Area: 22.93ha								
Policy designation:	Active E	mployment	Site					
Location (nearest to	wn or cluster	description)	: Canvey	Island				
High QualityResearch arWarehouse/General Ind	ibed as a: Office Cam Business Par nd Technolog Distribution F ustry/Busines cialist Industric	k gy/Science F Park s Area	Park	Sites for Spec	reight Terminals ific Occupiers vironmental Ind	ustries Sites		
Established of Mixed comm	mercial and ential with fe	area, with res residential ar w commerc	rea ial uses					
Closest trunk road (r	name and di	stance) Rosa	common Wa	y/A130 1/4km	(250m)			
Rail Access Ben	fleet (3.5km)	Bu	s routes <u>Rou</u>	tes on Canvey	<u> Road (800m)</u>			
Nature/significance	_	-						
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100%			
Sectors present			En edia a	rin a				
Distribution Storage (op	en)		Enginee Product	ring manufacturin	9			

,						production egates							
Marine					Office activity (describe type)								
х	x Other (inc non-B class) Storage – larg												
			escription										
Larg	ge store	age loc	callon w	iin wha	rf access to	ne man	nes						
	<u>G CONE</u> Building	s 0-25%	25-50%			Quality of	0-25%	25-50%	50-75%	75-100%			
	1940	_	_	_	<u> </u>	Very good	_	_		_ _			
194 196	9	_	_	_	_	Good	_	<u> </u>	_	_			
197 198	9					Poor							
199 199						Very poor							
200 200													
Sinc 201	e												
On-site	ameniti	ies											
		nience re			arison retail								
		rant/cafe	é 🗆										
	Gym/sp	oorts											
	Bank			Educat	ion								
X	None			Other									
Broadh	and infr	astructur	e										
	ADSL		ADSL2+	⊠ Fibre	e optic (Desk	Based)							

Propoi	tion of Floorspace	in No	n-B-class uses		
-	0-	25-50		75-10C	0%
	25%				
Но	using 📮				
Ref		_			
	mmunity •				
Oth				×	
R-C	Class	_	-		
Neigh	bouring amenities				
	Close to a town	centre	e with a wide ro	ange d	and quantity of services
	Close to local ce	ntre v	vith a reasonab	ole ran	nge and quantity of services
	Close to a limited	d rang	e and quantity	of bo	asic services
X	Close to one or t	wo se	rvices		
	No services in clo				
	y of environment f nent on issues)	or cur	rent uses	Γ	
	Very good	X	Good		
	Poor		Very poor		
Enviro	nment appropriate	e for c	urrent uses?		
X	Yes		No		
Noigh	houring usos				
Neigh	bouring uses Residential	×	Leisure		Caravan site to South West.
	Retail		Town centre		
	Airport	_	Rail		Car open storage to east.
$\overline{\mathbf{x}}$	Road	_	Office		
	Industrial		Warehousing		
	Higher Educatio	n 🗖	Further Educa	ition [
				г	[Name of the cl
Evider	nce of pollutants				None evident
_	Noise	_	Air		
	Traffic		Lighting		
	24hr operation			L	
Acces	s & parking (comi	ment (on issues)	г	
	Road Network (ork)	Good – proximate access to Roscommon Way and A130.
	,			, [
	Vehicular Acces				Wide access from Haven Road
	(HGV, Vans, Ca	s, Bicy	ycles)		
				L	
	Public transport				Bus routes on Canvey road.
				L	
	Servicing			Г	Adamata an ita
_	301 AICH IA				Adequate on site.

South Essex Authorities South Essex EDNA Internal Circulation Good Adequate on site. Parking □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 (presumed no) *Entire site Existing Employment Areas Policy E2, one location Local Centres Point Policy R10 **Physical Considerations:** None evident Topography Contamination Other Opportunity for Intensification

Yes Vacant Land ⊠ No ☐ Yes
☐ No Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, number of vacant buildings _____ (Can be reoccupied in current form) Vacant Buildings (refurb) Yes (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 __ X 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 <u>CP6</u>	Local A	Authority Castle	Point Bor	ough Council				
Site Name <u>Cast</u>	le Point Borougl	n Council Office	es					
Address 108-114	Kiln Road, SS7 1	<u>[E</u>						
Survey Date: 02/0	02/2016		Su	urveyor: MS & L	G			
SITE DESCRIPTION								
Site Area: 2.21ha								
Policy designatio	n: Active E	mployment Site)					
Location (nearest	town or cluster	description):	Benflee	t				
High Quade Research Research General I Heavy/Sp Location charact Well estab Establishe Mixed ca Mainly re	wn Office Camp lity Business Park and Technolog se/Distribution P ndustry/Business pecialist Industric	ark ark Area al Site cial area rea, with reside residential area w commercial	ential area	Sites for Speci Recycling/Env Other - Storag	eight Terminals fic Occupiers vironmental Industries Sites			
Closest trunk road		-						
Rail Access	Benfleet (2.5km)	Bus routes 9 ro	outes from	n adj Warren Ch	nase Stop			
International National Regional Local Vacancy	0-20% 0-20% 0 0 0	-	40-60% 	60-80%	80-100% □ □ □ □ □ □			
Sectors present								
Creative	open) warehouse) industries	 X	Product Food pr Aggreg	Engineering Product manufacturing Food production Aggregates Office activity (describe type) Public Sector				
Other (inc	non-B class)							

General comm	General comments / description of site								
EXISTING CONI	D <u>ITIONS</u>								
Age of Building					Quality of E	Ruildings			
790 0. 20	0-25%	25-50%	50-75%	75-100%	Quant , 2.	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very				
1940 –					good Good			X	
1969 1970 –			X		Poor				
1989 1990 –					Very				
1999 2000 –					poor				
2009		_	_	_					
Since 2010		u	u	u					
On-site amenit	ies								
	nience re			ison retail	Swimmin	g pool and	communit	y centre.	
☐ Restau☑ Gym/s	rant/café ports		Hotel Creche						
□ Bank	p 00	_	Education	on					
■ None		X	Other						
Broadband infr	astructur	е							
X ADSL	X A	ADSL2+	X Fibre	optic (Desk	Based)				
Proportion of Fl	oorspace	e in Non-B	-class use	es					
	0-	25-50%	50-75%	75-100%					
Housing	25% □								
Housing Retail				_					
Community	. X								

	ther Class C			<u> </u>	
Neigh	Close to loca	own cent al centre v	with a reas	onable rar	and quantity of services nge and quantity of services pasic services
	No services in	n close pr	oximity		
	ty of environme ment on issues; Very good		Good		
Enviro	Poor nment approp Yes	u riate for a	Very poo current use No		
Neigh	nbouring uses	_			Gym and college.
	Residential Retail Airport Road Industrial Higher Educ	ation 🗵	Leisure Town ce Rail Office Warehou		
Evide	nce of pollutar	nts 🗆	Air		None evident
_ _	Traffic 24hr operati	_	Lighting		
Acce	ess & parking (c Road Netwo			Network)	Access from A13
	Vehicular Ad (HGV, Vans,		ycles)		Wide access
	Public transp	oort			Routes on A13
	I Servicing				Adequate on site
0	Internal Circ	ulation			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	_			uilding, SAM, Cons sumed no)
Physical Considerations: Topography Contamination Other	vident			
Opportunity for Intensification ☐ Yes ☒ No	Vacant Land	□ Y	es [x No
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, nur (Can be reoccupied in current form)	nber of vacant	buildings _		
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, num (Likely to require refurbishment or redevelopment to be red		buildings _		
% of site developable Estima	ited Overtity			
70 of sile developable Estime	nea Quanny_			
Development activity	nea Quanny_			
	□ B class	□ Non-B c		
Development activity Evidence of recent development within the site Evidence of recent development in the immediate No evidence of recent development	■ B class surrounding a	□ Non-B c rea □ B cl		
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate □ No evidence of recent development □ Evidence of marketing & duration	■ B class surrounding a	□ Non-B c rea □ B cl		
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate □ No evidence of recent development □ Evidence of marketing & duration □ CONCLUSIONS (Market perceptions to be considered)	■ B class surrounding a	□ Non-B c rea □ B cl		
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate □ No evidence of recent development □ Evidence of marketing & duration □ CONCLUSIONS (Market perceptions to be considered)	■ B class surrounding a	□ Non-B c rea □ B cl		

Site Ref <u>CP7</u> L	ocal Authority <u>Castle</u>	Point Bor	ough Council	
Site Name Brickfield Indus	strial Estate			
Address Great Burches Roo	ad, SS7 3ND			
Survey Date: 02/02/2016		Su	ırveyor: MS & L	G
SITE DESCRIPTION				
Site Area: 2.5ha				
Policy designation: Ac	tive Employment Site	:		
Location (nearest town or c	luster description):	Benfleet		
The site is best described as Out of Town Office High Quality Busine Research and Tech Warehouse/Distribu General Industry/Bu Heavy/Specialist Industry	Campus ss Park nology/Science Park tion Park usiness Area		Sites for Speci	eight Terminals fic Occupiers vironmental Industries Sites
Mixed commercialMainly residential v	mmercial area rcial area, with reside and residential area with few commercial or or rural area with no co	uses		
Closest trunk road (name a	nd distance) A127 (6	00m but i	ndirect)	_
Rail Access Rayleigh St	ation Bus ro	utes <u>Non</u>	<u>e</u>	
Nature/significance of exist 0-20 International National Regional Local Vacancy		40-60% 	60-80%	80-100% □ □ □ □ □ □
Sectors present Distribution x Storage (open) x Storage (warehous Creative industries Marine	 e) 	Food pro	manufacturing oduction ates	g se type)

Genero	al comme	ents / de	escription	of site						
Marble and Granite works and storage										
EXISTIN	G COND	<u>ITIONS</u>								
Age of	Buildings					Quality of I	Buildinas			
.g. c.		0-25%	25-50%	50-75%	75-100%	Quam, or	0-25%	25-50%	50-75%	75-100%
D		U-23/ ₀	23-30%	JU-73/ ₀	73-100%	\/	0-25/6	23-30%	JU-73/ ₈	73-100 <i>/</i> ₀
Pre	1940	_	_	_	_	Very good	_	_	_	_
1940	O —					Good		X		
1969										
1970						Poor			X	
1989						Van				
1990 1999			_	_	_	Very poor	_	_	_	_
2000		X				p 0 0.				
2009	9	_	_	_	_					
Sinc										
2010)									
On-site	amenitie	es								
	Conven	ience r	etail 🗖	Compai	ison retail					
	Restauro	ant/caf		Hotel						
	Gym/sp	orts		Creche						
	Bank			Education	on					
X	None			Other						
Broadb	and infra	structui	re							
X	ADSL	\mathbf{X}	ADSL2+	∑ Fibre	optic (Desk	Based)				
						,				
Proport	ion of Flo	orspac	e in Non-B	-class use	es					
		0-		50-75%	75-100%					
		25%								
Hou	ısing									

November 2017 **gva.co.uk** 353

Retail

Community

South Essex Authorities

Other
B-Class

South Essex EDNA

B-C	class \Box	_	_	×	
Neighl	bouring amenit	ies			
	Close to a to	wn cent	re with a wide	e range	and quantity of services
	Close to local	centre v	vith a reasono	able rai	nge and quantity of services
	Close to a lim	ited rang	ge and quant	tity of b	asic services
	Close to one o	or two se	rvices		
X	No services i	n close p	oroximity		
	y of environme nent on issues)	nt for cur	rent uses		
	Very good	X	Good		
	Poor		Very poor		
Enviro	nment appropri	iate for c			
X	Yes		No		
Neighl	bouring uses				
iveigiii ⊠	Residential		Leisure		
	Retail	<u> </u>	Town centre)	
	Airport	_	Rail		
X	Road		Office		
	Industrial		Warehousing	g	
	Higher Educc	ation 🗖	Further Educ	cation	
					Name and death
Eviden	ice of pollutant	S			None evident
	Noise		Air		
	Traffic		Lighting		
	24hr operatio	011			
Acces	s & parking (cc	mment o	on issues)		A A 107 dia manda dha a cala a finl ann a
	Road Networ			work)	Access to A127 via roads through residential area
	Vehicular Ace (HGV, Vans, (voles)		Single width access
	(ITOV, Valis, C	odis, bic	yciesj		
	D 1.15 . 1	1			
	Public transpo	ort			Poor
	Servicing				Adequate on site
	· ·				7.65 40 5.15
	Internal Circu	lation			A de acceste
	imemai Circu	iiUIIUI1			Adequate
	Parking				Adequate

Access and parking is adequate for the uses within	n the site	⊠Yes	□No		Don't know
DEVELOPMENT CONTEXT					
Planning Considerations*: Flood Risk Area Environmental Designation (SPA, SAC, SSSI, Reference)		_			Building, SAM, Cons esumed no)
Physical Considerations: Topography Contamination Other	None e	vident			
Opportunity for Intensification ☐ Yes ☐ No		Vacant Land		Yes	□ No
Vacant Buildings (re-use) ☐ Yes ☐ No If (Can be reoccupied in current form)	Yes, num	nber of vacan	t buildings		
Vacant Buildings (refurb) ☐ Yes ☐ No If (Likely to require refurbishment or redevelopment to			t buildings		
% of site developable	Estima	ted Quantity_	_		
Development activity					
Evidence of recent development within the imemory of the imemory o	mediate	surrounding o	area □ Bo		□ Non-B class
Recommendations on future use / potential					
Appears to hold local value - Protect and maint	ain for co	ontinued emp	loyment us	e	

Site Ref Local	al Authority Castle	e Point Bord	ough Council		
Site NameLychgate Industrie	al Estate				
Address Southend Arterial Roc	ad, SS6 7TZ				
Survey Date: 02/02/2016		Su	rveyor: MS & L	G	
SITE DESCRIPTION					
Site Area: 2.57ha					
Policy designation: Active	e Employment Sit	е			
Location (nearest town or clust	er description):	Rayleigh	ı		
The site is best described as a: Out of Town Office Ca High Quality Business P Research and Technol Warehouse/Distribution General Industry/Busin Heavy/Specialist Indus	ark ogy/Science Par n Park ess Area		Town Centre Incubator/SM Specialised Fr Sites for Speci Recycling/En Other - Storag	reight Termina ific Occupiers vironmental In	
Location character Well established commercial Established commercial an Mixed commercial an Mainly residential with Mainly residential or rure	ll area, with reside d residential area few commercial	a Luses			
Closest trunk road (name and	distance) Acces	ssed from A	.127		
Rail Access Rayleigh (2km) Bus r	outes <u>None</u>	<u>e</u>		
Nature/significance of existing	occupiers				
O-20% International National Regional Local Vacancy	20-40%	40-60%	60-80% 	80-100% 	
Sectors present					
Distribution Storage (open) x. Storage (warehouse) Creative industries Marine x. Other (inc. non-B. class)	 	Engineering Product manufacturing Food production Aggregates Office activity (describe type) Repairs, trade supplies			

General comments / description of site									
Low value in									
EXISTING CON	<u>DITIONS</u>								
Age of Building	gs				Quality of I	Buildings			
	0-25%	25-50%	50-75%	75-100%	,	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 –					Good				
1969 1970 - 1989	•				Poor				
1990 – 1999					Very poor				
2000 –									
2009 Since 2010		•	•	0					
On-site ameni	ties								
□ Conve	enience re	etail 🗖	Compar	ison retail					
	urant/café		Hotel						
☐ Gym/s	sports		Creche						
□ Bank				on					
⊠ None			Omer						
Broadband inf	rastructure)							
X ADSL	X A	DSL2+	X Fibre	optic (Desk	Based)				
Proportion of F	loorspace	in Non-R	-class use	• 5					
	0-	25-50%	50-75%	75-100%					
	25% •			7 0 100%					
Housing Retail		<u> </u>	<u> </u>						
Community	_	_	_	_					

Oth B-C	_		_	
Neighb	ouring amenities			
Ŭ			re with a wide rar	nge and quantity of services
				range and quantity of services
			ge and quantity (
$\overline{\mathbf{x}}$	Close to one or			71 Dadie 301 Vices
Ш	No services in clo	ose pr	oximity	
Quality of environment for current uses (comment on issues)				
	Very good	\boxtimes	Good	
	Poor		Very poor	
Environ	ment appropriate	e for c	current uses?	
X	Yes		No	
Neighb	ouring uses			
	Residential		Leisure	Adjacent café/services
	Retail	×	Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Educatio	n 🗖	Further Education	on
				None evident
	ce of pollutants			None evideni
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access	& parking (comi	ment	on issues)	Discrete and a section of A107
			gic Road Networ	Direct access from A127
_				
	Vehicular Acce (HGV, Vans, Ca		volos)	Access a little narrow coming off of the A127, HGVs likely to
	(HGV, Varis, Ca	is, dic	yclesj	struggle
	Public transport			Poor
	Servicing			Adequate on site
_	301 VICING			Adequate off site
	Internal Circulat	ion		Good
	Parking			Adequate on site
				411111111111111111111111111111111111111

Access and parking is adequate for the uses within the site	⊠Yes □N	10 🗖	Don't know				
DEVELOPMENT CONTEXT							
Planning Considerations*: ☐ Flood Risk Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)	_	•	Building, SAM, Cons esumed no)				
Physical Considerations: Topography Contamination Other	vident						
Opportunity for Intensification ☐ Yes ☒ No	Vacant Land	☐ Yes	⊠ No				
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, num (Can be reoccupied in current form)	iber of vacant bu	uildings					
Vacant Buildings (refurb) • Yes • No If Yes, num (Likely to require refurbishment or redevelopment to be reo		uildings					
% of site developable Estima	ted Quantity						
Development activity							
Development activity □ Evidence of recent development within the site □ B class □ Non-B class □ No							
Recommendations on future use / potential Protect and maintain for continued employment use give	en local value						

Site Ref	CP10	Local Authority	Ca	stle Poi	nt Borough Cou	ıncil	
Site Name _	Charfleets I	ndustrial Estate					
Address <u>Co</u>	anvey Island,	SS8 OPN					
Survey Date	: 02/02/2016			Su	urveyor: MS & LC	<u> </u>	
SITE DESCRI	PTION						
Site Area: 2	7.53ha						
Policy desig	ınation:	Active Employm	ent Site				
Location (ne	earest town o	r cluster descript	ion):	Canvey	Insland		
□ Out □ Higl □ Res □ Wal ⊠ Ger	rehouse/Distr neral Industry	ce Campus ness Park echnology/Sciend	ce Park		Town Centre Incubator/SME Specialised Fre Sites for Specif Recycling/Env Other - Storag	eight Terminals ic Occupiers ironmental Indu	stries Sites
Est Mix	established on ablished comed commercially residentic	commercial arec nmercial area, wi cial and residention al with few comm or rural area with	th resider al area nercial use	∋s			
Closest trun	k road (name	e and distance)					
Rail Access		2.5km		es <u>seve</u>	ral routes from t	he Charfleets b	<u>us stop</u>
Internati National Regiona Local Vacance	0- onal I	xisting occupiers -20% 20-40%	5 40·	-60% -60% -60% -60%	60-80% 	80-100% □ □ □ ☑	
x Stoi Cre Ma	ribution rage (open) rage (wareho ative industri rine	ouse) es	P F A x C	food pr Aggreg Office c	manufacturing oduction		
x Oth	ner (inc non-B	class)	Car Repo	airs	_		

General comments / description of site									
EXISTING CONI	DITIONS								
Age of Building	15				Quality of I	Buildings			
	0-25%	25-50%	50-75%	75-100%	,	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very	X			
1940 –					good Good			X	
1969 1970 -					Poor		X		
1989 1990 –					Very				
1999 2000 –					poor				
2009									
Since 2010									
On-site amenit	ies								
□ Conve	nience re			ison retail	Several o	cafes			
	rant/café		Hotel						
☐ Gym/s ☐ Bank	poris		Creche Education	on					
□ None			Other	5.1					
Broadband infr	astructure	a							
⊠ ADSL			⊠ Fibre	optic (Desk	Based)				
Dramaulian - f Fi	·	im Na P	alara	_					
Proportion of FI	oorspace 0-	25-50%	-class use 50-75%	75-100%					
	25%								
Housing	_ _	☑	<u> </u>						
Retail Community	_								
Commonly									

Oth B-C	_]]
Neight	oouring amenities	•		
_	_		with a wide rang	e and quantity of services
_			_	
				range and quantity of services
	_		ge and quantity o	t basic services
×	Close to one o	r two	services	
	No services in cl	ose pr	oximity	
	of environment	for cui	rent uses	
-	nent on issues)			
	Very good	X	Good	
	Poor		Very poor	
	ment appropriat			
X	Yes		No	
Neighb	ouring uses			On a seite On a cil Donat
X	Residential		Leisure	Opposite Council Depot
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education	on 🗖	Further Education	
Eviden	ce of pollutants			None evident
Lvideii	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	Ligiming	
_	•			
Acces	s & parking (com	ment	on issues)	Direct access onto the A130
	Road Network ((Strate	gic Road Network)	
П	Vehicular Acce	.00		
	(HGV, Vans, Co		vcles)	Several accesses with dedicated slip road
	(110 4 , 40113 , 00	113, DIC	y C1C3)	
	Deale II en december and			
	Public transport			Proximate bus links
	Servicing			Adequate on site
				Adoquate offship
_				
	Internal Circula	tion		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 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
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 Au	ithority <u>Castle</u>	Point Bor	ough Council		
Site Name <u>Manor Tra</u>	ading Estate					
Address 30 Brunel Roc	ıd, South Bei	nfleet, SS7 4PS				
Survey Date: 02/02/20	16		Su	urveyor: MS & Lo	G	
SITE DESCRIPTION						
Site Area: 15.05ha						
Policy designation:	Active Em	nployment Site)			
Location (nearest towr	or cluster d	escription):	Benflee	t		
The site is best described Out of Town Cook High Quality Brown Cook Research and Warehouse/Di General Indust Heavy/Special	ffice Campu usiness Park Technology stribution Pa try/Business	/Science Park rk Area		Sites for Speci	eight Terminals fic Occupiers vironmental Inc	
Well established Established co Mixed comme Mainly resident	ommercial o ercial and re atial with few	rea, with resic sidential area commercial	uses			
Closest trunk road (na	me and dist	nce) <u>A1159</u>	(1.1 mile)	_		
Rail Access Rochf	ord (0.5 mile	s)	Bus rou	utes <u>Multiple rou</u>	utes on southe	rn road to west of site
International National Regional Local Vacancy	existing occ	•	40-60% 	60-80%	80-100% 	
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) ancilliary						ary

General com	nments / de	escription	of site						
EXISTING CO	<u>NDITIONS</u>								
Age of Buildin					Quality of E				
D 1040	0-25% □	25-50%	50-75%	75-100% □	M	0-25% □	25-50%	50-75% □	75-100% □
Pre 1940					Very good				
1940 - 1969					Good		X		
1970 – 1989				X	Poor		X		
1990 –					Very				
1999 2000 –	X				poor				
2009									
Since 2010	_	_	_	_					
On-site ame	nities								
	venience re			ison retail					
	aurant/café /sports		Hotel Creche						
□ Bank			Education	on					
□ None			Other						
Broadband in	nfrastructur	e							
X ADSI			X Fibre	optic (Desk	Based)				
Proportion of	Eleorenge	in Non P	olass use						
Proportion of	0-	25-50%	-ciass use 50-75%	75-100%	c.10% Do	ay Nursery			
	25%								
Housing Retail		<u> </u>							
Communi	_	_	_	<u> </u>					

South Essex Authorities South Essex EDNA Other X **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 X Poor Very poor Environment appropriate for current uses? X Yes No **Neighbouring uses** Opposite Council Depot Residential Leisure \times Retail Town centre \boxtimes Airport Rail Road Office Industrial Warehousing Higher Education **Further Education** None evident **Evidence of pollutants** Noise Air Traffic Lighting 24hr operation Access & parking (comment on issues) Central location with access to the A127 further to the Road Network (Strategic Road Network) south. Vehicular Access Some restricted visibility and poor access for HGVs (HGV, Vans, Cars, Bicycles) 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

related uses of many units

Parking

November 2017 gva.co.uk

On street parking evident, particularly considering car

366

South Essex Authorities South Essex EDNA Access and parking is adequate for the uses within the site \(\times \) 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:** None evident 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) % 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 RefCP12	Local Authority Castle	Point Bor	ough Council		
Site NameStadium Wa	y Industrial Estate				
Address Stadium Way, Be	enfleet, SS7 3BN				
Survey Date: 02/02/2016_		Su	rveyor: MS & LO	G	
SITE DESCRIPTION					
Site Area: 8.31ha					
Policy designation:	Active Employment Site				
Location (nearest town or	cluster description):	Rayleigh	1		
□ Warehouse/Distrik ☑ General Industry/ □ Heavy/Specialist Location character ☑ Well established co □ Established comm □ Mixed commerci □ Mainly residentia	te Campus thess Park theshology/Science Park toution Park Business Area Industrial Site themmercial area thercial area, with resider al and residential area I with few commercial ut	uses ner comm	Sites for Specific Recycling/Env Other - Storage nearby	eight Terminals fic Occupiers vironmental Industries	Sites
Rail Access Rayleigh	(1.5km) Bus ro	utes <u>Multi</u>	ple routes on A	129	
Nature/significance of ex	isting occupiers				
International National Regional Local	20% 20-40% 4	40-60%	60-80% 	80-100% □ □ □ □ □	
Sectors present					
Distribution Storage (open) Storage (warehoustrie) Creative industrie Marine	x	Food pro Aggrega Office a	manufacturing oduction ates	e type) <u>Accountar</u>	ncy

General com	General comments / description of site								
EXISTING COL	NDITIONS								
	Age of Buildings Quality of Buildings								
Age of bollan	0-25%	25-50%	50-75%	75-100%	Quality of I	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very				
1940 –					good Good				X
1969 1970 -					Poor	X			
1989 1990 –									
1999					Very poor	_	_	_	_
2000 – 2009									
Since 2010									
On-site amer	itios								
	renience re	etail 🗖	Compar	ison retail					
	iurant/café		Hotel						
□ Gym,□ Bank	/sports		Creche Education	on					
⊠ None			Other	511					
Broadband in	frastructure	e							
X ADSL			X Fibre	optic (Desk	Based)				
Proportion of	Floorspace	in Non-R	-class use	ae					
rioponion oi	0-	25-50%	50-75%	75-100%					
	25%								
Housing Retail	_ _	☒	<u> </u>						
Communi	_								

B-C	lass		X						
Neigh	pouring amenities								
	Close to a town	cent	re with a wide	range	and quantity of services				
	Close to local centre with a reasonable range and quantity of services								
X	Close to a limited	d ran	ge and quan	tity of b	pasic services				
	Close to one or tv	vo se	rvices						
	No services in clos	se pr	oximity						
	, of environment fo nent on issues)	or CUI	rent uses						
	Very good	X	Good						
	Poor		Very poor						
Enviror	nment appropriate	for c	urrent uses?						
X	Yes		No						
Noigh	oouring uses								
INEIGHI	Residential		Leisure						
×	Retail		Town centre						
	Airport		Rail						
×	Road		Office						
	Industrial		Warehousing	٦					
	Higher Education	_	Further Educ	-					
u	righer Education	· 🗀	ronner Educ	allori					
Eviden	ce of pollutants				None evident				
	Noise		Air						
_	Traffic	_	Lighting						
	24hr operation	_	gg						
_	•								
Acces	s & parking (comm	nent	on issues)		Access to the A129 and A127				
	Road Network (S	trate	gic Road Net	work)	7.65633 TO THE 7.1127 GHA 7.1127				
	Vehicular Access		volos)		Wide access via stadium way				
	(HGV, Vans, Cars	s, DIC	yclesj						
	Public transport				Bus routes serve the site from A129				
	Condoine			1					
	Servicing				Adequate				
	Internal Circulation	on			Adequate				
_	5			·					
	Parking				Adequate – most units have parking				

Access and parking is adequate for the uses within the site

Rochford

.... Storage (open)

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): So	uthend-on-Sea/Rochford
The site is best described as a:	
Out of Town Office Campus	☐ Town Centre
High Quality Business Park	Incubator/SME Cluster Site
Research and Technology/Science Park	Specialised Freight Terminals
Warehouse/Distribution Park	□ Sites for Specific Occupiers
☑ General Industry/Business Area	Recycling/Environmental Industries Sites
☐ Heavy/Specialist Industrial Site	☐ 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 of	commercial uses
Closest trunk road (name and distance) <u>B1013 (Adjo</u>	acent)
Rail AccessRochford (2.6 miles) Prittlewell (2.7 m	niles) Bus routes 63/514/815 from Cherry Orchard
Way	
Nature/significance of existing occupiers	
0-20% 20-40% 40-6	
International	
National	
Regional	
LOCGI D D	——————————————————————————————————————
Vacancy U U	<u> </u>
Sectors present	
-	gineering

November 2017 **gva.co.uk** 372

х...

Product manufacturing

Storag	ge (wareh	iouse)		Food	production				
Creati	ive industi	ries	•		regates				
Marine	Э		X	Office	ce activity (describe type)				
Other (inc non-B	class)		<u> Airport Servici</u>	<u>ng</u>				
General comn	nents / de	escription	of site						
Mixed offer modern off		s of stock	and bus	sinesses, rar	nging from l	ower qua	lity industri	ial throug	h to
Proviously t	ho grog	to the n	orth has	been propo	acad for ove	ansion of	lnoco ac	tivitios alt	hough this
was shelve	d as the	recessio	n halted	investment s still potent	by operato	ors in air tro	avel. The d		
				·	,				
EXISTING CON	<u>DITIONS</u>								
Age of Building	as				Quality of	Buildinas			
	0-25%	25-50%	50-75%	75-100%	Quanty of	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very		X		
	ᅜ	_	_	П	good	П	П	I V I	П
1940 – 1969	X				Good			X	
1970 –	X				Poor				
1989	X				M				
1990 – 1999		_	_	_	Very poor	_	_	_	_
2000 –	X				·				
2009 Since									
2010									
On-site amenit	ties								
	enience re	etail 🗖	Compa	rison retail	Sandwic	:h vans			
Restau	urant/cafe	é 🗵	Hotel		I	nd rugby cl eum Gym	lubs on bou	undary	
⊠ Gym/s	sports		Creche		Skylark h				
□ Bank				on					
□ None			Other						
Broadband infi	rastructur	e							
X ADSL		ADSL2+		optic (Desk	Based)				
					,				
Proportion of F	loorspace	e in Non-B	3-class us	es					
	0- 25%	25-50%	50-75%	75-100%					
Housing	25% -								
Housing Retail	_	_	_	_					
Community	, 🗖								
Other					L_				
B-Class				X					

Neighb	oouring amenities			
	Close to a town o	entre	e with a wide range	and quantity of services
	Close to local cer	ntre v	with a reasonable ra	nge and quantity of services
	Close to a limited	rang	ge and quantity of b	asic services
	Close to one or tv	vo se	ervices	
X	No services in clo	ose p	roximity	
	of environment for	or cui	rent uses	Shared areas are of good quality, some occupied sites are
· X	Very good	X	Good	less well maintained.
	Poor		Very poor	
Enviror	ment appropriate	for c	current uses?	
×	Yes		No	
NI a taula la				
_	oouring uses		Leisure	Open space to the north which has identified development
	Residential Retail		Town centre	potential – JAAP area
X	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education	1 🔲	Further Education	
Eviden	ce of pollutants			Noise from airport
X	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (comn	nent :	on issues)	
			gic Road Network)	Fairly well connected - Site sits off High Road which connects to the A127
	(-		g. c c ,	Commodis to line //12/
	Vehicular Acces	S		Good
	(HGV, Vans, Car		ycles)	Good
	Public transport			None evident within the site but proximate bus stops
	Servicing			Off road linked to business premises
	Internal Circulati	on		Good – flow is restricted by on road parking in some areas
	Parking			Allocated in courtyards & on-street
Acces	s and parking is ac	dequ	ate for the uses withi	n the site ⊠Yes □No □ Don't know

DEVELOPMENT CONTEX	<u>I</u>			
Planning Consideration	ıs*:			
☐ Flood Risk Area)		☐ Heritage & Conservo	ation (Listed Building, SAM, (Cons
•	esignation (SPA, SAC, SSSI, Ram	sar) 🗖 Tree Preservatio	on Order (presumed no)	
Physical Considerations	s:	one evident		
Topography		one eviderii		
☐ Contamination	l			
Other				
Opportunity for Intensifi	ication 🗵 Yes 🔲 No	Vacant Land		
Vacant Buildings (re-us (Can be reoccupied in		s, number of vacant bui	ldings	
Vacant Buildings (refurb (Likely to require refurbi	b) □ Yes ☑ No If Ye. ishment or redevelopment to b		ldings	
% of site developable <	<10%	Estimated Quantity		
Development activity				
☐ Evidence of red	cent development within the si	ite 🕱 B class 🗖	Non-B class	
	cent development in the imme			
<u>car showroom</u>		_		
_	f recent development			
Evidence of mo	arketing & duration			
CONCLUSIONS	(Market perceptions to be co	onsidered within report)		
Other Comments / Obs	ervations			
Potential to expo	and to North if required, w	vithout affecting cur	rent site, however JAA	\ P
Recommendations on t	iuture use / potential			
Protect and maintain	n employment use.			
Continue to support				
Potential for more air	rport related uses and business	es seeking to locate clo	se to the airport.	

Site Name Baltic Wharf Address SS4 2HA	
Address SS4 2HA	
Survey Date: 02/02/2016 Surveyor	r: MS & LG
SITE DESCRIPTION	
Site Area: 16.1ha	
Policy designation: Employment Land	
Location (nearest town or cluster description): Rochford/Hock	kley
 □ High Quality Business Park □ Research and Technology/Science Park □ Warehouse/Distribution Park □ General Industry/Business Area □ Recycle 	
Rail Access Rochford station (c.6 miles away) Bus routes 60 & 6	60A – Riverside Village Bus and Coach
Station Nature/significance of existing occupiers	
	0-80% 80-100%
x. Distribution x. Engineering x Storage (open) Product manufacture for the following formula for the following for the following formula fo	_

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	LAISIIII	CONDI	110113									
Pre 1940	Age of E	Buildings					Quality of I	Buildings				
1940												
1940	Pre 1	940										
1970	1940	_				X	_					
1989			п	П	П	п	5	П	п	IXI	п	
1999			_	_	_	_	Poor	_	_	<u></u>	_	
2000 −							•		X			
Convenience retail Comparison retail Marina Café is adjacent to site Convenience retail Comparison retail Marina Café is adjacent to site Restaurant/café Hotel Gym/sports Creche Bank Education None Other							poor					
On-site amenities Convenience retail Comparison retail Marina Café is adjacent to site Restaurant/café Hotel Gym/sports Creche Bank Education None Other Broadband infrastructure ADSL MADSL2+ Missibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses 0- 25-50% 50-75% 75-100% 25% Housing Community Cother Cother Community Cother Cot	2009		п	П	П	п						
□ Convenience retail □ Comparison retail			_	_	_	_						
□ Convenience retail □ Comparison retail	04-		_									
☐ Restaurant/café ☐ Hotel ☐ Gym/sports ☐ Creche ☐ Bank ☐ Education ☐ Other ☐ Whome ☐ Other Broadband infrastructure ☐ ADSL ☐ ADSL2+ ☐ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses O- 25-50% 50-75% 75-100% 25% Housing Retail ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐												
☐ Gym/sports ☐ Creche ☐ Bank ☐ Education ☐ None ☐ Other Broadband infrastructure ☐ ADSL ☑ADSL2+ ☑Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses		Conveni	ience re	etail 🗖	Compar	ison retail	Marina C	Café is adja	icent to site	;		
□ Bank □ Education □ None □ Other Broadband infrastructure □ ADSL □ ADSL2+ □ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses □ 25-50% 50-75% 75-100% 25% Housing □ □ □ □ □ Retail □ □ □ □ □ Community □ □ □ □ □ Other □ □ □ □ □ □	X	Restaurc	ant/café		Hotel							
□ Bank □ Education □ Other Broadband infrastructure □ ADSL □ ADSL2+ □ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses □ 25-50% 50-75% 75-100% 25% Housing □ □ □ □ □ Retail □ □ □ □ □ Community □ □ □ □ □ Other □ □ □ □ □ □		Gym/spo	orts		Creche							
Broadband infrastructure ADSL MADSL2+ Maribre optic (Desk Based) Proportion of Floorspace in Non-B-class uses O- 25-50% 50-75% 75-100% 25% Housing				П	Education	on						
Broadband infrastructure ADSL ADSL2+	_			_								
ADSL ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ ADSL2+ A	i	TAOLIC		J	Offici							
Proportion of Floorspace in Non-B-class uses	Broadbo	and infra	structure	•								
0- 25-50% 50-75% 75-100% 25% Housing Retail Community Other	X	ADSL	X ADS	L2+ 🔀	Fibre opti	c (Desk	Based)					
0- 25-50% 50-75% 75-100% 25% Housing Retail Community Other	Proporti	on of Flor	orsnace	in Non-R	-class use	. c						
25% Housing	Поронн	011 01 110	-									٦
Retail				25-50%	50-75%	75-100%						
Retail	Hous	ina										
Community		•										
Other												
Office												
						×						

Neighb	ouring 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 tv	vo se	rvices							
X	No services in cl	ose r	proximity							
	r of environment fo nent on issues)	r cur	rent uses	Average						
	Very good	×	Good							
_	Poor		Very poor							
Environ	ment appropriate	for c								
X	Yes		No							
Ni a la la la										
•	oouring uses Residential		Leisure	The only neighbouring uses are open space, and the Plus						
	Retail		Town centre	Marina cafe – largely agricultural. There is also a RSPB reserve further east and a holiday park to the west, albeit						
	Airport		Rail	these are separated by fields.						
_	Road	_	Office	, ,						
_	Industrial		Warehousing							
	Higher Education	n 🔲	Further Education							
Eviden	ce of pollutants			None evident						
X	Noise		Air							
	Traffic		Lighting							
X	24hr operation									
٨٥٥٥٥	& parking (comm	ont.	on issued							
Access			gic Road Network)	Poorly connected						
_	ROGGINOIWOIK (S	iiaic	gie Roda Nerworkj							
	Vehicular Access			Accessed via rural roads – not ideal for HGV						
	(HGV, Vans, Cars	s, Bic	ycles)							
	Public transport			None observed						
	Servicing			Sites fully serviced from within their own boundaries						
	Internal Circulation	on		Appears suitable for uses						
	Darking			Adequate within sites						
	Parking			Adequate within sites						
Access	s and parking is ac	dequ	ate for the uses withi	n the site ⊠Yes □No □ Don't know						

DEVELOPMENT CONTEXT								
Planning Considerations*: ☐ Flood Risk ☐ Heritage & Conservation (Listed Building, S Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) ☐ Tree Preservation Order (presumed not Physical Considerations: None evident								
☐ 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)								
% of site developable Estimated Quantity								
Development activity								
Evidence of recent development within the site B class Non-B class								
<u>CONCLUSIONS</u> (Market perceptions to be considered within report)								
Other Comments / Observations								
No vacancies or empty buildings were observed or identified through the review of the market. Potential for intensification of activity exists in physical capacity terms, however unlikely that the location would attract demand beyond the current scale and nature and would also be limited by the strategic access.	r it is							
Recommendations on future use / potential								
The site should be protect and maintained as a key location for existing uses and activi	ies.							

Site Ref GVA: R3	Local	Authority Roch	ford	-			
Site NameEssex Ma	ırina						
Address SS4 2HA							
Survey Date: 02/02/20	016		Su	urveyor: MS & L	.G		
SITE DESCRIPTION							
Site Area: 4.03ha							
Policy designation: En	nployment	Land					
Location (nearest tow	n or cluste	r description):	Rochfor	d/Hockley			
The site is best describ Out of Town (High Quality B Research and Warehouse/D General Indus Heavy/Specie	Office Cam Business Pa I Technolo Distribution Stry/Busines	rk gy/Science Parl Park ss Area	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 (na Rail Access Rochford Station Nature/significance o	d station (c	c.6 miles away)		<u>60 & 60A – Riv</u>	verside Village B	us and Coach	
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80% 	80-100% □ □ □ □ □		
x. Distribution x Storage (open x. Storage (ware Creative indu	ehouse)	x. 		manufacturin oduction	g		

....

x. Marine

Office activity (describe type)_____

Other	(inc non-l	B class)							
General comm	ments / de	escription	of site						
the Baltic St landside are Essex Marine	tates and ea is dedi a adjoins	Scandina cated to t Baltic Who	via. The s the storag arf and is	ite also con le of timber. used for plea	lising in the in tains a sawmi asure craft sto rations, with t	II and timb orage, mai	er treatmer ntenance c	nt facility.	Much of the The Marina
EXISTING CON	<u>IDITIONS</u>								
Age of Building	as				Quality of I	Buildinas			
.90 0. 20	9 - 0-25%	25-50%	50-75%	75-100%	404 , 0	0-25%	25-50%	50-75%	75-100%
Pre 1940					Very				
1940 –				X	good Good				
1969 1970 –					Poor			X	
1989							X		
1990 – 1999					Very poor	_	<u> </u>		
2000 – 2009									
Since 2010									
On-site ameni	ities								
□ Conve □ Restau □ Gym/s □ Bank □ None		é 🗖	Hotel Creche Education	ison retail on	Marina C	Cafe			
Broadband inf 図 ADSL	frastructur 🗵	e ADSL2+	X Fib	re optic	(Desk Base	ed)			
Proportion of F	loorspace	e in Non-B	-class use	es					
	0-	25-50%	50-75%	75-100%					
Housing	25% □								
Retail				0					
Community Other	y o		<u> </u>	<u> </u>					
B-Class				X					

Neighb	ouring 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 one or tw	_								
	No services in cl									
	1 140 36141663 111 61	036 F	DOMITHIY							
	of environment fo ent on issues)	r cur	rent uses	Average						
	Very good	X	Good	-						
	Poor		Very poor							
Environ	ment appropriate	for c								
X	Yes		No							
_	ouring uses			The only neighbouring uses are open space and the						
_	Residential	_	Leisure	Baltic Wharf site – largely agricultural. There is also a						
	Retail		Town centre	RSPB reserve further east and a holiday park to the						
	Airport		Rail Office	west, albeit these are separated by fields.						
	Road Industrial		Warehousing							
⊠	Higher Education		Further Education							
	riigher Laucanor		Torrier Education							
Fyiden	ce of pollutants			None evident						
×	Noise		Air							
	Traffic		Lighting							
×	24hr operation		<u>g</u>							
	·									
Access	& parking (comm	nent d	on issues)	Poorly connected						
	Road Network (S	trate	gic Road Network)	1 dony connected						
	Vehicular Access (HGV, Vans, Cars		volos)	Accessed via rural roads – not ideal for HGV						
	(110 v, varis, cars	, DIC	y Clesj							
	Public transport			None observed						
	Contining									
	Servicing			Sites fully serviced from within their own boundaries						
	Internal Circulation	on		Appears suitable for uses						
	D. 11.			A do su oto vitteiro sito o						
	Parking			Adequate within sites						
Access	and parking is ad	lequ	ate for the uses withi	n 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							
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							
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 Auth	ority <u>Rochf</u>	ord						
Site Name _	Brook Roadl	ndustrial Esta	ate							
Address Ray	yleigh, Essex S	SS6 7XL								
Survey Date	Survey Date: 02/02/2016 Surveyor: MS & LG									
SITE DESCRIP	TION									
Site Area: 13	3.2ha									
Policy desig	nation:	Active Empl	oyment Site	e						
Location (ne	arest town or	cluster des	cription):	Rayleigl	า					
□ Out □ High □ Rese □ War ⊠ Ger	est described of Town Office in Quality Busin earch and Te- ehouse/Distril ineral Industry/ ivy/Specialist	ce Campus ness Park chnology/So bution Park (Business Are	ea	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Sites for Spec	reight Terminal: ific Occupiers vironmental Ind				
X WellX Esta→ Mixe→ Main	Established commercial area, with residential area nearby									
Closest trunk	road (name	and distanc	e) <u>A127 (</u> 0	0.1 mile)	-					
Rail Access miles to wes		(1.7 miles)	Bus ro	outes <u>Bus</u> i	outes run on B	rook Street (A1	27) e.g. route 1 stop 0.5			
Nature/signi	ficance of ex	isting occup	oiers							
International National Regional Local Vacancy	onal		-40% 	40-60%	60-80%	80-100% 				
Stor	ribution age (open) age (wareho ative industrie	=	 x 	Food pr Aggreg	manufacturin oduction					

x Other	r (inc non-l	3 class)	C	ar repairs a	nd servicing				
General com	General comments / description of site								
General Com	inenis / de	SCHPHOH	OI SIIC						
General inc	dustrial/bus	siness loc	ation clos	e to the A12	7, albeit with	limited dire	ct access	onto the si	te.
some new/	refurbished ied there d	d space h are some	nas been areas of v	delivered to veak stock (predominan the south of to the north o	Brook Roac	I. Whilst the	e majority	of the site is
Within the t Laser Centr		arge 'leisu	re' preser	nce clusterin	g at the entr	ance to the	site (Kartir	ng Centre,	Megazone
EXISTING CON	<u>IDITIONS</u>								
Age of Buildin	ıgs				Quality of	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 –					Good		X		
1969 1970 -					Poor		X		
1989		×							
1990 – 1999	_	LAI	_	_	Very poor	•		_	_
2000 –		X							
2009 Since									
2010									
On-site amen									
	enience re urant/café			rison retail	Hotel ne	arby			
_	'sports	_	Creche						
□ Bank		_	Education	on					
■ None			Other						
Broadband in	frankri akiri	_							
Brodabana in ■ ADSL		DSL2+	⊠ Fibre	optic (Desk	(Based)				
<u></u>			11010	opiic (Bosi	Cododi				
Proportion of I	Floorspace	in Non-B	-class use	es					
	0- 25%	25-50%	50-75%	75-100%	Leisure 1	0-15%			
Housing	25%								
Retail	_			0					
Communit	y 🗖								

Oth B-C	ner 🗵			ם ם
Neight	oouring amenities			
Σ	Close to a towr	n cen	tre with a wide ran	ge and quantity of services
				range and quantity of services
			nge and quantity o	
$\overline{\mathbf{x}}$	Close to one or			
Ц	No services in clo	se pr	Oximity	
	of environment f nent on issues)	or cu	rrent uses	But some on-street storage/fly tipping (by vacant
	Very good	\times	Good	units)
	Poor		Very poor	
Enviror	nment appropriate	e for c	current uses?	
X	Yes		No	
Neighb	oouring uses			
×	Residential		Leisure	
_	Retail	_	Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Educatio	n 🗖	Further Education	
Eviden	ce of pollutants			
X	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (comr	ment	on issues)	
×			gic Road Network	Possibly difficult for HGV. Access to site from A127 slip road.
		o o		/ CCC33 TO SHO HOTH / (127 Ship Todd.
	Vehicular Acces			Adequate for uses
	(HGV, Vans, Ca	rs, Bic	ycles)	
	Public transport			Proximity to bus routes
ш	Servicing			Most sites have some yard space – with certain exceptions
	Internal Circulat	ion		Fine – unaffected by parked cars
_	D 1:			
	Parking			On street (but not obstructive). Many units have some provision

Access and parking is adequate for the uses within the site
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
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use) ☐ 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 Non-B class Non-B class Non-B class Non-B class Non-B class Evidence of recent development Evidence of marketing & duration Non-B class Non-B class
<u>CONCLUSIONS</u> (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 Author	rity Rochford			
Site Name Imperial Park				
Address_Rawreth Ln, Rayleigh, Essex S	S6 9RS			
Survey Date: 02/02/2016	S	urveyor: MS & LO	G	_
SITE DESCRIPTION				
Site Area: 2.35ha				
Policy designation: Active Emplo	yment Site			
Location (nearest town or cluster desc	ription): Rayleig	h		
The site is best described as a: Out of Town Office Campus High Quality Business Park Research and Technology/Sc Warehouse/Distribution Park General Industry/Business Area Heavy/Specialist Industrial Site		Sites for Specia	eight Terminals fic Occupiers vironmental Industries Sites	
Location character Well established commercial or Established commercial area, Mixed commercial and reside Mainly residential with few com Mainly residential or rural area	with residential area ntial area nmercial uses	ŕ		
Closest trunk road (name and distanc	e) <u>B1036</u>			
Rail Access Rayleigh (1.6 miles)	Bus ro	utes <u>3D runs fror</u>	m outside the Asda store	
International National Regional Local	iers 40% 40-60%	60-80%	80-100% □ □ □ □ □	
Sectors present				
 Distribution Storage (open) x. Storage (warehouse) Creative industries Marine x Other (inc non-B class) 	Food pi	t manufacturing oduction ates activity (describ	e type) <u>very limited</u> uir. Take away units	

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

EXIONITO CON	Dinono										
Age of Buildings Quality of Buildings											
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very good						
1940 - 1969					Good		X				
1970 –				X	Poor						
1989 1990 –				0	Very						
1999 2000 –					poor						
2009 Since 2010			•	•							
On-site ameni	On-site amenities										
☐ Conve	enience re	etail 🗖	Compar	ison retail	2 takeaw	ay units				1	
Restau	urant/cafe	é 🗖	Hotel								
☐ Gym/:	sports		Creche								
Bank			Education	on							
■ None		X	Other								
Broadband inf	rastructur	е								٢	
X ADSL	X A	ADSL2+	X Fibre	optic (Desk	Based)						
Proportion of F	loorspace	in Non-B	-class use	es						_	
	0- 25%	25-50%	50-75%	75-100%	5% non B						
Housing										1	
Retail											
Communit	, 									1	
Other	у 区										
B-Class				X						L	

Neighb	oouring amenities												
	Close to a town o	entre	e 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												
X													
	No services in clos	se pr	oximitv										
	r of environment fon ment on issues)	r cur	rent uses										
	Very good	X	Good										
	Poor		Very poor										
_	ment appropriate	_											
X	Yes		No										
	oouring uses		Laterna										
\boxtimes	Residential Retail		Leisure Town centre										
	Airport		Rail										
×	Road		Office										
	Industrial	_	Warehousing										
_	Higher Education		Further Education										
Eviden	ce of pollutants			None evident									
	Noise		Air										
	Traffic		Lighting										
	24hr operation												
			. ,										
Access	8 & parking (comm		on issues) gic Road Network)	Good – proximate to A1245									
_	KOdd Nelwork (3	iiuie	gic Rodd Nerwork)										
	Vehicular Access			HGV potentially difficult									
	(HGV, Vans, Cars	s, Bic	ycles)										
	Public transport			Bus stops									
	Servicing			From road for small units									
	Internal Circulation	on		Ok – difficult for large vehicles									
П	Parking			Fine									
	raiking			Tille									
A 0 0 0 0 0	and parking is	loc	ato for the wass with	in the site FEVer DAIL Dentitions									
Access	s una parking is ac	16d0	ate for the uses with	in the site $oxtimes$ Yes $oxtimes$ No $oxtimes$ 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:** None evident Topography Contamination Other Opportunity for Intensification Yes Vacant Land ☐ Yes ☐ No Vacant Buildings (re-use) ☐ Yes (Can be reoccupied in current form) Vacant Buildings (refurb) Yes ■ No If Yes, number of vacant buildings ■ If Yes, number of vaca (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 _ (Market perceptions to be considered within report) **CONCLUSIONS** 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 Rochfo	ord			
Site Name	Locks Hill					
Address Ro	ochford, Essex	SS4 1BB				
Survey Date	e: 02/02/2016		Su	rveyor: MS & L	G	
SITE DESCRI	PTION					
Site Area: 0	.82ha					
Policy design	gnation:	Active Employment Site				
Location (n	earest town o	r cluster description):	Rochford	d		
Ou Hig Res	rehouse/Distri	ce Campus ness Park chnology/Science Park bution Park /Business Area		Town Centre Incubator/SM Specialised Fr Sites for Speci Recycling/Env Other - Storag	eight Terr fic Occup vironment	ninals
Es Mi Mo	ell established tablished com ixed commerc ainly residentic	I commercial area nmercial area, with resid cial and residential area al with few commercial of al or rural area with no c	uses	·		
Rail Access	Rochford	e and distance) A1159 (d (0.3miles) Southend Ai treet / West Street)		miles)	Bus ro	utes <u>Southend Road has</u>
Nature/sigr	nificance of ex	kisting occupiers				
Internat Nationa Regiona Local Vacana	ional al	20% 20-40%	40-60%	60-80%	80-1009 	
Sectors pre	sent					
Dis Sto Cre	tribution rage (open) rage (wareho eative industrie	·	Food pro	manufacturing oduction ates		Housing Associations & Others

Other (in									
General commo									
A small, edge	of cent	tre office l	ocation w	vithin Rochfo	rd, lying to th	ne south of	the town c	entre.	
Accommodo provision. The									
EXISTING COND	OITIONS					_			
Age of Buildings					Quality of I	Ruildings			
tge or bonding.	s 0-25%	25-50%	50-75%	75-100%	Quality of i	0-25%	25-50%	50-75%	75-100%
Pre 1940	U-25%	25-5U% X	50-75%	75-100% □	Very	U-25% □	25-50%	50-75% X	75-100%
1940 –			0	•	good Good	0			
1969 1970 –			X		Poor		X		
1989 1990 –					Very				
1999 2000 – 2009					poor				
Since 2010									
On-site ameniti	es								
	nience re ant/cafe	-	Compar Hotel	rison retail	Close to	town centr	e		
☐ Gym/sp	oorts		Creche						
■ Bank				on					
⊠ None			Other						
Broadband infro					L				
X ADSL	X A	ADSL2+	X Fibre	optic (Desk	Based)				
Proportion of Flo	orspace	e in Non-B	-class use	∍s					
	0- 25%	25-50%	50-75%	75-100%					
Housing									
Retail									
Community Other	<u> </u>	<u> </u>	<u> </u>	_ _					
Offici									

South Essex Authorities South Essex EDNA X **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 X Poor Very poor **Environment appropriate for current uses?** No **Neighbouring uses** Public car park and doctors surgery adjacent to the Residential Leisure \boxtimes site Retail X Town centre Airport Rail **⋈** Road Office Industrial Warehousing Higher Education **Further Education** None evident **Evidence of pollutants** Noise Air Traffic Lighting 24hr operation Access & parking (comment on issues) Good Road Network (Strategic Road Network) Vehicular Access Adequate for uses (HGV, Vans, Cars, Bicycles) Public transport Bus routes and walking distance to Rochford station Servicing N/A Internal Circulation Adequate

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

Parking

November 2017 **gva.co.uk** 394

Adequate

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:** None evident Topography Contamination Other Opportunity for Intensification Yes Vacant Land ☐ Yes ☐ No Vacant Buildings (re-use) ☐ Yes (Can be reoccupied in current form) Vacant Buildings (refurb) Yes ■ No If Yes, number of vacant buildings ■ If Yes, number of vaca (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 ___ (Market perceptions to be considered within report) **CONCLUSIONS** 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 Roch	ford			
Site Nam	e <u>Rochford Bu</u>	usiness Park				
Address_	SS4 1 GP					
Survey D	ate: 02/02/2016	-	S	urveyor: MS & l	_G	
SITE DESC	CRIPTION					
Site Area	: 11.6ha					
Policy de	esignation:	Active Employment Si	te			
Location	(nearest town o	r cluster description):	Rochfo	rd		
	s best described					
	Out of Town Offic High Quality Busi			Town Centre	AE Chustor Sito	
		ness rark chnology/Science Pa	rk 🗖	Incubator/SM Specialised F	reight Terminals	
	Varehouse/Distri	= :			rific Occupiers	
	General Industry,		_		vironmental Indu	stries Sites
<u> </u>	Heavy/Specialist	Industrial Site	X	Other - Car D	Dealership Cluster	
Location	character					
☐ w	/ell established o	commercial area				
\times	Established com	nmercial area, with res	idential are	ea nearby		
	Mixed commerc	ial and residential are	а			
	Mainly residentic	al with few commercia	ıl uses			
□ N	Nainly residential	or rural area with no c	other comr	nercial uses		
Closest to	unk road (name	e and distance) <u>B1013</u>	(Adjacen	t)		
Rail Acce		d (1.8 miles) Southend ding route 9 to the airp		O miles) Bus i	routes <u>Routes run</u>	in the residential area to
Nature/s	ianificance of ex	kisting occupiers				
, ,		20% 20-40%	40-60%	60-80%	80-100%	
Intern						
Natio						
Regio	nal					
Local			_		X	
Vaca	ncy					
Sectors p	resent					
[Distribution		Engine	ering		
🤇	Storage (open)	••••		t manufacturin	g	
	Storage (wareho	•		roduction		
	Creative industri	es	Aggreg			
1	Marine		Office of	activity (describ	oe type)	

outh Essex Auth	orities							So	uth Essex EDN
Other (i	nc non-B	class) _	С	ar Dealers, f	-ast food take	e-away			
eneral comm	nents / de	scription (of site						
potentially se	erviced sit	tes. At pr	esent the	site is domin	class employ nated by non- ated along th	-B class em	ployment (generating	
Future devel	opment v	vould occ	cupy land	I to the rear	of these units	1.			
	e of the b	orough th	ne site ad		igher quality		nt floorspa	ce to the s	outh, which
XISTING CONE	<u>DITIONS</u>								
ge of Building	ıs				Quality of I	Ruildinas			
ge or bonding	0-25%	25-50%	50-75%	75-100%	Quality of I	0-25%	25-50%	50-75%	75-100%
Pre 1940		□			Very	□	□	X	
10.40					good		X		
1940 – 1969					Good		_		
1970 – 1989					Poor				
1990 –					Very				
1999 2000 –			X		poor				
2009 Since			X						
2010	_	_		_					
n-site amenit	ies								
_	nience re			ison retail		ation & shop		. Horovalo	
	rant/café				Fasi 1000	d take-awa	y ana anve	nrougn	
☐ Gym/s	ports		Creche	20					
□ Bank□ None			Education Other	ori .					
□ None		X	Olliei						
roadband infr	astructure	•							
X ADSL	X A	DSL2+	I Fibre	optic (Desk	(Based)				
	oorspace	in Non-B	-class use	es					
roportion of Fla					Car Sale	<u> </u>			
roportion of Fl	0-	25-50%	50-75%	75-100%	Carsaic	3			
roportion of Floring	0- 25% □	25-50%	50-75%	75-100%	Cai saic	3			

Cor Oth B-C	<u></u>	ם כ		□ ⊠ □									
Neighb	ouring amen	ities											
	Close to a t	own cer	tre with a v	vide range	and quantity of services								
	Close to local centre with a reasonable range and quantity of services												
					asic services								
	Close to one			,									
X	No services												
	of environme		irrent uses										
	ent on issues,		Good										
☒	Very good Poor		Very poc	nr									
_	ment approp	_											
X	Yes		No										
_		_											
Neighb	ouring uses				All buffered by vacant space or road.								
X	Residential		Leisure -		Country park to the north								
	Retail		Town cei	ntre									
⊠	Airport Road		Rail Office										
×	Industrial		Warehou	ısina									
	Higher Educ	_	Further E	_									
Eviden	ce of pollutar	nts			Airport Impact?								
	Noise		Air										
	Traffic		Lighting										
	24hr operati	on											
A	o O markina /o	amman	on issued										
Access	& parking (c Road Netwo			Vetwork)	Good								
_	Roda Horwe	on to han	ogie Roda i	vo i vo i k									
	Vehicular A				Good – direct access to mainroad								
	(HGV, Vans,	Cars, Bio	cycles)										
	Public transp	oort			Proximate bus links								
	Servicing				All sites have space for own servicing								
_	009				All siles flave space for own servicing								
	1-1	1 = .12 .											
	Internal Circ	ulation			Large road dimensions								
	Parking				Plenty in each site								

Access and parking is adequate for the uses within the s	ite ⊠Yes □No □ Don't know
DEVELOPMENT CONTEXT	
Planning Considerations*: ☐ Flood Risk Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsan	Heritage & Conservation (Listed Building, SAM, Cons
Physical Considerations: Topography Contamination Other	e evident
Opportunity for Intensification ✓ Yes No	Vacant Land ☑ Yes □ No
Vacant Buildings (re-use) ☐ Yes ☑ No If Yes, (Can be reoccupied in current form)	number of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, r (Likely to require refurbishment or redevelopment to be	number of vacant buildings reoccupied)
% of site developable 60% Esti	mated Quantity
Development activity	
Evidence of recent development within the site Evidence of recent development in the immedia No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be constitution)	ate surrounding area 🗖 B class 🗖 Non-B class
(Market perceptions to be con-	маетеа міншттеропу
Other Comments / Observations	
development and restrict its attractiveness to so Given the proximity to the airport the site would	tivities this could impact the visibility of later B class me occupiers appear to offer a good opportunity to in close proximity to it but not require space 'on-

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 Auth	ority Rochfo	ord			-					
Site Name Swaines Industrial Estate												
Address Ash	ingdon Rd, F	Rochford, Ess	ex SS4 1RG	<u>, </u>								
Survey Date:	02/02/2016			Su	irveyor: MS & LO	<u> </u>						
SITE DESCRIPT	<u>TION</u>											
Site Area: 0.4	l6ha											
Policy design	nation:	Active Empl	oyment Site	Э								
Location (ne	arest town o	r cluster des	cription):	Rochfor	d							
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												
Well e Estab Mixe Mai	Established commercial area, with residential area nearby Mixed commercial and residential area											
Closest trunk	road (name	and distance	:e) <u>A1159</u>	(2.1 mile)	-							
Rail Access	Rochford	d (1.4 miles)		Bus rou	tes <u>Ashingdon</u>	Road - 7, 8, 20	OX, 174, 515					
Nature/signif												
Internatio National Regional Local Vacancy	nal	20% 20	-40% 	40-60%	60-80%	80-100%						
Sectors prese	ent											
 Distribution Storage (open) Storage (warehouse) Creative industries Marine Engineering Product manufacturing Food production Aggregates Office activity (describe type) 												
v Othe	er line non-R	class)	Car Re	enairs								

					rial estate of ss uses, in par				
	esses appe	ear to be a	orientatea	d to servicino	g local needs				
		30. 10 .00	3.1.3.1.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3	a 10 001110m1g	,				
XISTING CON	SNOITIUI								
	_								
Age of Buildin	gs				Quality of	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940					Very				
1940 –				X	good Good	X			
1969	_			_	0000				_
1970 –					Poor			X	
1989 1990 –					Very				
1999	_	_	_	_	poor				
2000 – 2009									
Since									
2010									
On-site amen	ities								
	enience re	etail 🔲	Compar	rison retail	Adjacer	nt to petrol s	station		
Resta	urant/cafe	é 🗖	Hotel						
☐ Gym/	sports		Creche						
Bank			Education	on					
■ None			Other						
Broadband in	frastructur	•							
ADSL				optic (Desk	Rased)				
M /LDOL	<u> </u>	(DOLZ)	M Hole	oplic (Desk	Свазеај				
Proportion of F	loorspace	e in Non-B	-class use	es	_				
-	0-	25-50%		75-100%					
	25%	_							
Housing									
Retail									
Communit	у								

South Essex Authorities

Other
B-Class

South Essex EDNA

B-C	ilass \Box			X	
Neighb	oouring amenities				
	Close to a town o	centr	e with a wide ro	inge	and quantity of services
	Close to local ce	ntre v	with a reasonab	ole rai	nge and quantity of services
	Close to a limite	d ran	ge and quantit	y of b	pasic services
×	Close to one or	two	services		
	No services in clo	se pr	oximity		
Quality	of environment for one issues)				
	Very good	X	Good		
$\overline{\mathbf{x}}$	Poor		Very poor		
Enviror	nment appropriate	e for c	current uses?		
X	Yes		No		
Na:abb	· · · · · · · · · · · · · · · · · ·				
Neigh	oouring uses Residential		Leisure		
ı∆ı ⊠	Retail		Town centre		
	Airport	_	Rail		
_	Road		Office		
	Industrial		Warehousing		
	Higher Educatio	n 🗖	Further Educa	tion	
Eviden	ce of pollutants				None evident
	Noise		Air		
_	Traffic		Lighting		
	24hr operation				
Acces	s & parking (comr	ment	on issues)		
	Road Network (S		•	ork)	Adequate – A127 accessible to the south
				,	
	Vehicular Acces		volosl		Potentially poor access for HGVs
	(HGV, Vans, Car	S, DIC	yciesj		
_					
	Public transport				Several buses and Rochford rail station in relative proximity
	Servicing				Mainly from road
_	33 3				Mainly nonroad
					[
	Internal Circulati	ion			N/A
	Parking				On-street, but does not impact functioning of the site

South Essex Authorities South Essex EDNA 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:** None evident 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) % 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 A	uthority Rochf	ord			
Site Name	Purdeys Inc	dustrial Est	ate (plus addit	ional ared	a to the West)		
Address <u>Lo</u>	aindon, SS15 (6PX					
Survey Dat	e: 02/02/201	6		Su	urveyor: MS & L	.G	
SITE DESCR	<u>IPTION</u>						
Site Area: 3	37.4ha						
Policy desi	gnation:	Active er	mployment site	Э			
Location (r	nearest town (or cluster (description):	Rochfor	⁻ d		
□ Ou □ Hig □ Re □ Wa ⊠ Ge □ He Location c □ Sta	arehouse/Dist eneral Industry avy/Specialis haracter ell established ablished com ed commerc ainly residentic	rice Camp siness Park echnology rribution Po y/Business st Industria d commercial ar mercial ar ial and resial with few all or rural co	y/Science Park ark Area I Site	ential area	Sites for Speci Recycling/En Other - Storag a nearby	reight Terminals ific Occupiers vironmental Inc	
Rail Acces site	s <u>Londor</u>	n Southend	d Airport (1.7 m	niles) Bus	routes <u>60,61,</u> S	B72 routes run c	on Sutton Road to South of
Nature/sig	nificance of e	_	-				
Internati National Regional Local Vacana	tional al al	D-20%	20-40%	40-60%	60-80%	80-100% 	
x Storage (warehouse) Creative industries					ering t manufacturing oduction ates activity (describ		

Other (inc non-B class)	Car repairs, Scrap yards & vehicle breakers, Leisure; Roller Disco, Fun Factory,	,
Gvm		

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 CONE	<u>OITIONS</u>								
Age of Building	ıs				Quality of B	Buildings			
Pre 1940	0-25% □	25-50%	50-75%	75-100%	Very	0-25% 🗷	25-50%	50-75% □	75-100%
1940 – 1969				•	good Good		X		
1969 1970 – 1989				X	Poor	X			
1990 – 1999	X				Very poor				
2000 – 2009					росі				
Since 2010									
On-site amenit	ies								
 □ Convenience retail □ Comparison retail □ Restaurant/café □ Hotel □ Gym/sports □ Creche □ Bank □ Education □ None □ Other 			I	mobile foo co, fun fac	od vans tory & gym				
Broadband infr	astructure	•							
X ADSL									
Proportion of Flo	oorspace	in Non-B	-class use	es					
Housing	0- 25%	25-50%	50-75%	75-100%	c. 10-15%	5 - Retail &	leisure		
Retail									

Cor Oth B-C	_	_ _ _	_	
Neighb	ouring ameniti	es		
	Close to a tow	n centre	e with a wide rar	nge and quantity of services
	Close to local	centre v	vith a reasonable	e range and quantity of services
	Close to a lim	ited ran	ge and quantity	of basic services
	Close to one o	r two se	rvices	
X	No services ir	n close p	oroximity	
	of environmen nent on issues)	t for cur	rent uses	Poorer quality to the north around breakers yards and
	Very good	X	Good	waste transfer sites.
_	Poor		Very poor	
Environ	ment appropri	ate for c		
X	Yes		No	
Na: adala				
neign:	oouring uses Residential		Leisure	Open space - agricultural
	Retail		Town centre	River
_	Airport		Rail	
_	Road	_	Office	
	Industrial		Warehousing	
	Higher Educa	tion 🗖	Further Educati	on
Fortal and	f			None evident
	ce of pollutants Noise		Air	None eviden
	Traffic		Lighting	
	24hr operation	_	Ligitimig	
Access	s & parking (co			Same as riverside
	Road Network	< (Strate	gic Road Netwo	rk)
	Vehicular Acc			Served by relatively minor roads and Sutton Rd-Southend Rd
	(HGV, Vans, C	Cars, Bic	ycles)	may limit potential with regard to HGVs
				Proximate to bus links
	Public transpo	ort		Troximate to ses in its
	Servicing			Off road within each unit
	Internal Circuit	ation		Ok – limited by on street parking (most notably school buses)
	Internal Circul	alion		
				Parking bays in front of units, some on-street
	Parking			
Access	and parking is	adeau	ate for the uses v	vithin the site ⊠Yes □No □ Don't know

DEVELOPMENT CONTEXT Planning Considerations*: ☐ 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:** None evident 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) % 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 ____

Other Comments / Observations

CONCLUSIONS

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.

(Market perceptions to be considered within report)

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 Aut	hority South	end-on-Sea E	Borough Counc	<u>il </u>		
Site Name _	Shoebury Garrisor	1						
Address, W	estgate SS3 9BT							
Survey Date	02/02/2016		s	Surveyor	MS & LG			
SITE DESCR	RIPTION							
Site Area:	0.9ha							
Policy desig	nation: Existin	g Site						
Location (ne	earest town or clu	ıster descrip	tion):	Shoeburynes	S			
	est described as	a:	_					
Out of	Town Office Campus			Town Centre				
High C	Quality Business Park			☐ Incubator/SME Cluster Site				
Resea	rch and Technology/So	cience Park		Specialised Freight Terminals				
☐ Wareh	nouse/Distribution Park		Sites for Specific Occupiers					
☐ Gener	al Industry/Business A	rea		Recycling/Environment	onmental Industrie	s Sites		
☐ Heavy	/Specialist Industrial S	ite	X	Other - Office	Location			
Location cha	aracter							
☐ Well e	established commercial	area						
▼ Estable	olished commercial are	a, with residentia	al area nearby					
☐ Mixed o	commercial and resider	ntial area						
☐ Mainly	residential with few cor	nmercial uses						
☐ Mainly	residential or rural area	a with no other co	ommercial uses					
Closest trun	k road (name and	d distance)	B1016	Quality of R	oads			
Rail Access	Shoeburyness	Station	Bus ro	utes 1 route f	rom opp Custo	oms and Excise stop		
Nature/signi	ficance of existin	g occupiers						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International								
National	Щ	Щ	Щ	Ц	H			
Regional			Ц					
Local Vacancy					⊠			
Sectors pres	sent (%)							
. Distrib			Engineerin	a				

=	(warehouse industries			 Product manufacturing Food production Aggregates Office activity (describe type) Telecoms 					
General comm	nents / de	escriptio	n of site						
New purpo	ose built	emplo	yment s	ite. Retail	and office (Jse.			
Occupiers	: Sainsb	ury's Lo	cal and	Evolve Te	elecom				
Buildings a	re high	quality.							
Good acc	ess to th	ne A13 (and stra	tegic roa	d network fr	om Can	npfield R	oad.	
Proximate	to seve	ral ame	enities.						
EXISTING CO	NDITION	<u>s</u>							
Age of Buildin	_				Quality of I	_			
Pre 1940 1940 – 1969 1970 – 1989	0-25%	25-50%	50-75%	75-100%	Very good Good Poor	0-25%	25-50%	50-75%	75-100% X
1990 - 1999 2000 - 2009 Since 2010	_ _		_ _		Very poor				
On-site ameni	ties								
Convenie Restaura Gym/spo Bank None		☐ Ho	eche ucation	tail Sa	insbury's				
Broadband inf			Fibre opt	ic (Desk	Based)				
Proportion of	Floorspa 0-25%	ce in No 25-50%	on-B-clas 50-75%	s uses 75-100%	Principa	ılly office	use		
Housing Retail Community Other B-Class			0						
Neighbouring									
☐ Close to a	a town centr	e with a wi	de range an	d quantity of s	ervices				

	Close to local centre	with a	reasonable range and q	uantity of services				
X	Close to a limited range and quantity of basic services							
	Close to one or two services							
	No services in close	oroxim	iity					
Quali	ty of environment	for	current uses					
	ment on issues)			High quality site				
X	Very good		Good					
	Poor		Very poor					
	onment appropria	ate fo						
×	Yes		No					
Neigl	nbouring uses							
×	_		Leisure	School				
	Retail		Town centre					
	Airport		Rail					
	Road		Office					
X	Industrial		Warehousing					
	Higher Education		Further Education					
Evide	ence of pollutants			None evident				
	Noise		Air					
	Traffic		Lighting					
Ц	24hr operation							
A a a a	oo 9 norking (oom	mon	t on inques)					
_	ss & parking (com		•	Good, proximate access to the A13				
Ц	Road Network (Strat	egic F	koad Network)					
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access				
_								
Ц	Public transport inc I	HS1 a	nd Pedestrian	Proximate train station and bus route.				
	O a maile in m							
	Servicing			Good				
	Internal Circulation			Good				
	Parking			Good				
Acce	ss and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know				

DEVELOPMENT CONTEXT	
Planning Considerations*:	☐ Heritage & Conservation (Listed Building, SAM, Cons Area)☐ 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 Y (Can be reoccupied in current form)	es, number of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☐ No If Y (Likely to require refurbishment or redevelopment to be reoccup	es, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompany.	ing site plan
% of site developable	Estimated Quantity
Development activity	
□ Evidence of recent development within the site □ Evidence of recent development in the immediate surf □ 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 development.	site which could accommodate further
Recommendations on future use / potential	
Protect and maintain B-class employmen	nt use.

Site Ref S2 Local Authority Southend	d-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: 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 nea ☐ Mixed commercial and residential area ☐ Mainly residential with few commercial uses ☐ Mainly residential or rural area with no other commercial	
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 International	
Storage (open) x Proc. Storage (warehouse) Foo Agg	gineering duct manufacturing od production gregates ce activity (describe type) marketing

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 **Quality of Buildings** 0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% Pre 1940 Very good 1940 - \times Good 1969 X X 1970 -Poor 1989 1990 -Very poor 1999 2000 -2009 Since 2010 **On-site amenities** KFC. Tesco X Convenience retail Comparison retail X Restaurant/cafe Hotel Gym/sports Creche Bank Education Other None **Broadband infrastructure** X ADSL X ADSL2+ ▼ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses Large element of retail related uses – i.e. 0-25% 25-50% 50-75% 75-100% wholesale, suppliers and car sales. Housing \boxtimes Retail Community Other \mathbf{X} **B-Class Neighbouring amenities** Close to a town centre with a wide range and quantity of services

November 2017 **gva.co.uk** 413

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

\times	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	X	Good					
	Poor		Very poor					
Envir	onment appropria	_						
×			No					
٠	100		110					
Neigh	bouring uses			Some employment uses and a Church on Rayleigh				
X	Residential		Leisure	Road to north of site.				
	Retail		Town centre					
	Airport		Rail					
X	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
_	nce of pollutants							
u	Noise		Air					
	Traffic	Ц	Lighting					
Ц	24hr operation							
Access & marking (comment on icours)								
Access & parking (comment on issues) Road Network (Strategic Road Network)			•	Good access from A127 and A1015.				
Ц	Road Network (Strate	egic K	load Network)					
	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good access from both roads.				
	Public transport inc H	IS1 aı	nd Pedestrian	Bus routes on A1015.				
_								
	Servicing			Good				
П	Internal Circulation			Good				
_	internal Circulation							
П	Parking			Adaquata				
_	Parking			Adequate				
Acces	s and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know				

DEVELOPMENT CONTEXT
Planning Considerations*:
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 clas
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.

Site Ref S4	_ Local Au	thority Sou	ıthend-on-	Sea Borough	Council	
Site Name Terminal Close						
Address SS3 9BN						
Survey Date 02/02	/2016		_	Surveyor	MS & LG	
SITE DESCRIPTION						
Site Area: 1.45ha						
Policy designation:	Existing Si	te				
Location (nearest tow	n or cluste	r descriptio	on):	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						
Closest trunk road (name and distance) A13/B1016 Quality of Roads Pail Access Shackurunass Station Rus routes 3 routes from c/s Shackurunass Bailway Station						
Rail Access Shoeburyness Station Bus routes 3 routes from o/s Shoeburyness Railway Stop Nature/significance of existing occupiers						
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100% □ □ □ □ □	
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, vehicle	repair					
General comments / desc	ription of site						
B2 use units. Some ref	tail elements.						
Units are fairly averag	ge/poor qual	ity.					
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	e high street v	with a ran	ge of amer	nities.			
EXISTING CONDITIONS			0 111 15				
Age of Buildings 0-25% 25-	50% 50-75%	75-100%	Quality of E	Buildings 0-25%	25-50%	50-75%	75-100%
	30% 30-73%	73-100 %	Very good	0-25%	25-50 %	30-7370	73-100%
1940 –			Good		X		
1970 –		X	Poor			X	
1989 1990 –			Very poor				
1999 2000 –		_		_	_	_	_
2009		_					
		u					
On-site amenities		—					
☐ Convenience retail ☐ Restaurant/cafe ☐		ail					
Gym/sports							
☐ Bank ☐	Education						
X None	Other						
Broadband infrastructure							
⊠ ADSL ⊠ ADSL2-	+ 🗵 Fibre optic	c (Desk E	Based)				
Proportion of Floorspace	in Non-B-class	uses					
0-25% 25-	50% 50-75%	75-100%					
<u> </u>							
Other X							
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 rang		I quantity of basic servi	ces
_	No services in close p			
	of environment ent on issues)	for o	current uses	
·	Very good	X	Good	
	Poor		Very poor	
Enviror	nment appropria	te fo	r current uses?	
X	Yes		No	
Neighb	ouring uses			
X	Residential		Leisure	Lies adjacent to Shoeburyness train station.
	Retail		Town centre	
	Airport	X	Rail	
\times	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Cuidon	f = -			
	ce of pollutants	П	۸:-	
	Noise		Air	
	Traffic	_	Lighting	
Ц	24hr operation			
Access & parking (comment on issues)			t on issues)	Suits use of the site, A13 accessible via High
	Road Network (Strate		•	Street and Elm Road.
	•		,	Street and Emiritoda.
П	Vahicular Access (HC	21/ 1/	ane Care Ricycles)	Adamsta for assurant soci
_	Vehicular Access (HGV, Vans, Cars, Bicycles)			Adequate for current uses.
	Public transport inc H	S1 ar	nd Pedestrian	Description of the second will links
				Proximate bus and rail links.
	Servicing			Adequate
				Adequate
П	Internal Circulation			Adequate
_	internal Circulation			
	☐ Parking			Adequate
				Adequate
Access	s and parking is a	adeo	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know

DEVELOPMENT CONTEXT	
☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and Warehousing Policy E4	Heritage & Conservation (Listed Building, SAM, Cons Area) Tree Preservation Order
Physical Considerations: Topography Contamination Other	site
Opportunity for Intensification ⊠ Yes ☐ No	Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, num (Can be reoccupied in current form)	nber of vacant buildings
Vacant Buildings (refurb)	nber of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompanying site	plan
% of site developable Esti	mated Quantity
Development activity □ Evidence of recent development within the site □ E □ Evidence of recent development in the immediate surroundin □ No evidence of recent development □ Evidence of marketing & duration	
CONCLUSIONS (Market perceptions to be con Other Comments / Observations	sidered within report)
Area to the north east of the site that appear accommodate further B-class use.	s to be used for car parking that could
Recommendations on future use / potential	
Protect and maintain B-class employment use	

Site Ref S5 Local Authority Southend-on-Sea Borough Council							
Site Name Grainger Road							
Address SS2 5DE)						
Survey Date 02	/02/2016		Surv	reyor <u>MS&</u>	LG		
SITE DESCRIPTIO	<u>N</u>						
Site Area: 2.8	Site Area: 2.8ha						
Policy designation	: Existing	g Site					
Location (nearest	town or clu	ster descrip	tion):	Southend-on-	-Sea		
The site is best de Out of Town O High Quality B	ffice Campus	a:		Town Centre	Cluster Site		
Research and		cience Park		Specialised Frei	-		
Warehouse/DiX General Indust		****		Sites for Specifi	c Occupiers onmental Industrie	oo Sitoo	
General Indust Heavy/Special				Other - Storag		es olles	
	Location character						
Well established							
		a, with residentia	l area nearby				
Mixed commerciaMainly residential							
Mainly residential Mainly residential			mercial uses				
Closest trunk road	l (name and	l distance) F	31015	Quality of R	oads		
Rail Access Sou		_		_		lium Greyhound Way Stop	
Nature/significanc	e of existin	g occupiers					
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100%		
Sectors present (%)							
Distribution	`		Engineeri	•			
Storage (open Storage (ware			Product n Food prod	nanufacturing duction			
	Creative industries Aggregates						
Marine			Office act	Office activity (describe type)			

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 **Quality of Buildings** 0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% Pre 1940 Very good 1940 - \times Good 1969 X X 1970 -Poor 1989 1990 -Very poor 1999 2000 -2009 Since 2010 **On-site amenities** Natural Food Shop Comparison retail Restaurant/cafe Hotel Creche Bank Education Other None **Broadband infrastructure** X ADSL X ADSL2+ ▼ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 50-75% 75-100% Housing X Retail X Community Other \times \mathbf{X} **B-Class Neighbouring amenities**

November 2017 **gva.co.uk** 421

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

X	Close to a limited rang	ge and	I quantity of basic servi	ces
□ c	lose to one or two serv	vices		
□ N	o services in close pro	ximity	,	
Quality	of environment			
	ent on issues)	X	Good	
	Very good Poor		Very poor	
_	nment appropria			
∑ X	Yes		No	
	162	_	INO	
Neighb	oouring uses			
X	Residential		Leisure	
X	Retail		Town centre	
	Airport		Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
_				
Access & parking (comment on issues)			•	Access to the A13 via B1015
ш	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (He	GV, V	ans, Cars, Bicycles)	Several accesses – adequate for existing uses –
	(,,,,			HGV access may be restricted
				,
	Public transport inc H	HS1 ar	nd Pedestrian	Proximate bus links and Southend Victoria
Proximate bus links and Southern				Station
				Claudi
	Servicing			Adequate
				, ladquato
				Good
ш	Internal Circulation			- C000
	Parking			Adequate
Acces	s and parking is	adeo	uate 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) *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 Non-B class Non-B class Non-B class Non-B class Evidence of recent development Evidence of recent development Evidence of marketing & duration Non-B class
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 Authorit	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 desc	ription): 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
Well established commercial area Established commercial area, with resid Mixed commercial and residential area Mainly residential with few commercial use Mainly residential or rural area with no oth	S
Closest trunk road (name and distance	· · · · · · · · · · · · · · · · · · ·
Rail Access Southend Victoria Statio	
Nature/significance of existing occupi 0-20% 20-40% International	40-60% 60-80% 80-100%
x Storage (open) Storage (warehouse) Creative industries	 Engineering Product manufacturing Food production Aggregates Office activity (describe type) Real Estate, Bus Company

X Other (inc non-B cia	ass) 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 re	In proximity to a range of amenities to the south.								
EXISTING CONDITION	<u>IS</u>								
Age of Buildings			Quality of E	_					
0-25% Pre 1940	25-50% 50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%		
1940 – П			Good				X		
1970 – X 1989			Poor	\boxtimes					
1990 –			Very poor						
2000 –	⊠ □	_							
Since 2010									
On-site amenities	O companies a re								
Convenience retail Restaurant/cafe	☐ Comparison re	etali							
☐ Gym/sports	Creche								
Bank	Education								
X None	Other								
Broadband infrastruct	ure								
X ADSL X AD	OSL2+ 🗵 Fibre opt	tic (Desk	Based)						
Proportion of Floorspa	ace in Non-B-clas	s uses							
0-25%	25-50% 50-75%	75-100%	The Rar	nge					
Housing Retail X									
Community	<u> </u>	ā							
Other B-Class									
_		<u></u>							
Neighbouring amenitie		and quantity of	services						
✓ 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									

[_		_	d quantity of basic servi	ces
ļ	_	Close to one or two se	ervice	S	
Į	_	No services in close p	roxim	ity	
		y of environment ent on issues)	for (current uses	
. [Very good	X	Good	
[Poor		Very poor	
Env	/iro	nment appropria	te fo	or current uses?	
[X	Yes		No	
Nei	ghl	oouring uses			
[X	Residential		Leisure	
[Retail		Town centre	
[Airport	X	Rail	
[Road		Office	
[X	Industrial		Warehousing	
[Higher Education		Further Education	
Evi	dor	oo of pollutants			None evident
	uer T	nce of pollutants Noise		Air	TVOITE EVICETIC
ļ	_	Traffic		Lighting	
ļ	_		_	Lighting	
,	_	24hr operation			
Acc	es	s & parking (com	men	t on issues)	
		Road Network (Strate		•	Good- proximate access to the A13
		rioda riotironi (Ondi	ogio i	iodd Hollion,	
	_				
Į	_	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Two accesses from the south, HGV access
					slightly restricted but adequate.
r	_				
Į	_	Public transport inc F	IS1 aı	nd Pedestrian	Good, proximate bus and rail links.
Г	_	0			
,	_	Servicing			Adequate
[Internal Circulation			Adequate
[Parking			Good
		J			Cood
Acc	es	s and parking is	adec	juate for the uses	within the site X Yes No Don't know

DEVELOPMENT CONTEXT	
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar*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 (Can be reoccupied in current form)	Yes, number of vacant buildings
Vacant Buildings (refurb) Yes No If (Likely to require refurbishment or redevelopment to be reoccu	Yes, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompan	ying site plan
% of site developable	Estimated Quantity
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate su □ No evidence of recent development □ Evidence of marketing & duration	
CONCLUSIONS (Market perceptions to Other Comments / Observations	o be considered within report)
Some vacant land that could provide f of the open storage uses.	urther B-class uses. Also potential to intensify some
Recommendations on future use / potential	
Protect and maintain B-class employ	/ment 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										
High Quality Business Park Research and Technology/Science Park	 ☐ Town Centre ☐ Incubator/SME Cluster Site ☐ Specialised Freight Terminals ☐ Sites for Specific Occupiers 									
	Recycling/Environmental Industries Sites Other - Storage									
Location character										
Closest trunk road (name and distance) A127	Quality of Roads									
Rail Access Southend Airport Station Bus	s routes 1 route from o/s Tesco Stop									
Nature/significance of existing occupiers 0-20% 20-40% 40-60% International										
Local X										
Storage (open) Produ Storage (warehouse) Food Creative industries Aggre	eering act manufacturing production egates e activity (describe type) RBS Group									

General comments	/ description	of site
------------------	---------------	---------

B1 office (Jse occ	upied b	y RBS G	roup. Site	neighbours	a Premie	er Inn and	d Beefec	iter.
High Qual	lity site.								
Direct access to the A127.									
Few local	amenit	ies.							
EXISTING CO	NDITION	<u>IS</u>							
Age of Buildi	ngs				Quality of I	Buildings	i		
Pre 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%
1940 – 1969	ō		ā	ā	Good		ā	ō	\boxtimes
1970 – 1989					Poor				
1990 – 1999					Very poor				
2000 – 2009				X					
Since 2010									
On-site amen	ities								
_	ience retail		mparison re	etail					
☐ Restaur	rant/cafe orts	☐ Ho	tel eche						
☐ Bank			ucation						
X None		Oth	ner						
Broadband in	nfrastruc	ture							
X ADSL	X Al	DSL2+ 🗵] Fibre op	tic (Desk	Based)				
Proportion of	Floorsp	ace in No	n-B-clas	s uses					
Havele a	0-25%	25-50%	50-75%	75-100%					
Housing Retail									
Community									
Other B-Class									
Neighbouring	_	_	_	_					
_			de range ar	nd quantity of s	services				
_				ge and quantity					
Close to a limited range and quantity of basic services									

	Close to one or two	servic	es	
	No services in close p	oroxim	ity	
Qualit	y of environment	for	current uses	
(comn	nent on issues)			
	Very good	X	Good	
_ 🛄	Poor		Very poor	
	onment appropria	ite fo		
X	Yes	Ц	No	
Neigh	bouring uses			
	Residential		Leisure	Hotel and Restaurant.
X	Retail		Town centre	
X	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
_	nce of pollutants	_		
	Noise		Air	
	Traffic	Ц	Lighting	
Ц	24hr operation			
Acces	s & parking (com	men	t on issues)	
Acces	Road Network (Strate		•	Good – direct access to A127.
_	Noad Network (Strati	egic r	toad Network)	
_				
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good, relatively new road network.
	Public transport inc F	HS1 a	nd Pedestrian	Several bus routes located in proximity.
	Comicina			
	Servicing			Good
	Internal Circulation			Good
	Parking			Good
Acces	s and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
	ļ .			

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)
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
No evidence of recent development
No evidence of recent development Evidence of marketing & duration
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
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.

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:								
Out of Town Office Campus Town Centre								
☐ High Quality Business Park ☐ Incubator/SME Cluster Site								
Research and Technology/Science Park Specialised Freight Terminals								
 Warehouse/Distribution Park ✓ Sites for Specific Occupiers ✓ General Industry/Business Area ✓ Recycling/Environmental Industries Sites 								
☑ General Industry/Business Area☐ Recycling/Environmental Industries Sites☐ Heavy/Specialist Industrial Site☐ Other - Storage								
Theavy/opecialist industrial 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) 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								
National								
Regional								
Vacancy								
Sectors present (%)								
Distribution Engineering Storage (open)								
Storage (open)Storage (warehouse)Food production								
Creative industries Aggregates								
Marine Office activity (describe type) Aircraft repair office	_							
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 CO	NDITION	<u>IS</u>								
Age of Buildir	_				Quality of E	_		/		
Pre 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%	
1940 – 1969					Good		X			
1970 – 1989		X			Poor		X			
1990 – 1999		X			Very poor					
2000 – 2009										
Since 2010										
On-site amen	ities									
_	ience retail		nparison re	etail Ha	irdressers					
Restaura Gym/spe		☐ Hote								
☐ Bank		_	cation							
☐ None		☐ Oth	er							
Broadband in	frastruct	ure								
⊠ ADSL	X A	OSL2+ 🗵	Fibre op	tic (Desk	Based)					
Proportion of	Floorspa	ace in No	n-B-clas	s uses						
	0-25%	25-50%	50-75%	75-100%						
Housing Retail	X									
Community										
Other B-Class										
Neighbouring	ameniti	es								
_			le range ai	nd quantity of s	ervices					
☐ Close to	local centre	with a reaso	onable ran	ge and quantity	of services					
Close to	☐ Close to a limited range and quantity of basic services									

X	Close to one or two	services								
	No services in close proximity									
Qualit	Quality of environment for current uses									
(comm	nent on issues)									
	Very good	⊠ Good								
	Poor	☐ Very poor								
		te for current uses	?							
X	Yes	□ No								
Neigh	bouring uses									
X	Residential	Leisure	Recreation site							
	Retail	☐ Town centre								
X	Airport	Rail								
	Road	Office								
	Industrial	■ Warehousing								
	Higher Education	☐ Further Education								
			Name and depart							
_	nce of pollutants		Non evident							
u	Noise	山 Air								
	Traffic	Lighting								
Ц	24hr operation									
Accos	s & narking (com	ment on issues)								
_	s & parking (com	•	Good access to the A127 via the Nestuda Way							
Acces	s & parking (com	•	Good access to the A127 via the Nestuda Way							
_		•	Good access to the A127 via the Nestuda Way							
_	Road Network (Strat	•								
_	Road Network (Strat	egic Road Network)								
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)								
	Road Network (Strat	egic Road Network) GV, Vans, Cars, Bicycles)								
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way							
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way							
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way							
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes							
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes							
	Road Network (Strate Vehicular Access (He	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate Adequate							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate Adequate							
	Road Network (Strate Vehicular Access (He Public transport inc He Servicing	egic Road Network) GV, Vans, Cars, Bicycles)	Good access through Comet Way Proximate bus routes Adequate Adequate							

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk (Zone 2 – half of site) adj. to Main River Line ☐ 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
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: Existin	g Site								
Location (nearest town or clu	ıster descriptio	on): Lo	eigh-on-Sea						
The site is best described as	a:								
 □ Out of Town Office Campus □ High Quality Business Park □ Research and Technology/Sometime □ Warehouse/Distribution Park □ General Industry/Business A □ Heavy/Specialist Industrial S 	rea		own Centre ncubator/SME (pecialised Freig ites for Specific ecycling/Environ other - Storago	ght Terminals : Occupiers onmental Industries Sites					
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	d distance) <u>A1</u> 2	<u> 27 </u>	Quality of Ro	oads					
Rail Access Southend Airpo	ort Station	Bus rou	tes 0 routes						
Nature/significance of existing occupiers 0-20% 20-40% 40-60% 60-80% 80-100% International									
National									
Local				⊠ □					
Sectors present (%) Distribution Storage (open) x Storage (warehouse) Creative industries Marine x Other (inc non-B class)	 Auto dealership.	Engineering Product man Food product Aggregates Office activit	etion	e)					

General comments	/ description	of site
------------------	---------------	---------

B1/B2/B8 -	- include	es some	car de	alership u	se. Average	quality.				
Occupiers: Metrow Foods, Veolia, Big Yellow Self Storage.										
Direct access from A127.										
Few local	Few local amenities.									
EXISTING CO	<u>NDITION</u>	<u>IS</u>								
Age of Buildir	ngs				Quality of E	Buildings	3			
Pre 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%	
1940 –	Ö	Ö	Ö	0	Good	Ö	X	0	<u>.</u>	
1969 1970 –			X		Poor		X			
1989 1990 –					Very poor					
1999 2000 –	X									
2009 Since 2010										
On-site ameni	ities									
Conveni	ence retail	☐ Cor	mparison re	etail						
Restaura		Hot								
☐ Gym/spo	JIIS		eche ucation							
X None		Oth	ner							
Broadband in	frastruct	ure								
⊠ ADSL] Fibre op	tic (Desk	(Based)					
Proportion of	Floorsp	ace in No	n-B-clas	s uses						
Havaiaa	0-25%	25-50%	50-75%	75-100%						
Housing Retail	□ ⊠									
Community										
Other B-Class										
Neighbouring	amoniti	_	_	<u>ro</u>	L					
_			de range ar	nd quantity of s	services					
☐ 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										
_	_									

X	Close to one or two	servic	es	
	No services in close p	roxim	ity	
	y of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			Degration
X	Residential		Leisure	Recreation
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Direct access from A127
	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (H	GV, Va	ans, Cars, Bicycles)	Good access from A127
	`		,	0000 dccc33 1101117(12)
	Public transport inc H	IS1 ar	nd Pedestrian	Door public transport links
	•			Poor public transport links
	Servicing			Adaquata
				Adequate
_				Adaquata
Ц	Internal Circulation			Adequate
	Parking			Adequate

November 2017 **gva.co.uk** 438

■ No

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and warehousing (E4) site ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ 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 □ Non-B class □ Non-B class □ Serior □ Evidence of recent development □ Evidence of marketing & duration □ Serior □ Se
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 Ro	d, SS9 4EX									
Survey Date 02/02/2016										
SITE DESCRIPTION										
Site Area: 1.4ha										
Policy designation: Existing	g Site									
Location (nearest town or clu	ıster descripti	ion):	Leigh-on-Sea	ı						
The site is best described as	a:		T 2 :							
Out of Town Office Campus			Town Centre	01 / 01						
High Quality Business Park	dana Barb		Incubator/SME							
Research and Technology/S Warehouse/Distribution Park			Specialised Freight Terminals							
General Industry/Business A										
Heavy/Specialist Industrial S			Other - Storag		ies					
Location character										
✓ Well established commercial are✓ Established commercial are		area nearby								
		area riearby								
Mainly residential or rural area	a with no other cor	nmercial uses								
Closest trunk road (name and	-		Quality of R	oads	_					
Rail Access Southend Airpo	ort Station	Bus ro	outes 0 routes	S	_					
Nature/significance of existing	g occupiers									
0-20%	20-40%	40-60%	60-80%	80-100%						
International										
National URegional				□ ⊠						
Local										
Vacancy	ā	ā	ā	ā						
Sectors present (%)										
Distribution		Engineerir	•							
Storage (open)			anufacturing							
Storage (warehouse)Creative industries		Food prod Aggregate								
Greative industries				oe)						
x Other (inc non-B class)	Superstore		, ,		<u></u>					

OUTH ESSEX AUTHORITIES SOUTH ESSEX EDIN.									
General com	ments / d	lescriptic	on of site						
Occupier	– DJ Su	perstore).						
Average	quality s	ite with	good a	ccess fron	n A127.				
Few loca	l amenit	ies.							
EXISTING CO	ONDITION	<u>IS</u>							
Age of Buildi	ings				Quality of	Buildings	;		
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 – 1969					Good		\boxtimes		
1970 – 1989				X	Poor		X		
1990 –					Very poor				
1999 2000 –									
2009 Since 2010									

Proportion of Floorspace in Non-B-class uses

▼ ADSL2+

Hotel

Creche

Other

Education

Comparison retail

(Desk Based)

Neighbouring amenities

On-site amenities

☐ Convenience retail

Broadband infrastructure

☐ Restaurant/cafe

☐ Gym/sports

Bank

X None

X ADSL

Ч	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	servi	ces							
	☐ No services in close proximity									
Qualit	Quality of environment for current uses									
(comm	ent on issues)	101 (surrent uses							
	Very good	X	Good							
	Poor		Very poor							
Enviro	nment appropria	te fo	or current uses?							
X	Yes		No							
Neiah	bouring uses									
×	Residential		Leisure							
	Retail		Town centre							
	Airport		Rail							
X	Road		Office							
X	Industrial		Warehousing							
	Higher Education		Further Education							
Evide	nce of pollutants			None Evident						
	Noise		Air							
	Traffic		Lighting							
	24hr operation									
A a a a a	s 9 norking (com	mon	t on inquas)							
Acces	s & parking (com		•	Direct access from A127						
	Road Network (Strate	egic R	toad inetwork)							
	Vehicular Access (HC	GV, V	ans, Cars, Bicycles)	Good access from A127						
_										
Ц	Public transport inc F	IS1 aı	nd Pedestrian	Poor public transport access						
	Comicina									
_	Servicing			Adequate						
	Internal Circulation			Adequate						
	Parking			Adequate						

November 2017 **gva.co.uk** 442

Don't know

■ No

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and warehousing (E4) 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)
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 clas
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	SurveyorMS & 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:									
Out of Town Office Campus	Town Centre								
☐ High Quality Business Park☐ Research and Technology/Science Park	☐ Incubator/SME Cluster Site ☐ Specialised Freight Terminals								
☐ Research and Technology/Science Park☐ Warehouse/Distribution Park	Specialised Freight TerminalsSites for Specific Occupiers								
✓ General Industry/Business Area	Recycling/Environmental Industries Sites								
Heavy/Specialist Industrial Site	Other - Storage								
Location character									
☐ Well established commercial area									
☐ Established commercial area, with residential area nearb	ру								
☐ 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 Bu	us routes 2 routes from adj Comet Way								
Nature/significance of existing occupiers									
0-20% 20-40% 40-60									
International									
National U U U Regional D D									
Local									
Vacancy	<u> </u>								
Sectors present (%)									
-	ineering								
	duct manufacturing d production								
5 (,	regates								
	ce activity (describe type)								
x Other (inc non-B class) retail, merchants									

General comments / description of site

B2 Light In	dustrial	Units. A	verage (quality.						
Occupier: Youngs Flooring, LBM Fitness, Windows Direct, affordablecolourprint, HPS Supplies, Eastwood Tile Warehouse, Squiggle Glass Limited.										
A127 acc	A127 accessible to the south by the B1013/Nestuda Way.									
Few local	amenit	ies.								
EXISTING CO	NDITION	<u>IS</u>								
Age of Buildings Quality of Buildings										
Pre 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%	
1940 –		<u> </u>	<u> </u>	<u> </u>	Good	<u> </u>		\boxtimes	<u> </u>	
1969 1970 –					Poor	X				
1989 1990 –				\boxtimes	Very poor				_	
1999 2000 –		_		_		_	_	_	_	
2009 Since 2010	_	_	_	_						
On aita aman	_	_	_	_						
On-site amen Conveni	ities ience retail	☐ Co	mparison re	stail .						
Restaur		☐ Ho		rtali						
─ Gym/sp	orts	☐ Cr	eche							
Bank		☐ Ed	ucation							
None		Ot	her							
Broadband in	frastruct	hure								
⊠ ADSL			☑ Fibre opt	ic (Desl	k Based)					
Dranautian of	Flooren	aaa in Na	n B alaa							
Proportion of	0-25%	25-50%	50-75%	75-100%						
Housing	0-2370	23-30%	J0-73 %	73-100 %						
Retail	X									
Community										
Other B-Class	⊠ □									
Neighbouring	ameniti	es								
			de range an	nd 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 										

\boxtimes	Close to one or two	servic	es	
	No services in close p	roxim	ity	
	y of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
	Residential		Leisure	
	Retail		Town centre	
X	Airport		Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Proximate access to A127
	Road Network (Strate	egic R	oad Network)	Treximate decede to 71127
	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Adequate access for current uses – potentially difficult for HGV
	Public transport inc F	1S1 ar	nd Pedestrian	Proximate bus links
	Servicing			Good
	Internal Circulation			Adequate
	Parking			Adaquata
_	i ainiiy			Adequate

November 2017 **gva.co.uk** 446

■ No

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*:
Physical Considerations: Topography Contamination Other
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use)
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
Evidence of recent development in the immediate surrounding area B class Non-B class Non-B class Evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
No evidence of recent development Evidence of marketing & duration
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations

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: Out of Town Office Campus	☐ Town Centre						
High Quality Business Park	☐ Incubator/SME Cluster Site						
Research and Technology/Science Park	Specialised Freight Terminals						
☐ Warehouse/Distribution Park	☐ Sites for Specific Occupiers						
X General Industry/Business Area	Recycling/Environmental Industries Sites						
☐ Heavy/Specialist Industrial Site	Other - Storage						
Location character							
☐ Well established commercial area							
☐ Established commercial area, with residential area nearby	y						
☐ 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 Bu	s routes 2 routes from adj Comet Way						
Nature/significance of existing occupiers							
0-20% 20-40% 40-60%	· · · · · · · · · · · · · · · · · · ·						
International							
Regional							
Local							
Vacancy							
Sectors present (%)							
_	neering						
	uct manufacturing production						
5 (,	egates						
	e activity (describe type)						
x Other (inc non-B class) Wholesale							

General comments	/ descripti	ion of site
D 1 /D 0	• 11	11° T /

B1/B8 use	– occup	oied by	Hi-Tec/I	Magnum.	Average qu	ality site			
Good access to the A127 to the south.									
Few local	ameniti	es.							
EXISTING CO		<u>IS</u>							
Age of Buildir	1gs 0-25%	25-50%	50-75%	75-100%	Quality of I	3uildings 0-25%	25-50%	50-75%	75-100%
Pre 1940	0-23/8	23-30 %	J0-73 /	73-100%	Very good	0-23 /	25-50%	30-73%	73-100%
1940 – 1969					Good		X		
1970 – 1989					Poor		X		
1990 – 1999				X	Very poor				
2000 – 2009									
Since 2010									
On-site ameni	ities								
_	ence retail		mparison re	etail					
Restaura Gym/spo		☐ Hot	el eche						
Bank	ons	_	ucation						
None		Oth							
Broadband in	frastruct	ure							
⊠ ADSL			Fibre op	tic (Desk	Based)				
Proportion of	Floorspa	ace in No	n-B-clas	s uses					
•	0-25%	25-50%	50-75%	75-100%					
Housing									
Retail Community									
Other		ā							
B-Class				X					
Neighbouring	ameniti	es							
_				nd quantity of s					
_				ge and quantity	of services				
Close to	a limited rai	nge and qua	ntity of bas	sic services					

X	Close to one or two	servio	ces	
	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	or current uses?	
X	Yes		No	
Neiah	bouring uses			
×	Residential		Leisure	
	Retail		Town centre	
×	Airport		Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
A	. 0		(')	
_	s & parking (com		•	Good access to the A127
Ц	Road Network (Strate	egic R	Road Network)	
	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good access from Aviation Way
				, i
	Public transport inc H	IS1 a	nd Pedestrian	Proximate bus links
Ц	Servicing			Adequate
	Internal Circulation			Adequate
	Parking			Adequate
				within the site 🗵 Yes 🔲 No 🖵 Don't know

DEVELOPMENT CONTEXT
Planning Considerations*:
Physical Considerations: Topography Contamination Other Level site
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use)
Vacant Buildings (refurb)
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
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, S	S2 5SX								
Survey Date SurveyorMS & LG									
SITE DESCRIPTION									
Site Area: 18.8ha									
Policy designation:	Policy designation: Existing Site								
Location (nearest town or cluster description): Southend-on-Sea									
The site is best desc	ribed as a	:							
Out of Town Office	e Campus			Town Centre					
High Quality Busin	ness Park			Incubator/SME C	Cluster Site				
Research and Ted	chnology/Scie	ence Park		Specialised Freig	ght Terminals				
☐ Warehouse/Distrib	oution Park			Sites for Specific	Occupiers				
✓ General Industry/I	Business Area	a		Recycling/Enviro	onmental Industries Si	tes			
Heavy/Specialist I	ndustrial Site			Other - Storage	e				
Location character									
☐ Well established co	ommercial are	ea							
Established com	mercial area,	with residential a	rea nearby						
☐ Mixed commercial	and residentia	al area							
☐ Mainly residential v	with few comn	nercial uses							
☐ Mainly residential of			mercial uses						
Closest trunk road (r				-		_			
Rail Access South			Bus ro	outes 4 routes	from adj The Car	ndlemakers Stop			
Nature/significance of	_	•							
	0-20%	20-40%	40-60%	60-80%	80-100%				
International	Ц	Ц			<u> </u>				
National Regional	Ŭ ⊠								
Local		Ō	ī		×				
Vacancy	<u> </u>	ā	<u> </u>	ā					
Sectors present (%)									
Distribution			Engineeri	na					
Storage (open)		x	•	nanufacturing					
Storage (warehou	ise)		Food prod	duction					
Creative industrie	S	••••	Aggregate		\				
Marine x Other (inc non-B	class) I	x Retail. suppliers.			e) <u>IT Consultants, Pro</u> car dealer/repair, café.				

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, Raindbow Design, Safwat Cars, Howdens Joinery, Eurocell, Temple Farm Café, Rega Research.									
Several access from Chandlers Way which leads down to the A127.									
Few local	ameniti	es.							
EXISTING CO	NDITION	<u>IS</u>							
Age of Buildin	ngs				Quality of I	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 – 1969	_	_	_	_	Good				_
1970 – 1989			X		Poor		\boxtimes		
1990 – 1999		X			Very poor				
2000 –									
2009 Since 2010									
On-site amen	ities								
_	ience retail	☐ Cor	nparison re	etail					
X Restaur	ant/cafe	☐ Hot							
☒ Gym/sp	orts	☐ Cre	che						
Bank		_	ıcation						
None		☐ Oth	er						
Broadband in	frastruct	ure							
☑ ADSL			Fibre op	tic (Desk	Based)				
Proportion of	-								
Housing	0-25%	25-50%	50-75%	75-100%					
Retail	\boxtimes	_	ă	ā					
Community	<u> </u>								
Other B-Class	☒								
	_	_	<u>(*)</u>	_					
Neighbouring									
			_	nd quantity of s					
_				ge and quantity	of services				
Close to a limited range and quantity of basic services									

X	Close to one or two	servic	es			
	No services in close proximity					
Qualit	y of environment	for c	current uses			
(comn	nent on issues)					
	Very good	X	Good			
	Poor		Very poor			
	onment appropria	ate fo	r current uses?			
X	Yes		No			
Neiah	bouring uses					
ŭ	Residential		Leisure	Cemetery, Greenfield Land		
	Retail		Town centre			
	Airport	X	Rail			
X	Road		Office			
	Industrial		Warehousing			
	Higher Education		Further Education			
Evide	nce of pollutants					
	Noise		Air			
	Traffic		Lighting			
	24hr operation					
_	s & parking (com		•	Good access to the A127 to the south.		
	Road Network (Strate	egic R	oad Network)			
	Vehicular Access (He	GV, Va	ans, Cars, Bicycles)	Several site accesses, several suitable for HGV.		
				, , , , , , , , , , , , , , , , , , , ,		
	Public transport inc HS1 and Pedestrian			Several bus routes in proximity		
				Covoral bas routes in proximity		
	Servicing			Adequate		
				'		
П	Internal Circulation			Good		
_	internal Circulation					
	Parking			Adaquata		
	raiking			Adequate		
Acces	s and parking is	adeq	uate for the uses	within the site X Yes No Don't know		

DEVELOPMENT CONTEXT					
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and warehousing (E4) site ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ 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)					
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 □ No					
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:						
Out of Town Office Campus	☐ Town Centre					
☐ High Quality Business Park	☐ Incubator/SME Cluster Site					
Research and Technology/Science Park	☐ Specialised Freight Terminals					
■ Warehouse/Distribution Park	☐ Sites for Specific Occupiers					
X General Industry/Business Area	☐ Recycling/Environmental Industries Sites					
☐ Heavy/Specialist Industrial Site	☐ 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% 40-6						
International						
National U						
Regional X 🔲 🗆						
Local U U						
Vacancy L						
Sectors present (%)						
Distribution x Engineering						
x Storage (open) x Product manufacturing						
Storage (warehouse) Food production						
Creative industries Aggregates						
Marine Off	fice activity (describe type)					

Vehicle repair and rental, suppliers, waste recycling, water treatment, retail,

 χ_{\dots} Other (inc non-B class)

General comments / description of site							
B1/B2/B8 – includ	les non B class	uses. Stock	quality mixe	ed.			
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 th	ne south of t	the site whic	ch leads	to the A	127/A13.	
Several bus route	Several bus routes pass through the site and Prittlewell Station is in proximity to the site.						
EXISTING CONDITION	NS						
Age of Buildings Quality of Buildings							
0-25%	25-50% 50-75%	z 75-100%	quality of	0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good Good				
1969 1970 –		_	Poor		_	_	_
1989 1990 –			Very poor				
1999 2000 –							
2009 Since 2010							
On-site amenities							
Convenience retail	,	retail	ik				
Restaurant/cafe Gym/sports	☐ Hotel☐ Creche						
Bank	Education						
None	Other						
Broadband infrastruc	ture						
🗷 ADSL 🗵 A	DSL2+ 🗵 Fibre o	optic (Desk	Based)				
Proportion of Floorsp	ace in Non-B-cla	ass uses					
0-25% Housing	25-50% 50-75%	75-100%					
Retail	5 5						
Community							
Other X 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	No services in close proximity			
Quality of environment for current uses (comment on issues)					
	Very good	X	Good		
	Poor		Very poor		
Envi	ronment appropria	ate fo	r current uses?		
Σ	Yes		No		
Neighbouring uses					
Σ	Residential		Leisure	Cemetery	
	Retail		Town centre		
	Airport	X	Rail		
	Road		Office		
	Industrial		Warehousing		
	Higher Education		Further Education		
Evid	lence of pollutants			None Evident	
	Noise		Air		
	Traffic		Lighting		
	24hr operation				
Access & parking (comment on issues)			t on issues)	A	
	_		•	Access to the A127/A13 via A1159	
		.09.01	,		
_)	0,7,77	0 5 1)		
_	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good, access to the site from the north and	
				south.	
Г	Public transport inc l	ىد 191	nd Padastrian		
_	Public transport inc i	10 I al	iu redesilian	Access to bus and rail routes.	
	Servicing				
				Adequate	
	Internal Circulation			Good	
	Parking			Adequate	
Acce	ess and parking is	aded	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know	

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and warehousing (E4) 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)
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
Evidence of marketing & duration
Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
□ Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
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.
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
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

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:										
☐ Out of Town Office Campus	Town Centre									
High Quality Business Park	Incubator/SME Cluster Site									
Research and Technology/Science Park Warehouse/Distribution Park	□ Specialised Freight Terminals□ Sites for Specific Occupiers									
Warehouse/Distribution ParkX General Industry/Business Area	Sites for Specific Occupiers Recycling/Environmental Industries Sites									
Heavy/Specialist Industrial Site	Other - Storage									
Location character										
Well established commercial area										
Established commercial area, with residential area near	by									
Mixed commercial and residential area										
Mainly residential with few commercial uses										
Mainly residential or rural area with no other commercia	luses									
Closest trunk road (name and distance) A1159	Quality of Roads									
Rail Access Prittlewell Station Bus route	es 2 routes from Sutton Road (E-bound) Stop									
Nature/significance of existing occupiers										
0-20% 20-40% 40-60										
International										
National										
Local										
Vacancy	<u> </u>									
Sectors present (%)										
-	ineering									
	duct manufacturing									
,	d production pregates									
	ce activity (describe type)									
x Other (inc non-B class) Vehicle repair.										

General comments / description of site

Dated B2/	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 CO	NDITION	<u>IS</u>									
Age of Buildi	Age of Buildings Quality of Buildings										
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very good						
1940 – 1969	_		_	_	Good		_	_	_		
1970 – 1989				X	Poor			\boxtimes			
1990 – 1999					Very poor						
2000 –											
2009 Since 2010											
On-site amen	ities										
Conven	ience retail	☐ Co	mparison re	tail							
Restaur	ant/cafe	☐ Ho	tel								
Gym/sp	orts	Cro	eche								
☐ Bank		_	ucation								
X None		Ot	ner								
Broadband in	frastruct	ture									
⊠ ADSL			Tibre opt	ic (Desl	k Based)						
Proportion of	Elooren	aco in No	n-R-clas	e liene							
-roportion of	0-25%	25-50%	50-75%	75-100%							
Housing	0-23%	25-50%	30-73 / ₀	73-100 %							
Retail		ā	ā	ā							
Community											
Other B-Class											
	_	_		_							
Neighbouring			da uc	al accounts of	d						
_			_	d quantity of							
			_	e and quantit	y of services						
Close to	Close to a limited range and quantity of basic services										

X	Close to one or two	servic	es	
	No services in close p	roxim	ity	
	ty of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com		•	Proximity to A1159
	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (Ho	GV, Va	ans, Cars, Bicycles)	Adequate for existing uses, difficult for HGVs
	Public transport inc F	IS1 ar	nd Pedestrian	Proximate bus and rail links
				Troximate bas and rail links
	Servicing			Adequate
				, tao quato
	latera el Circulation			Adequate
	Internal Circulation			1 100 1000
	-			
	Parking			Adequate

November 2017 **gva.co.uk** 462

■ No

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *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
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:										
☐ Out of Town Office Campus ☐ Town Centre										
☐ High Quality Business Park ☐ Incubator/SME Cluster Site										
Research and Technology/Science Park Specialised Freight Terminals										
Warehouse/Distribution Park										
 ✓ General Industry/Business Area ✓ 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 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										
National U U U U U U C C C C C C C C C C C C C										
Regional										
Vacancy										
Sectors present (%)										
Distribution Engineering										
Storage (open) x Product manufacturing										
x Storage (warehouse) Food production Creative industries Aggregates										
Greative industries Aggregates Marine Office activity (describe type)										
x Other (inc non-B class) Recording Studio										

General comments / description of site

B2 and B8 uses. A	verage q	uality.									
Occupiers include: Rotary Watches, Bleeding Ear Studios, Lyon Fencing.											
Site access from the A127.											
Poor public transport links.											
EXISTING CONDITION	e										
Age of Buildings	<u>. </u>			Quality of F	Ruildinge						
0-25%	25-50%	50-75%	75-100%	Quality of E	0-25%	25-50%	50-75%	75-100%			
Pre 1940				Very good							
1940 – X 1969				Good		X					
1970 –		X		Poor			X				
1990 –				Very poor							
2000 – 2009											
Since 2010											
On-site amenities											
Convenience retail	_	oarison re	etail								
Restaurant/cafe	☐ Hotel										
☐ Gym/sports ☐ Bank	☐ Crecl										
None Non	☐ Othe										
Broadband infrastruct	ure										
X ADSL X AD	DSL2+ ⊠	Fibre opt	ic (Desk	Based)							
Proportion of Floorspace in Non-B-class uses											
0-25%	25-50%	50-75%	75-100%								
Housing \square											
Community											
Other											

Neighbouring amenities

- $\hfill \Box$ Close to a town centre with a wide range and quantity of services
- lacksquare 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 s	ervice	S	
	No services in close p	oroxim	ity	
Ouglit	v of onvironment	. for		
	y of environment nent on issues)	. 101 (current uses	
· 🗖	Very good		Good	
X	Poor		Very poor	
Envir	onment appropria	ate fo	r current uses?	
X	Yes		No	
Noigh	houring uses			
X	bouring uses Residential		Leisure	
X	Retail		Town centre	
	Airport		Rail	
$\overline{\mathbf{x}}$	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
	riigher Eddediich		Takilor Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Good access to A127
	Road Network (Strat	egic R	oad Network)	3000 dccc33 to 7(12)
	Vehicular Access (H	GV V	ans Care Biovoles)	Deletively rectricted access from the A107
	Verliculai Access (Fi	O V, V	aris, Cars, Dicycles,	Relatively restricted access from the A127
	Public transport inc I	∃S1 aı	nd Pedestrian	
	i dono tranopore mo i	10 i ai	ia i edestriari	Poor public transport links.
	Servicing			Adamieta
	Ü			Adequate
				Adaquata
	Internal Circulation			Adequate
	Parking			Adequate
Acces	s and parking is	adeo	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
	ļ <u></u> 10			

DEVELOPMENT CONTEXT

Planning Considerations*: ☐ Flood Risk ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *Industry and warehousing (E4) site	☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ Tree Preservation Order
Physical Considerations: Topography Contamination Other	Level site
Opportunity for Intensification	Vacant Land ⊠ Yes □ No
Vacant Buildings (re-use) Yes No If Y (Can be reoccupied in current form)	es, number of vacant buildings
Vacant Buildings (refurb)	ves, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompany	ring site plan
% of site developable	Estimated Quantity
Other Comments / Observations	
Recommendations on future use / potential	
Manage and monitor site. Potential to re	elease in the medium term.

Site Ref S17 Local Authority Southend-on-Sea Borough Council											
Site Name Vanguard Way											
Address Sutton Road, S	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: Out of Town Office Campus Town Centre											
High Quality Business			Incubator/SME Cl								
Research and Techno			Specialised Freight Terminals								
Warehouse/Distribution			Sites for Specific (Citor						
General Industry/Busi			Recycling/Environ	mentai industries	Sites						
Heavy/Specialist Indu	istriai Site		Other - Storage								
Location character											
☐ Well established comm	nercial area										
_	cial area, with residential area	nearby									
Mixed commercial and		,									
☐ Mainly residential with											
- Manny residential man	ral area with no other comme	rcial uses									
— Mainly residential of re	mar area war ne carer comme	10101 0000									
Closest trunk road (nan	ne and distance) A13	Quality	of Roads								
Rail Access Shoebury	yness Station Bus ro	utes <u>4</u> 1	routes opp Sout	hchurch Aven	ue Stop						
Nature/significance of e	xisting occupiers										
<u>_</u>		0-60%	60-80%	80-100%							
· ·											
_	<u> </u>	ā	×	ā							
Vacancy											
Sectors present (%)											
x Distribution	1	Engineeri	ng								
x Storage (open)			nanufacturing								
Storage (warehouse) Creative industries		Food prod Aggregate									
Marine			ivity (describe type)								
y Other (inc non-B clas		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 **Quality of Buildings** 0-25% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% 25-50% Pre 1940 Very good X 1940 – Good 1969 X \mathbf{X} Poor 1970 -1989 \mathbf{X} 1990 -Very poor 1999 2000 - $|\mathbf{X}|$ 2009 Since 2010

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing				
Retail				
Community				
Other	X			
B-Class				X

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
X	Close to one or two services

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo		
X	Yes		No	
Neigh	bouring uses			
X	Residential	П	Leisure	
	Retail		Town centre	
	Airport	$\overline{\mathbf{x}}$	Rail	
_ X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
	•			
Evide	nce of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Proximate access to the A13
	Road Network (Strate	egic R	Road Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access from Elm Road
				Cood dooded from Elim Road
	Public transport inc H	IS1 a	nd Pedestrian	Proximate bus and rail links.
				Floxillate bus and fail links.
	Servicing			Adequate
				ridoquato
				Good
Ц	Internal Circulation			
	Doubin -			A de musée
	Parking			Adequate
Acces	s and parking is	adec	uate 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) *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
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 S	outhend-on-	Sea Borough	n Council	
Site Name _ Towe	rfield Road					
Address Towerf	ield Cl, SS3 9	QP				
Survey Date 0	2/02/2016		Surveyo	or <u>MS</u>	& LG	_
SITE DESCRIPTION	<u>ON</u>					
Site Area: 7.	2ha					
Policy designation	on: Existing	g Site				
Location (neares	t town or clu	ster descrip	tion):	Southend-or	n-Sea	
The site is best d	escribed as	a:				
	Office Campus			Town Centre		
_	Business Park			Incubator/SME	E Cluster Site	
Research an	d Technology/Sc	ience Park		Specialised Fr	eight Terminals	
☐ Warehouse/I	Distribution Park			Sites for Spec	ific Occupiers	
⊠ General Indu	ıstry/Business Ar	ea		Recycling/Env	rironmental Industrie	s Sites
☐ Heavy/Speci	alist Industrial Sit	e		Other - Stora	age	
Location charact	er					
☐ Well establish	ned commercial a	rea				
Established	commercial area	a, with residentia	al area nearby			
☐ Mixed comme	ercial and residen	tial area				
☐ Mainly reside	ntial with few con	nmercial uses				
_	ntial or rural area		ommercial uses			
·						
Closest trunk roa	nd (name and	distance) _	A13 Quality	of Roads _		
Rail Access S	hoeburyness	Station Bu	us routes <u>1 f</u>	rom o/s Hea	Ith Centre Stop	
Nature/significan	ce of existing	g occupiers				
	0-20%	20-40%	40-60%	60-80%	80-100%	
International		Ц	<u> </u>			
National Regional						
Local	ī	ň	Ī	, i	×	
Vacancy	ā	ā	ā	ā		
Sectors present ((%)					
Distribution	(79)		Engineerir	ng		
Storage (ope	en)	X	•	anufacturing		
Storage (wa			Food prod	luction		
Creative inde	ustries		Aggregate			
Marine			Office acti	vity (describe ty	/DE)	

x Other (inc non-B	class)	suppliers, ta	keway, vehicle	repair, retail, prir	nting,			
General comments /	descripti	on of site						
B2 and B8 class	uses. Ave	erage to	poor qua	lity units.				
Occupiers inclu Multiform, Sover		•			_		-	PΑ
Site accessed fr	om A13.							
Bus stop near er	ntrance t	o suit an	d Shoebui	yness statio	n is prox	kimity.		
, i				•	•	,		
EXISTING CONDITION	<u>ONS</u>							
Age of Buildings				Quality of E	Buildings	5		
0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940				Very good				
1940 –				Good				
1970 – 1 989			X	Poor				
1990 – X 1999				Very poor				
2000 – 2009								
Since 2010								
On-site amenities								
☐ Convenience reta	ail 🔲 C	omparison re	tail					
X Restaurant/cafe	□ н	otel						
☐ Gym/sports	□ C	reche						
Bank	☐ E	ducation						
None	 0	ther						
Broadband infrastru	ıcture							
X ADSL X	ADSL2+	☑ Fibre opt	ic (Desk	Based)				
Proportion of Floors	space in N	on-B-clas	s uses					
0-25%	25-50%	50-75%	75-100%					
Housing								
Retail Community								
Community U		<u> </u>						
B-Class	<u> </u>	ā	\boxtimes					
Neighbouring amen	ities							
☐ Close to a town co		vide range an	d quantity of s	ervices				
☐ Close to local cen								

X	Close to a limited ra	inge a	nd quantity of basic ser	vices
	Close to one or two se	ervice	S	
	No services in close p	roxim	ity	
	ty of environment			
(COM	ment on issues)	□	Cand	
	Very good		Good	
Envir	Poor	∐ ••• ••	Very poor	
	onment appropria	_		
X	Yes	Ц	No	
Neigh	bouring uses			
X	Residential		Leisure	Adjacent B-class site to the south.
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			None Evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Limited strategic access because of reliance on
	Road Network (Strate	egic R	load Network)	A13
	Vehicular Access (H	GV V	ans Cars Bicycles)	Detential a tight access for UCVa
	Vernoular 7.00cos (17.	O V, V	ario, Garo, Bioyoloo,	Potential a tight access for HGVs
	Public transport inc H	191 aı	nd Pedestrian	
_	Tublic transport inc t	io i ai	iu i euesinan	Good, access to bus and rail.
	Servicing			
	Corvioling			Adequate
	Internal Circulation			Adequate
	Parking			Adequate
_		_		
Acces	ss and parking is	adec	juate for the uses	within the site X Yes And No Don't know

DEVELOPMENT CONTEXT
Planning Considerations*:
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)
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
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 <u>\$19</u> L	Local Authority Sout	thend-on-	Sea Borough C	Council	
Site Name Campfield Ro	ad				
Address Shoeburyness,	SS3 9FL				
Survey Date <u>02/02/20</u>	16	Survey	or <u>MS&L</u>	G	
SITE DESCRIPTION					
Site Area: 6.1ha					
Policy designation: Ex	xisting Site				
Location (nearest town o	or cluster descriptio	n):	Southend-on-S	Sea	
The site is best describe Out of Town Office Car High Quality Business	mpus		Town Centre Incubator/SME C	luster Site	
Research and Technol	ogy/Science Park		Specialised Freig	ht Terminals	
Warehouse/Distribution			Sites for Specific		24
☐ General Industry/Busin ☐ Heavy/Specialist Indus			Other - Storage	nmental Industries S	nies
Location character					
☐ Well established comme	ercial area				
Established commerc	ial area, with residential ar	rea nearby			
Mixed commercial and I					
☐ Mainly residential with formula Mainly residential or run					
Mainly residential or run	al area with no other comn	nercial uses			
Closest trunk road (name	e and distance) B10	016	Quality of Ro	ads	
Rail Access Shoebury	ness Station Bus	routes <u>1</u> 1	rom opp Custo	oms and Excise	Stop
Nature/significance of ex	isting occupiers				
0-20	20-40%	40-60%	60-80%	80-100%	
International					
National Regional	-			U ⊠	
Local	_				
Vacancy	=	ā	ō	ō	
Sectors present (%)					
Distribution		Engineeri	ng		
Storage (open)	X	Product m	nanufacturing		
Storage (warehouse)		Food prod			
Creative industries	••••	Aggregate)	
Marine x Other (inc non-B class))	Onice act	ivity (describe type	1	

General comments / description of site

Large B8 ur	nits with	n some p	product	ion eleme	nt. Average	e quality.	•		
Occupiers: E G L Homecare and Cumberland Packaging.									
Good acce	ess to t	he A13 v	/ia Can	npfield Ro	ad.				
Proximate t	ous link	s and Sh	noebury	ness statio	on.				
EXISTING CON	IDITION	<u>s</u>							
Age of Building	gs				Quality of E	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 –					Very good Good				
1969 1970 –		_	_	_	Poor	<u> </u>		_	_
1989	_	_	_	_			_	_	_
1990 — 1999	_	_	_	X	Very poor				
2000 – 2009									
Since 2010									
On-site amenit	ies								
Convenie		_	mparison re	tail					
Restaurar		Hot							
☐ Gym/spor☐ Bank	τs	_	che ucation						
■ Bank ■ None		Oth							
		**							
Broadband infi									
⊠ ADSL	X AD	DSL2+ ⊠	Fibre opt	ic (Desk	Based)				
Proportion of F	loorspa	ace in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100%					
Housing									
Retail Community									
Other		ā							
B-Class				X					
Neighbouring a	amenitie	es							
☐ Close to a	town cent	re with a wid	de range ar	d quantity of s	ervices				
Close to lo	cal centre	with a reas	onable rang	e and quantity	of services				
Close to	a limited r	ange and q	uantity of ba	asic services					

	Close to one or two s	ervice	s	
	No services in close p	oroxim	iity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	ite fo	or current uses?	
X	Yes		No	
Neiah	bouring uses			
×	_		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
				Nana avidant
Evide	nce of pollutants	_		None evident
u	Noise		Air	
	Traffic	Ц	Lighting	
Ц	24hr operation			
Acces	ss & parking (com	men	t on issues)	
\(\text{\tint{\text{\tint{\text{\tint{\text{\text{\text{\tin\text{\texi}\text{\text{\text{\text{\texit{\tex{\text{\text{\texi}\text{\text{\texi}\text{\texit{\text{\text{\texi}\tex{\text{\text{\text{\texit{\texi}\text{\text{\tex{	Road Network (Strat		•	Limited because of dependence on A13
	(0	09.0 .	,	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good access
_	Vehicular Access (H			Good access Good bus and rail links
_				
	Public transport inc h			Good bus and rail links
	Public transport inc h			Good bus and rail links
_	Public transport inc h			Good bus and rail links Good
	Public transport inc h			Good bus and rail links
_	Public transport inc h			Good bus and rail links Good
_	Public transport inc h Servicing Internal Circulation			Good bus and rail links Good Good
_	Public transport inc h			Good bus and rail links Good
_	Public transport inc h Servicing Internal Circulation			Good bus and rail links Good Good
_	Public transport inc h Servicing Internal Circulation			Good bus and rail links Good Good
	Public transport inc h Servicing Internal Circulation Parking	HS1 a	nd Pedestrian	Good bus and rail links Good Good

November 2017 gva.co.uk 478

DEVELOPMENT CONTEXT
Planning Considerations*:
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)
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
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: Out of Town Office Campus High Quality Business Park Nesearch and Technology/Science Park Specialised Freight Terminals Warehouse/Distribution Park Sites for Specific Occupiers Seenaral Industry/Business Area 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 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
Sectors present (%) Distribution Engineering Storage (open) Product manufacturing Storage (warehouse) Food production Creative industries Aggregates Marine x Office activity (describe type) conference centre, digital

General comments / description of site

Redevelo	ped by	the Cou	ıncil for	employm	ent use				
Occupiers: q-range.com, The Tickfield Centre, Hills Motors									
Access to	Access to the A127 via East Street.								
Bus routes arguably in walking distance on Sutton Road/A127. Prittlewell station in proximity.									
EXISTING CO	NDITION	<u>IS</u>							
Age of Buildi	ngs				Quality of I	Buildings	;		
Restaur Gym/sp Bank	ience retail ant/cafe	☐ Ho ☐ Cro	eche ucation	75-100%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
None Broadband in		ture	ner	L (Paul	(Decemb				
X ADSL			I Fibre opt		k Based)				
Proportion of	-								
Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	75-100%					
Neighbouring	j ameniti	es							
_			_	quantity of se					
_			_	and quantity	of services				
Close to a	iiitiitea rang	ge and quan	uty of basic	services					

X	Close to one or two se	ervice	s	
	lo services in close pro	ximity	′	
	y of environment eent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	or current uses?	
X	Yes		No	
Neighl	bouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access & parking (comment on issues)				Strategic access between Southend and A127
	Road Network (Strate	egic F	Road Network)	
	Vehicular Access (He	GV, V	ans, Cars, Bicycles)	Adequate for current uses, unsuitable for HGVs
	Public transport inc F	IS1 a	nd Pedestrian	Proximate rail and bus links
Ц	Servicing			Adequate
	Internal Circulation			Adequate
_	internal officiation			
П	Dorking			A de questa
_	Parking			Adequate

November 2017 **gva.co.uk** 482

■ No

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes

DEVELOPMENT CONTEXT
Planning Considerations*: ☐ Flood Risk ☐ Heritage & Conservation (Listed Building, SAM, Cons Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) *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)
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
Evidence of recent development in the immediate surrounding area B class Non-B class
Evidence of recent development in the immediate surrounding area B class No evidence of recent development No evidence of recent development
Evidence of recent development in the immediate surrounding area B class Non-B class
Evidence of recent development in the immediate surrounding area B class No evidence of recent development No evidence of recent development
Evidence of recent development in the immediate surrounding area B class No evidence of recent development Evidence of marketing & duration
Evidence of recent development in the immediate surrounding area B class No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
Evidence of recent development in the immediate surrounding area B class No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
□ Evidence of recent development in the immediate surrounding area □ 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.
Evidence of recent development in the immediate surrounding area 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.

Site Ref PSE21 Local Authority Southend-or	n-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 □	Town Centre		
☐ High Quality Business Park ☐	Incubator/SME Cluster Site		
☐ Research and Technology/Science Park ☐	Specialised Freight Terminals		
☐ Warehouse/Distribution Park ☐	Sites for Specific Occupiers		
▼ General Industry/Business Area	Recycling/Environmental Industries Sites		
☐ Heavy/Specialist Industrial Site ☐	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 use	s		
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%	60 000/ 00 4000/		
0-20% 20-40% 40-60% International	60-80% 80-100%		
National			
Regional			
Local			
Vacancy			
Sectors present (%)			
Distribution Enginee	-		
	manufacturing		
Storage (warehouse) Food pr Creative industries Aggrega	oduction ates		
	ctivity (describe type)		
x Other (inc non-B class) Wholesale, costume hire, tim	· · · · · · · · · · · · · · · · · · ·		

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 **Quality of Buildings** 0-25% 75-100% 0-25% 25-50% 75-100% 25-50% 50-75% 50-75% Pre 1940 Very good 1940 – Good \times 1969 X \mathbf{X} 1970 -Poor 1989 1990 -Very poor 1999 X 2000 -2009 Since 2010 **On-site amenities** ☐ Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education None Other **Broadband infrastructure** X ADSL X ADSL2+ ▼ Fibre optic (Desk Based) Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 75-100% 50-75% Housing Retail Community Other \times \mathbf{X} **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

	No services in close p	oroxim	ity	
	y <mark>of environment</mark> nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo		
X	Yes		No	
_	bouring uses			Cemetery, Greenfield Land, Fire Service
	Residential		Leisure	,
	Retail		Town centre	
	Airport Road		Rail Office	
IXI	Industrial		Warehousing	
	Higher Education		Further Education	
_	riigher Eddeallon	_	Tuttier Eddeation	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access & parking (comment on issues)				Good access from A1159.
	Road Network (Strate	egic R	load Network)	
	Vehicular Access (Ho	GV. V	ans. Cars. Bicvcles)	Access into site suitable for HGV but may
	()	, -	,,,,	struggle within the site.
				on aggio within the site.
	Public transport inc H	HS1 aı	nd Pedestrian	Due and willinke
	·			Bus and rail links
	Servicing			Adequate
				Adequate
				Adequate
	Internal Circulation			Adequate
	5			
	Parking			Adequate
Acces	s and parking is	adec	uate 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 *Industry and warehousing (E4) site, adj. to School Playing Field (C15 & R1) and Green Belt (G1)
Physical Considerations: Topography Contamination Other
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use)
Vacant Buildings (refurb)
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 □ Non-B class □ Non-B class □ Serior Non-B class □
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.

Thurrock

Site Ref	Local Authority Thurre	ock			
Site Name Plot 14, Julie	ette Way, Purfleet Indu	strial Park			
Address_RM15 4YD					
Survey Date: 02/02/2016		Su	rveyor: MS & Lo	G	
SITE DESCRIPTION					
Site Area: 0.9ha					
Policy designation:	Active Employment Si	te			
Location (nearest town o	r cluster description):	Purfleet			
□ Warehouse/Distri □ General Industry, □ Heavy/Specialist Location character □ Well established communication □ Mixed communication □ Mainly residential	ce Campus ness Park echnology/Science Pa ibution Park /Business Area · Industrial Site	lential area	Sites for Specific Recycling/Env Other - Open	eight Terminals fic Occupiers vironmental Industries Site	∍S
Closest trunk road (name	-	ssed from A	1306/A13	_	
Rail Access <u>Purfleet</u>	(2km) Bus	routes <u>Non</u>	<u>e</u>		
Nature/significance of ex					
International National Regional Local	-20% 20-40%	40-60%	60-80%	80-100% □ □ □ □ □ □	
Sectors present Distribution x Storage (open)		Enginee Product	ring manufacturing	9	

Storaç					I production					
					regates re activity (describe type)					
Marin Other		(class)		Offic	e activity (de	escribe type	:)			
Officer		Class								
General comr	ments / de	escription	of site							
Open sto	rage – v	ehicles								
Set within	the wid	ler Purfle	et Indus	trial Park	site (GVA R	ef: T2)				
Good ac	cess fror	m A13/A	1306.							
Fow amo	nitios no	arby								
Few ame	nities ne	earby.								
EXISTING CON						D 11 P				
Age of Buildin		05.50%	50.75M	75 1000	Quality of		05 50%	50.75%	75 100%	
D== 1040	0-25% □	25-50%	50-75% □	75-100% □	\/a=:	0-25% □	25-50%	50-75%	75-100% □	
Pre 1940	_	_	_	_	Very good	_	_	_	_	
1940 - 1969					Good					
1970 – 1989				X	Poor					
1990 –					Very					
1999 2000 –					poor					
2009 Since										
2010										
On-site ameni Conve	ities enience re	etail 🗖	Compar	ison retail						
_	urant/caf	_								
☐ Gym/	sports		Creche							
Bank			Educatio	on						
⊠ None			Other							
Broadband inf	frastructur	e								
X ADSL	X /	ADSL2+	X Fibre	optic (Desl	k Based)					
Proportion of F	loorspace	e in Non-B	3-class use	es ·						
	0- 25%	25-50%	50-75%	75-100%						
Housing	25%									
Retail	_	_	_	_						
Communit	_		_	_						
Other	[′] п									
B-Class				X	<u> </u>					

Neighb	oouring 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									
X	Close to one or two services									
	No services in clos	se pr	oximity							
	of environment fon	or cui	rent uses							
	Very good	X	Good							
	Poor		Very poor							
Enviror	nment appropriate	for c	urrent uses?							
X	Yes		No							
Neigh	oouring uses									
	Residential		Leisure							
	Retail		Town centre							
	Airport	X	Rail							
	Road		Office							
\boxtimes	Industrial		Warehousing							
	Higher Education	n 🔲	Further Education							
Fviden	ce of pollutants			None evident						
	Noise		Air							
	Traffic		Lighting							
	24hr operation		gg							
	s & parking (comm		•	Accessible from A1306/A13 – accessed through the wider						
	Roda Network (3	iraie	gic Road Network)	Purfleet Industrial Park						
	Vehicular Access			Good access from A1306						
	(HGV, Vans, Cars	s, Bic	ycles)							
	5 1 5 1									
	Public transport			Poor						
	Servicing			On site						
	· ·									
	Internal Circulation	on		poor						
_	inoma circolan	011		poor						
_	5									
	Parking			Onsite adequate						
Acces	s and parking is ac	dequ	ate for the uses withi	n 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:** None evident Topography Contamination Other Opportunity for Intensification Yes Vacant Land ☐ Yes ☐ No Vacant Buildings (re-use) ☐ Yes (Can be reoccupied in current form) Vacant Buildings (refurb) Yes (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 _ (Market perceptions to be considered within report) **CONCLUSIONS** 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	Local Authority Thurrock							
Site Name Purfleet Indus	strial 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): Pur	fleet						
The site is best described of Out of Town Office High Quality Busin Research and Tect Warehouse/Distribt General Industry/It Heavy/Specialist I	e Campus ess Park chnology/Science Park oution Park Business Area	□ Town Centre □ Incubator/SME □ Specialised Frei □ Sites for Specific □ Recycling/Envir	ght Terminals : Occupiers onmental Industries Sites					
Location character								
•	and distance) Accessed b							
Rail Access Purfleet (· · · · · · · · · · · · · · · · · · ·	<u>None</u>						
International National Regional Local	20% 20-40% 40-60	_ _ _	80-100% □ □ □ □ □					
Sectors present Distribution	Enç	gineering						
x Storage (open) x Storage (warehou Creative industrie Marine x Other (inc non-B	s Foo s Ag Off	educt manufacturing od production gregates ice activity (describe s, Trade Merchants, W	type)					

(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 CONI	DITIONS											
Age of Building	js				Quality of I	Buildings						
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%			
Pre 1940					Very good							
1940 – 1969					Good				X			
1970 – 1989				X	Poor	X						
1990 –					Very							
1999 2000 - 2009	X				poor							
Since 2010												
On-site amenities												
□ Convenience retail □ Comparison retail												
□ Restau□ Gym/s			Hotel Creche									
□ Bank			Educatio	on								
⊠ None			Other									
Broadband infrastructure X ADSL X ADSL2+ X Fibre optic (Desk Based)												
Proportion of Floorspace in Non-B-class uses												
rioponion oi ri	0-	25-50%		75-100%								
Housing	25% □											
Retail Community		0	<u> </u>	0								

Otl B-C	ner 🔲 Class 🗓	<u> </u>								
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									
X										
_										
Qualit	y of environment fo									
	nent on issues)	-	Cood							
	Very good Poor	⊠	Good Very poor							
_	nment appropriate	_								
×	Yes		No							
	100	_	.,,							
Neigh	bouring uses									
	Residential		Leisure							
	Retail		Town centre							
	Airport	X	Rail							
X	Road		Office							
	Industrial		Warehousing Further Educat	tion						
	Higher Education	' 🗀	FUTITIES EQUECTS	lion [
Evider	nce of pollutants			None evident						
	Noise		Air							
	Traffic		Lighting							
	24hr operation									
Acces	s & parking (comm	nent	on issues)	Access to A13 and A1306						
	☐ Road Network (Strategic Road Network)			ork)						
	Vehicular Acces	ς		Deletively speed groups from the A120/						
_	(HGV, Vans, Cars, Bicycles)			Relatively good access from the A1306						
	Public transport			Dear						
_	Tobile lidispoil			Poor						
	Servicing			On site - adequate						
				·						
	Internal Circulati	or								
	Internal Circulation	OI I		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 Area)	☐ Heritage & Cor	nservation (I	Listed	Building, SAM, Cons
☐ Environmental Designation (SPA, SAC, SSSI, Ro	amsar) 🗖 Tree Prese	rvation Ord	ler (pre	esumed no)
District Constituting Process				
Physical Considerations: ☐ Topography	None evident			
☐ Contamination				
Other				
Opportunity for Intensification ✓ Yes No	Vacant Land	d 🗆	Yes	⊠ No
Vacant Buildings (re-use) ☐ Yes ☐ No If (Can be reoccupied in current form)	Yes, number of vaca	nt buildings	i	
Vacant Buildings (refurb) ☐ Yes ☒ No If (Likely to require refurbishment or redevelopment to		nt buildings		
% of site developable	Estimated Quantity		-	
Development activity				
Evidence of recent development within the	e site 🗖 B class	□ Non-B	class_	
☐ Evidence of recent development in the imi				
☒ No evidence of recent development				
Evidence of marketing & duration				
<u>CONCLUSIONS</u> (Market perceptions to be	e considered within re	port)		
011-0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1				
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	tuse			

Site RefT3	Local Authority $\underline{ ext{T}}$	nurrock						
Site Name <u>Milehams Ir</u>	ndustrial Estate							
Address RM19 1SX	-							
Survey Date: 02/02/2016	<u> </u>		Su	rveyor: MS & Lo	G			
SITE DESCRIPTION								
Site Area: 1.4ha								
Policy designation:	Active Employmer	nt Site						
Location (nearest town o	or cluster description	n): Purflee	t					
The site is best described Out of Town Offi High Quality Bus Research and Te Warehouse/Distr General Industry Heavy/Specialis	ice Campus iness Park echnology/Science ribution Park r/Business Area	· Park		Town Centre Incubator/SMI Specialised Fre Sites for Special Recycling/Env Other - Storage	eight Termina fic Occupiers vironmental In			
Mixed commerciMainly residentia	mercial area, with re	irea cial uses						
Closest trunk road (name	e and distance) \underline{Al}	306 (200n	<u>n)</u>	-				
Rail Access Purfleet	(1km) E	Bus routes	Multi	ple routes to th	e south of the	<u>e site</u>		
Nature/significance of e O International National Regional Local Vacancy	-20% 20-40%	40-60)%	60-80% 	80-100% 			
Sectors present								
Distribution Storage (open) x. Storage (warehome industri Marine x Other (inc non-E	ies	. Pro . Foo	Engineering Product manufacturing Food production Aggregates Office activity (describe type)					

Occupiers in	nclude Vo	sa and Se	ecure 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 CON	<u>DITIONS</u>									
Age of Building	gs				Quality of I	Buildings				
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%	
Pre 1940					Very good					
1940 - 1969					Good		X			
1970 – 1989				X	Poor		X			
1990 –					Very	\boxtimes				
1999 2000 –	X				poor					
2009 Since										
2010										
On-site ameni			0	:						
-	enience re urant/café	-	Hotel	ison retail						
☐ Gym/s	sports		Creche							
□ Bank				on						
⊠ None			Other							
Broadband inf										
X ADSL	X A	DSL2+	⊠ Fibre	optic (Desk	Based)					
Proportion of F	loorspace	in Non-B	-class use	es ·						
	0- 25%	25-50%	50-75%	75-100%						
Housing	2 5/6									
Retail										
Community	, •									

South Essex Authorities South Essex EDNA Other X **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 X Poor Very poor Environment appropriate for current uses? X Yes No **Neighbouring uses** Residential Leisure Retail Town centre Airport Rail \times **⋈** Road Office Industrial Warehousing Higher Education 🗖 Further Education None evident **Evidence of pollutants** Noise Air Traffic Lighting 24hr operation Access & parking (comment on issues) Access to the A1306 which leads north to the A13. Road Network (Strategic Road Network) Vehicular Access Wide access from the Tank Hill Road – turning in the site may (HGV, Vans, Cars, Bicycles) 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 \(\times Yes\) \(\times No\) \(\times Don't know\)
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, 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 Local Authority	y Thurrock Counc	il		
Site Name Marley Works				
Address_Stifford Road, RM15 6RL				
Survey Date: 02/02/2016	Su	urveyor: MS & L	G	
SITE DESCRIPTION				
Site Area: 6.1ha				
Policy designation: Active Employn	ment Site			
Location (nearest town or cluster descrip	otion): Grays			
The site is best described as a: Out of Town Office Campus High Quality Business Park Research and Technology/Scier Warehouse/Distribution Park General Industry/Business Area Heavy/Specialist Industrial Site	nce Park	Sites for Speci	eight Terminals fic Occupiers vironmental Ind	ustries Sites
Location character Well established commercial are Established commercial area, w Mixed commercial and residentia Mainly residential with few comm Mainly residential or rural area wi	ith residential area al area nercial uses			
Closest trunk road (name and distance)	Accessed from B	1335		
Rail Access Chafford Hundred (2km	n) Bus rou	ites Multiple rou	utes on B1335 a	nd Foyle Drive
Nature/significance of existing occupier 0-20% 20-40 International		60-80% 	80-100% 	
Sectors present				
 Distribution Storage (open) x Storage (warehouse) Creative industries Marine Other (inc. non-B class) 	Food pr	manufacturing oduction ates	e type)	

General comments / description of site

Occupier	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 CON	<u>IDITIONS</u>									
Age of Building	gs				Quality of	Buildings				
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%	
Pre 1940					Very good					
1940 – 1969					Good				X	
1970 – 1989					Poor					
1990 – 1999		X			Very poor					
2000 – 2009		X			роог					
Since 2010										
On-site ameni	ities									
_	enience re urant/café sports	_	Compar Hotel Creche Educatio	ison retail on						
⊠ None			Other							
Broadband inf			X Fibre	optic (Desk	Based)					
Proportion of F	loorspace	in Non-B	-class use	es						
-	0-	25-50%		75-100%						
Housing	25% •									
Retail Communit	y -	0	<u> </u>	<u> </u>						

Oth B-C	_			
Neighb	oouring amenities			
_	_		e with a wide ra	nge and quantity of services
				le range and quantity of services
	Close to a limited			
_	Close to one or t			of basic solvieos
	No services in clo	ose pr	Oximity	
	of environment f nent on issues)	or cu	rrent uses	
	Very good	\boxtimes	Good	
	Poor		Very poor	
Enviror	ment appropriate	e for c		
X	Yes		No	
Neiahb	oouring uses			
×	Residential		Leisure	Residential buffered by road
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education	n 🗖	Further Educat	ion
				None evident
	ce of pollutants			None eviderii
	Noise Traffic		Air	
	24hr operation		Lighting	
_	Z4111 Operation			
Acces	s & parking (comi	ment	on issues)	Accessible from B1335
	Road Network (
	Vehicular Acce		, (alaa)	Wide access but poor visibility
	(HGV, Vans, Ca	is, bic	yciesj	
	Public transport			Proximate bus routes
	Servicing			0
_	3ervicing			On site
	Internal Circulat	ion		Good
	Parking			Adequate – on site
_	i dikirig			

Access and parking is adequate for the uses within the site	
DEVELOPMENT CONTEXT	
Planning Considerations*: ☐ Flood Risk Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)	eritage & Conservation (Listed Building, SAM, Cons Tree Preservation Order (presumed no)
Physical Considerations: Topography Contamination Other	vident
Opportunity for Intensification ☐ Yes ☒ No	Vacant Land ☐ Yes ☒ No
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, num (Can be reoccupied in current form)	nber of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, num (Likely to require refurbishment or redevelopment to be reo	nber of vacant buildings ccupied)
% of site developable Estima	ited Quantity
Development activity □ Evidence of recent development within the site □ Evidence of recent development in the immediate □ No evidence of recent development □ Evidence of marketing & duration	surrounding area
Recommendations on future use / potential Protect and maintain for continued employment use	

Site Ref L	ocal Authority Thurrock	<u> Counc</u>	il		
Site Name <u>Fiddlers React</u>	1				
Address Wouldham Road,	South Stifford, RM20 4X	(<u>B</u>			
Survey Date: 02/02/2016		Su	urveyor: MS & Lo	G	
SITE DESCRIPTION					
Site Area: 9.9ha					
Policy designation: Ac	tive Employment Site				
Location (nearest town or c	luster description):	Grays			
The site is best described as Out of Town Office High Quality Busine Research and Tech Warehouse/Distribu General Industry/Bu Heavy/Specialist In	Campus ss Park nnology/Science Park ution Park usiness Area		Sites for Speci	eight Terminals fic Occupiers vironmental Industries	Sites
Mixed commercial ofMainly residential withMainly residential or	rcial area, with residen and residential area th few commercial use rural area with no othe	es er comn	,		
Closest trunk road (name a	nd distance) A126 (40	<u>(0m)</u>	-		
Rail Access Grays (1.5k	(m) Bus rou	ites <u>Mult</u>	iple routes on A	<u> 126</u>	
Nature/significance of exists 0-20 International National Regional Local Vacancy		0-60%	60-80%	80-100% □ □ □ □ □	
Sectors present					
Distribution Storage (open) Storage (warehous Creative industries Marine Other (inc non-B clo	e) 	Food pr Aggreg	manufacturing oduction ates	e type)	

General comments / description of site
Cita has accommodated meanwhile

Site has acc Biomass ene		ated mear	nwhile sto	rage use sind	ce its former	use, and is	currently be	eing redev	eloped for
EXISTING CON	<u>DITIONS</u>								
Age of Building					Quality of	Buildings			
D 1040	0-25%	25-50%	50-75%	75-100%	.,	0-25%	25-50%	50-75%	75-100%
Pre 1940	_	_	_	_	Very good	_	_	_	_
1940 – 1969	_				Good			_	_
1970 – 1989		_		<u> </u>	Poor	_			
1990 – 1999				_	Very poor				
2000 – 2009	_	_	_	_					
Since 2010									
On-site ameni									
_	enience re urant/cafe	_	Compar Hotel	ison retail					
☐ Gym/:	sports		Creche						
□ Bank ■ None			Education Other	on					
			Cirioi						
Broadband inf ADSL			X Fibre	optic (Desk	Based)				
Proportion of F	loorspace								
	0-		50-75%	75-100%					
Housing	25% □								
Retail Community		<u> </u>	0	<u> </u>					

Oth B-C	ner 🔲			
Neighb	oouring amenities			
	Close to a town o	centr	e with a wide rang	ge and quantity of services
	Close to local ce	ntre v	with a reasonable	range and quantity of services
			ge and quantity of	
	Close to one or t			
_				
	No services in clo	ise pi	Oximity	
	of environment for one issues)	or cu	rent uses	
	Very good	X	Good	
	Poor		Very poor	
Enviror	nment appropriate	e for c	current uses?	
X	Yes		No	
Neiahl	oouring uses			
×	Residential		Leisure	Opposite Council Depot
_	Retail	$\overline{\mathbf{x}}$	Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Educatio	n 🗖	Further Educatio	n
Eviden	ce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
A	s & parking (comr	mant	on issues!	
Acces			gic Road Network	Proximate access to A126
_	Rodd Holwolk (c	mara	gie Roda Norwon	• • • • • • • • • • • • • • • • • • • •
	Vehicular Acces			Wide access to Wouldham Road that leads to the site
	(HGV, Vans, Ca	rs, Bic	ycles)	
	Public transport			Proximate bus links
	Servicing			N/A
	Internal Circulat	ion		N/A
	Parking			N/A

South Essex Authorities South Essex EDNA □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:** None evident Topography Contamination Other Vacant Land Opportunity for Intensification

Yes 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

 ✓ The state of the state (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 X 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 <u>T24</u> Local A	uthority <u>Thurroc</u>	k Counc	il					
Site Name <u>East and West of Her</u>	on Way							
Address West Thurrock, RM20 3XD								
Survey Date: 02/02/2016		Su	urveyor: MS & L	G				
SITE DESCRIPTION								
Site Area: 25.6ha								
Policy designation: Active En	nployment Site							
Location (nearest town or cluster o	lescription):	Grays						
The site is best described as a: Out of Town Office Camp High Quality Business Park Research and Technology Warehouse/Distribution Po General Industry/Business Heavy/Specialist Industrial	r/Science Park ark Area		Sites for Speci Recycling/Env	eight Terminals				
Established commercial arMixed commercial and resMainly residential with few	 □ Well established commercial area □ Established commercial area, with residential area nearby 							
Closest trunk road (name and dist	ance) <u>Accesse</u>	ed from B	186/A126	_				
Rail Access Grays (3km)	Bus ro	utes <u>Seve</u>	eral routes pass	along Heron Way/N	Motherwell Way			
Nature/significance of existing occurs of the control of the contr		40-60% 	60-80%	80-100% □ □ □ □ ■				
Sectors present								
 Distribution x Storage (open) Storage (warehouse) Creative industries Marine x Other (inc non-B class) 	X	Food pro Aggrega Office of	manufacturing oduction ates	e type)				

General comments / description of site

Predominantly non-B class use (retail and wholesale),

B-class uses	located t	o the sout	hwest of	site.						
Occupiers include: CostCo, B&Q, IKEA, Torque Development International, Walker Crane Services.										
Units are hig	Units are high quality.									
Forms part o	Forms part of the wider Lakeside site with good connections and access to amenities.									
EXISTING CONI	DITIONS									
Age of Building	js				Quality of I	Buildings				
	0-25% □	25-50%	50-75%	75-100%		0-25% □	25-50% 🗷	50-75%	75-100%	
Pre 1940					Very good					
1940 - 1969					Good			X		
1970 – 1989				X	Poor					
1990 –					Very					
1999 2000 –	X				poor					
2009 Since										
2010										
On-site amenit Conve	i <mark>es</mark> nience re	etail 🗖	Compar	rison retail						
	rant/cafe		Hotel	130111CTGIII						
☐ Gym/s	ports		Creche							
□ Bank ⊠ None			Education Other	on						
		_	Onici							
Broadband infr ADSL			™ Eibro	ontic (Dod	Rasad)					
	മ 7	NDJLZ I	ച 11016	optic (Desk	buseu)					
Proportion of FI										
	0- 25%	25-50%	50-75%	75-100%						
Housing	<u> </u>	<u> </u>		<u> </u>						
Retail Community	_	0								

Otl B-C	ner Class		-	_ _						
Neiah	bouring ameni	ities								
_	☐ Close to a town centre with a wide range and quantity of services									
×										
_										
u				of basic services						
_	Close to one									
u	No services ir	n close pr	oximity							
	y of environme nent on issues)		rrent uses							
	Very good	X	Good							
	Poor		Very poor							
Enviro	nment approp	riate for c	current uses?							
X	Yes		No							
Neigh	bouring uses									
<u>S</u>	Residential		Leisure							
×	Retail	_	Town centre							
	Airport		Rail							
X	Road		Office							
X	Industrial	X	Warehousin							
	Higher Educ	ation 🗖	Further Educ	on						
		_		None evident						
	nce of pollutan			None evideni						
	Noise Traffic		Air							
	Traffic 24hr operation	On.	Lighting							
	Z4III OPCIAIN	OH								
Acces	s & parking (C	omment	on issues)	Access to A126/B186						
			gic Road Net							
	Vehicular Ad (HGV, Vans,		voles)	Good access from truck routes						
	(HOV, VOIIS,	Cars, bic	усісзі							
	Dudali a kususus									
	Public transp	oort		Proximate bus routes						
				L						
	Servicing			On site						
	lada wa al Cias	1 =.12 = .=								
	Internal Circ	ulafion		Good						
	Parking			On site						

Access and parking is adequate for the uses within the site
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, 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	Local	Authority <u>Thu</u>	rrock			
Site Name	ank Lane					
Address RM19	1TB					
Survey Date: 0	2/02/2016		ç,	Irvovor: MC 8 1	.G	
Survey Dale.	2/02/2016		_ 30	iveyor. Mis & L	.G	
SITE DESCRIPTION	<u>ON</u>					
Site Area: 5.8ha	7					
one Alea. C.on	-					
Policy designa	tion: Active I	Employment	Site			
Looglion (noar		, deseriation)	• Durfloot			
Location (near	est town or cluster	aescription)	: Purfleet			
The site is best	described as a:					
	Town Office Cam			Town Centre		
_	uality Business Pai			Incubator/SM		
	ch and Technolog			•	reight Terminals	
	ouse/Distribution I			•	ific Occupiers	6:1
	al Industry/Busines				vironmental Indu	JSTries Sites
☐ Heavy,	/Specialist Industri	ai siie		Other - Storag	ge	
Location chard	ıcter					
■ Well est	ablished commer	cial area				
▼ Establish	ned commercial (area, with res	idential ared	nearby		
☐ Mixed o	commercial and r	esidential are	ea			
☐ Mainly I	residential with fev	w commercio	al uses			
☐ Mainly I	residential or rural	area with no	other comn	nercial uses		
Closest trunk ro	oad (name and di	stance) <u>Acc</u>	essed from A	1306		
Rail Access	Purfleet (0.6km)	Bu	s routes <u>Non</u>	<u>e</u>		
Nature/signitic	ance of existing o	-	10 100	40.000	00.100%	
	0-20%	20-40% □	40-60% □	60-80% □	80-100% □	
Internation						
National						
Regional	_	_			×	
Local Vacancy	_	_		_	_	
vacancy						
Sectors presen	t					
Distribu	ution		Enginee	ering		
x Storag	e (open)		Product	manufacturin	9	
x Storag	e (warehouse)		Food pr	oduction		
Creati	ve industries		Aggreg	ates		
Marine)		Office o	activity (describ	e type)	
v Other	(inc non-B class)	Veh	nicle renair a	nd hire		

General comments / description of site Occupiers: Scania Purfleet, B K M Transport, Face

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 CONI	<u>DITIONS</u>									
Age of Building	gs				Quality of I	Buildings				
Pre 1940	0-25% □	25-50%	50-75% □	75-100%	Very	0-25% □	25-50% 🗷	50-75% □	75-100% □	
1940 - 1969					good Good				X	
1970 – 1989					Poor	X				
1990 – 1999					Very poor					
2000 – 2009					ρου.					
Since 2010										
	enience re vrant/cafe		Compar Hotel Creche Educatio Other	ison retail on						
Broadband infr										
Proportion of Floorspace in Non-B-class uses 0- 25-50% 50-75% 75-100%										
Housing Retail Community Other B-Class	25% 	0000	0							
Neighbouring of			th a wide	range and a	auantity of se	rvices				

November 2017 **gva.co.uk** 513

 $f \square$ Close to local centre with a reasonable range and quantity of services

	Close to a limited	rang	ge and quantity of b	asic services						
X	Close to one or two services									
	No services in clos	No services in close proximity								
Quality	of environment fo	r cur	rent uses							
	nent on issues)		10111 0303							
	Very good	X	Good							
	Poor		Very poor							
Enviror	nment appropriate	for c	urrent uses?							
X	Yes		No							
Neight	oouring uses									
	Residential		Leisure							
	Retail		Town centre							
	Airport	X	Rail							
X	Road		Office							
X	Industrial		Warehousing							
	Higher Education		Further Education							
				None syident						
Eviden	ce of pollutants			None evident						
	Noise		Air							
	Traffic		Lighting							
	24hr operation									
Acces	s & parking (comm	ent i	on issues)							
			gic Road Network)	Accessed from the A1306						
_	noda nomon (o.		gio noda nomoni,							
	Vehicular Access			Wide access from Botany with good vision.						
	(HGV, Vans, Cars	, BIC	ycles)							
	Public transport			Poor						
	Servicing			Adaquata an sita						
_	301 VICITIS			Adequate on site						
	Internal Circulation	on		Good for cars, more difficult for HGVs						
	Parking			Adequate on site						
Acces	s and parking is ad	lequ	ate for the uses withi	n the site ⊠Yes □No □ Don't know						
DEVELO	OPMENT CONTEXT									
Plannir	ng 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						
Opportunity for Intensification $ extbf{ iny Yes}$ $ extbf{ op}$ No $ extbf{ Vacant Land}$ $ extbf{ op}$ Yes $ extbf{ iny 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						
<u>CONCLUSIONS</u> (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 Thurroc	k Counc	il					
Site Name London Roc	ad							
Address Purfleet (E1e), R	M19 1SD							
Survey Date: 02/02/2016		Su	urveyor: MS & L	G				
SITE DESCRIPTION								
Site Area: 52.5ha								
Policy designation:	Active Employment Site							
Location (nearest town o	r cluster description):	Purfleet						
The site is best described Out of Town Office High Quality Busin Research and Te Warehouse/Distri General Industry, Heavy/Specialist	ce Campus ness Park chnology/Science Park bution Park /Business Area		Sites for Speci	eight Terminals fic Occupiers vironmental Industries Sites				
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	e and distance) Accesse	ed from A	1090					
Rail Access Purfleet	(1.5km) Bus ro	utes <u>Seve</u>	eral routes on La	ondon Road to north of site	<u>!</u>			
Nature/significance of ex		40-60%	60-80%	80-100%				
International National Regional Local			_ _ _ _					
Sectors present								
x Distribution Storage (open) x Storage (wareho Creative industrie Marine	·	Engineering Product manufacturing Food production Aggregates Office activity (describe type)						
Other (inc non-B	class)	_						

General comments / description of site

Age of Buildings													
Sood 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. Forms part of the wider industrial area but few amenities in proximity to the site. Souditive States	Uses principally B2/B8 with open storage of cars.												
EXISTING CONDITIONS Age of Buildings	Units are of reasonable quality.												
Section Convenience retail Comparison retail Restaurant/café Hotel Gym/sports Cother C	Good access to the A1090 via the London Road to the north of the site.												
Age of Buildings	Forms part of the wider industrial area but few amenities in proximity to the site.												
O-25% 25-50% 50-75% 75-100% O-25% O-25% 25-50% 50-75% 75-100% O-25% O-25													
Age of Buildings 0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% 1940 0 0 0 0 0 0 0 0 0													
Age of Buildings													
O-25% 25-50% 50-75% 75-100% O-25% 25-50% 50-75% 75-100% Pre 1940 O O-25% 25-50% 50-75% 75-100% O-25% 25-50% 50-75% O-25% 25-50% O-25% 25-50% 50-75% O-25% 25-50%													
Pre 1940 □ □ □ Very good Good □ □ </td <td>100%</td>	100%												
1940 -													
1970 -													
1990 -													
1999 2000 -													
2009 Since 2010 On-site amenities Convenience retail Comparison retail Restaurant/café Hotel Gym/sports Creche Bank Education None Other													
On-site amenities Convenience retail Comparison retail Restaurant/café Hotel Gym/sports Creche Bank Education None Other													
□ Convenience retail □ Comparison retail □ Restaurant/café □ Hotel □ Gym/sports □ Creche □ Bank □ Education ☒ None □ Other Broadband infrastructure													
Restaurant/café													
Gym/sports □ Creche □ Bank □ Education □ None □ Other Broadband infrastructure													
□ Bank □ Education □ None □ Other Broadband infrastructure													
Broadband infrastructure													
▼ ADSL ▼ ADSL2+ ▼ Fibre optic (Desk Based)													
Proportion of Floorspace in Non-B-class uses													
0- 25-50% 50-75% 75-100% 25%													
Housing													
Retail • • •													
Community													
Other													

Neighb	oouring amenities									
	Close to a town c	entre	e 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									
X	No services in clos	se pr	oximity							
	of environment for nent on issues)	r cui	rent uses							
	Very good	X	Good							
	Poor		Very poor							
Environ	ment appropriate	for c	urrent uses?							
X	Yes		No							
Neighb	oouring uses									
	Residential		Leisure	On the Thames						
	Retail		Town centre							
	Airport		Rail							
X	Road		Office							
X	Industrial		Warehousing							
	Higher Education) 🗖	Further Education							
Evidon	co of pollutants			None evident						
	ce of pollutants Noise		Air	There evideni						
	Traffic		Lighting							
	24hr operation	_	Ligitiirig							
_	2 IIII oporanori									
Access	s & parking (comm	nent	on issues)	Accessed from A1090						
	Road Network (S	trate	gic Road Network)	7.6563364 IIGHI / HO76						
	Vehicular Access	•		<u> </u>						
_	(HGV, Vans, Cars		vcles)	Relatively narrow access with rail crossing						
	(1.2.1, 1.5.1.1, 2.5.1.1	,	,,							
	Public transport			Bus routes to the north of the site on London Road.						
_	Toblic Harisport			bos routes to the north of the site of London Road.						
	Servicing			Good						
	Internal Circulation	on		Adequate						
_				Adoquate						
	Parking			Adequate						
Access	and parking is ac	dequ	ate for the uses withi	n 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								
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 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	ge										
Address West Thurrock RM19 1ND	1										
Survey Date: 02/02/2016 Surveyor: MS & LG											
SITE DESCRIPTION											
Site Area: 61.9ha											
Policy designation: Active Er	mployment Site	Э									
Location (nearest town or cluster of	description):	Rochford	d								
The site is best described as a: Out of Town Office Camp High Quality Business Park Research and Technology Warehouse/Distribution Pa General Industry/Business Heavy/Specialist Industria	y/Science Park ark Area		Town Centre Incubator/SME Cluster Site Specialised Freight Terminals Sites for Specific Occupiers Recycling/Environmental Industries Sites Other - Cash & Carry								
 Well established commercial a Established commercial a Mixed commercial and re Mainly residential with few 	Mixed commercial and residential area Mainly residential with few commercial uses										
Closest trunk road (name and dist	ance) <u>Access</u>	sed from th	ne A1090/A130	06							
Rail Access Purfleet (1.5km)	Bus ro	outes <u>Multi</u>	ple routes on A	<u> 1090</u>							
Nature/significance of existing occurs of the control of the contr	-	40-60% □ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑	60-80%	80-100% 							
Sectors present											
x Distribution x Storage (open) x Storage (warehouse) Creative industries Marine Other (inc. non-B. class)	 X 	Food pro	manufacturing oduction ates	g e type)							

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	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 Buildin	gs				Quality of I	Buildings					
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very						
1940 –					good Good		X				
1969		X			D		×				
1970 – 1989	_		_	_	Poor	_		_	_		
1990 –		X			Very						
1999 2000 –		X			poor						
2009			П	П							
Since											

On-site amenities

2010

	Convenience retail	Comparison retail
	Restaurant/café	Hotel
	Gym/sports	Creche
	Bank	Education
X	None	Other

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

	0-	25-50%	50-75%	75-100%
Housing	25% □			
Retail		_		ō
Community				
) Other				
3-Class				X

Neighbouring amenities

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

	Close to local cen	itre v	vith a reasonable ra	nge and quantity of services							
	Close to a limited range and quantity of basic services										
	Close to one or tw										
X	No services in clos	e pro	oximity								
	of environment for	r cur	rent uses								
` _	Very good	X	Good								
	Poor		Very poor								
Enviror	nment appropriate	for c	urrent uses?								
X	Yes		No								
Neiahl	oouring uses										
	Residential		Leisure								
	Retail		Town centre								
_	Airport		Rail								
×	Road		Office								
×	Industrial		Warehousing								
	Higher Education	_	Further Education								
Eviden	ce of pollutants			None evident							
	Noise		Air								
	Traffic		Lighting								
	24hr operation										
Acces	s & parking (comm			Accessed from A1090/A 1306							
	Road Network (St	rate	gic Road Network)								
	Vehicular Access			Condition to the state of the s							
_	(HGV, Vans, Cars		vcles)	Good access from truck roads							
	•		•								
	Public transport										
	rubiic iransport			Bus routes in proximity to the site							
	Servicing			Good on site							
_				Good Gir sine							
	Internal Circulation	n		Good							
	Parking			Good on site							
	Tarking			Good on sile							
٨٥٥٠	e and parking is ad	oa	nto for the uses with:	n the site ⊠Yes □No □ Don't know							
Acces	s una parking is da	eque	ate for the uses withi	n the site ⊠Yes □No □ Don't know							

DEVELOPMENT CONTEXT								
Planning Considerations*: ☐ Flood Risk 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								
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								
<u>CONCLUSIONS</u> (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	30	Local Authority	Thurrock							
Site Name P	lot 3. Water	glade Industrial f	Park, West 1	<u>Thurro</u>	ock					
Address RM20) 3LH									
Survey Date: (02/02/2016_			Su	rveyor: MS & L	.G				
SITE DESCRIPTION	<u>ON</u>									
Site Area: 0.3h	a									
Policy designo	ıtion: A	active Employme	ent Site							
Location (near	rest town or	cluster descripti	on): Gro	ays						
☐ High C☐ Resea☐ Wareh☐ Gener	f Town Offic Quality Busin rch and Tec nouse/Distrik ral Industry/I r/Specialist I	e Campus ess Park :hnology/Scienc	ee Park		Incubator/SME Cluster Site Specialised Freight Terminals Sites for Specific Occupiers Recycling/Environmental Industries Sites					
☐ Establis ☐ Mixed ☐ Mainly	 ✓ Well established commercial area ✓ Established commercial area, with residential area nearby ✓ Mixed commercial and residential area 									
Closest trunk re	oad (name	and distance) $\underline{\ }$	ondon Roc	ad/A1	090					
Rail Access _	Purfleet (2	2.3km)	Bus routes	Multi	<u>ple routes on l</u>	<u>ondon Road</u>				
Internation National Regional Local Vacancy	0-2 al (((sting occupiers 0% 20-40% 1	40-60 		60-80%	80-100% 				
Sectors preser Distrib x Storag Storag Creat Marine Other (use) .	Pro Foo	od pro grego	manufacturing						

General comments / description of site											
Open storage site for wooden pallets											
EXISTING CON	<u>DITIONS</u>										
Age of Building	Age of Buildings Quality of Buildings										
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very						
1940 –					good Good						
1969 1970 –		0			Poor						
1989 1990 –		•			Very						
1999 2000 –					poor						
2009 Since 2010											
On-site ameni	lia.										
	n es enience re	etail 🗖	Compar	ison retail							
	urant/café		Hotel								
☐ Gym/s	sports		Creche								
□ Bank			Education	on							
⊠ None			Other								
Broadband inf											
X ADSL	X A	ADSL2+		optic (Desk	Based)						
Proportion of F	loorspace	in Non-B	-class use	es							
	0- 25%	25-50%	50-75%	75-100%							
Housing											
Retail											
Community	, 🗆										
Other B-Class		_		×							
Neighbouring	amenities	;									
☐ Close t	o a town	centre wi	th a wide	range and c	quantity of se	ervices					
☐ Close t	o local ce	entre with	a reason	able range c	ınd quantity	of services					
☐ Close t	o a limite	d range a	nd quant	ity of basic s	ervices						
	o one or t	wo servic	es								

	■ No services in close proximity								
	of environment for nent on issues)	or cu	rrent uses						
	Very good	X	Good						
	Poor		Very poor						
Enviror	nment appropriate	for c	current uses?						
\boxtimes	Yes		No						
	. 55								
Neighb	oouring uses								
	Residential		Leisure						
	Retail		Town centre						
_	Airport		Rail						
_	Road	_	Office						
×	Industrial		Warehousing						
_			Further Education						
	Higher Education	· 🗀	runner Education						
				None evident					
	ce of pollutants	_	A*.	The state of the s					
	Noise		Air						
	Traffic		Lighting						
	24hr operation								
Acces	s & parking (comn	nent	on issues)	Set within a wider industrial site – access to London Road					
	Road Network (S	trate	gic Road Network)						
Vehicular Access				Widen access from London Road on to Weston Avenue					
	(HGV, Vans, Car	s, Bic	ycles)						
_									
ш	Public transport			Proximate bus links					
	Servicing			N/A					
_									
	Internal Circulation	on		N/A					
	David dia av			NI/A					
	Parking			N/A					
Access and parking is adequate for the uses within the site									
DEVELOPMENT CONTEXT									
	ng Considerations*	:							
☐ F	flood Risk			☐ Heritage & Conservation (Listed Building, SAM, Cons					
	Area)								
□ Environmental Designation (SPA, SAC, SSSI, Ramsar) □ Tree Preservation Order (presumed no)									

Physical Considerations:									
TopographyContaminationOther	None evident								
Opportunity for Intensification	Vacant Land								
Vacant Buildings (re-use) ☐ Yes ☑ No I (Can be reoccupied in current form)	f Yes, number of vacant buildings								
Vacant Buildings (refurb) ☐ Yes ☒ No I (Likely to require refurbishment or redevelopment	f Yes, number of vacant buildings to be reoccupied)								
% of site developable	Estimated Quantity								
Development activity									
 Evidence of recent development in the in No evidence of recent development Evidence of marketing & duration 	ne site B class								
Other Comments / Observations									
Potential to reuse site for a more valua nearby existing sites.	ble B-class use and accommodate growth from								
Recommendations on future use / potential									
Protect and maintain for continued B-class	employment use								

Site Ref	Local Authority Thurro	ock				
Site Name <u>Lakeside/Wo</u>	nteglade Industrial Esta	ate				
Address_RM20 3JQ						
Survey Date: 02/02/2016_		Su	urveyor: MS & Lo	G		
SITE DESCRIPTION						
Site Area: 58.8ha						
Policy designation:	Active Employment Sit	е				
Location (nearest town or	cluster description):	Grays				
The site is best described of Out of Town Office High Quality Busine Research and Teach Warehouse/Distribution General Industry/Heavy/Specialist	e Campus ness Park chnology/Science Par oution Park Business Area	k	Sites for Speci	eight Terminals fic Occupiers vironmental Industr	ries Sites	
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) Acces	sed from A	1306, B186, Lor	ndon Road	-	
Rail Access Purfleet (2.5km) Bus r	outes <u> Mult</u>	iple routes on L	ondon Road and i	<u>in Lakeside</u>	
International National Regional Local	isting occupiers 20% 20-40% 20	40-60% □ □ IX IX	60-80%	80-100% 		
Sectors present						
x Distributionx Storage (open)x Storage (warehous industries) Creative industries Marine	x	Food pr Aggreg	manufacturing oduction ates	e type)		
Other (inc non-B c	:lass)					

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 Quality of Buildings										
Pre 1940	0-25% □	25-50% □	50-75% □	75-100%	Very	0-25% □	25-50% □	50-75% □	75-100% □	
1940 –					good Good			X		
1969 1970 –		X			Poor					
1989 1990 –		X			Very					
1999 2000 –		X			poor					
2009 Since 2010	X									
	On-site amenities									7
□ Convenience retail □ Comparison retail ☑ Restaurant/café ☑ Hotel □ Gym/sports □ Creche □ Bank □ Education □ None □ Other										
Broadband infr	astructure	•								_
X ADSL										
Proportion of Flo	oorspace	in Non-B	-class use	es						
0- 25-50% 50-75% 75-100% 25%										
Housing Retail Community Other B-Class	0			_ _ _ _						
Neighbouring amenities										
☐ Close to a town centre with a wide range and quantity of services										
☐ Close to	Close to local centre with a reasonable range and quantity of services									

X									
	Close to one or two services								
	No services in clos	se pr	oximity						
	of environment for	r cui	rent uses						
. 🗖	Very good	X	Good						
	Poor		Very poor						
Enviror	ment appropriate	for c	urrent uses?						
X	Yes		No						
Neighb	oouring uses								
X	Residential		Leisure						
X	Retail		Town centre						
	Airport	X	Rail						
	Road		Office						
X	Industrial	X	Warehousing						
	Higher Education		Further Education						
- • • • • •				None evident					
	ce of pollutants		A :	THORIC CYTACITI					
	Noise		Air						
	Traffic		Lighting						
	24hr operation								
Access & parking (comment on issues)				Access from several truck roads					
	Road Network (Strategic Road Network)			7 (CCC) TOTAL TOCK TO CCC					
	Vehicular Access		ادمامها	Good, several accesses from truck roads					
	(HGV, Vans, Cars	, BIC	ycies)						
	Public transport			Proximate bus routes					
	Ci - i								
	Servicing			Good					
	Internal Circulation	on		Good					
_	D 1.								
	Parking			On site					
Acces	and parking is ac	lequ	ate for the uses withi	n 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
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 □ No
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	Local Authority Thurroc	ck			
Site Name West Thurroc	ck Marshes				
Address_RM20 3AL					
Survey Date: 02/02/2016_		Su	rveyor: MS & LO	<u> </u>	
SITE DESCRIPTION					
Site Area: 110.1ha					
Policy designation:	Active Employment Site				
Location (nearest town or	cluster description):	Grays			
The site is best described a Out of Town Office High Quality Busin Research and Tea Warehouse/Distrik General Industry/ Heavy/Specialist	e Campus ness Park chnology/Science Park oution Park Business Area		Town Centre Incubator/SMI Specialised Fre Sites for Specif Recycling/Env Other - Storag	eight Terminals fic Occupiers rironmental Indo	ustries Sites
Mixed commercialMainly residential	commercial area percial area, with resider al and residential area with few commercial us or rural area with no oth	ses			
Closest trunk road (name	and distance) A1090 th	hrough sit	te		
Rail Access Chafford	Hundred (1km)	_ Bus rou	tes <u>Multiple rou</u>	<u>ites on London</u>	Road to the north
International National Regional Local		40-60% □ □ ⊠ □	60-80% 	80-100% 	
Sectors present					
x Distribution x Storage (open) x Storage (warehout the content of th	es	Food pro	manufacturing oduction ates	e type)	

General comments / description of site

		ileilis / de											
Site	include	s a mix of	B2 and	d B8	3 uses.								
	Occupiers include: Rykel Automotive group, Crown Partnership, Warton Freight Services, Paramount 26, Agility Logistics, Co-operative retail logistics, Procter & Gamble.												
Units	Units are average quality. Predominance of logistics uses.												
Indir	Indirect access to the London Road and Thurrock Way which connect to the strategic road network.												
Sits v	within a	wider ind	ustrial	site	with relat	ively poor lo	cal amenitie	S.					
EXISTIN	IG CON	DITIONS											
							.						
Age of	Building						Quality of	Quality of Buildings					
		0-25%	25-50)%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre	1940						Very good						
194	lO —						Good			X			
196			X		П			п	X	п	п		
197 198		u	لکا			u	Poor		لخا				
199			X				Very						
199		_	ᅜ			_	poor						
200 200			X										
Sinc													
201													
On-site	e ameni	ties											
		enience re	etail		Compar	rison retail							
	Resta	urant/café	é		Hotel								
	Gym/s	sports			Creche								

Broadband infrastructure

None

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

Other

Proportion of Floorspace in Non-B-class uses

	0-	25-50%	50-75%	75-100%
	25%			
Housing				
Retail				
Community				
Other				
B-Class				X

Neighbouring amenities

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

	Close to local cen	tre v	vith a reasonable rai	nge and quantity of services					
	Close to a limited range and quantity of basic services								
	Close to one or two services								
X	No services in clos	e pro	oximity						
	of environment for	r cur	rent uses						
	Very good	X	Good						
	Poor		Very poor						
Enviror	ment appropriate	for c	urrent uses?						
X	Yes		No						
Neigh	oouring uses								
X	Residential		Leisure	Residential buffered by rail					
	Retail		Town centre						
_	Airport	$\overline{\times}$	Rail						
×	Road		Office						
X	Industrial		Warehousing						
	Higher Education		Further Education						
Eviden	ce of pollutants			None evident					
	Noise		Air						
	Traffic		Lighting						
	24hr operation								
	s & parking (comm			A1090 passed through site					
	Road Network (St	rate	gic Road Network)						
	Vehicular Access			Good HGV access					
	(HGV, Vans, Cars		ycles)	Good Hey decess					
			l						
	Public transport			Bus routes potentially walkable distance on London road					
_	Tobile Italisport			bus routes potentially walkable distance on London road					
	Servicing			Adequate for uses in yards in front of units					
				,					
_									
	Internal Circulation	n		Adequate					
	Parking			Parking on site					
_	<u>9</u>			G					
Acces	s and parkina is ad	equ	ate for the uses within	n the site ⊠Yes □No □ Don't know					

DEVELOPMENT CONTEXT								
Planning Considerations*: ☐ Flood Risk Area) ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)	itage & Conservation (Listed Building, SAM, Cons							
*Entire site Existing Employment Areas Policy E2, one loc	ation Local Centres Point Policy R10							
Physical Considerations: Topography Contamination Other	ident							
Opportunity for Intensification ☐ Yes ☐ No	Vacant Land □ Yes ☑ No							
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, num (Can be reoccupied in current form)	ber of vacant buildings							
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number (Likely to require refurbishment or redevelopment to be reod								
% of site developable Estimat	ed Quantity							
Development activity								
	Evidence of recent development in the immediate surrounding area B class Non-B class No evidence of recent development							
<u>CONCLUSIONS</u> (Market perceptions to be consider	red within report)							
Other Comments / Observations								
Potential to intensify some of these uses that ha Adjacent potential site also provide opportuniti	,							
Recommendations on future use / potentia								
Protect and maintain for continued B-class employment u	se							

Site Ref: T33			Local Authority: Thurrock					
Site Name: <u>434-436</u>	I ondon F	Poad West Ti	hurrock					
one Name. <u>434-430</u>	London	toau, west ii	Idilock					
Address DM00 ADD								
Address: RM20 4DE	5							
Survey Date: <u>01/06/</u>	2016			9	Surveyors: MS, I	IC PI 7V		
our vey Date. on took	2010				ilio,	<u> </u>		
SITE DESCRIPTION								
	•							
Site Area: 13.4ha								
Policy designation:								
Location (nearest to	wn or clu	etar descript	ion): Grave					
Location (nearest to	own or cit	ister descript	ion). Grays					
The site is best des		a:	_					
☐ Out of Town Off			<u>u</u>	Town Centre				
High Quality Bus			u	Incubator/SME (
Research and T				Specialised Freight Terminals				
Warehouse/Dist			u	☐ Sites for Specific Occupiers				
	//Business A	rea			onmental Industries	Sites		
☐ Heavy/Specialis	t Industrial S	ite		Other - Storag	е			
Location character								
Well established								
Established cor	mmercial are	a, with residential	area nearby					
☐ Mixed commercia	al and reside	ntial area						
Mainly residentia	I with few cor	mmercial uses						
Mainly residentia	l or rural area	a with no other co	mmercial uses					
Closest trunk road:	A126		Quality	of Roads: G	ood			
Rail Access: No			Bus r	outes: <u>Sever</u>	al on A126			
Nature/significance	of existin	g occupiers						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International								
National								
Regional Local			X X					
Vacancy								
vacancy	_	_	_	J	_			
Sectors present (%))							
y. Distribution			Engineerir	ng				
y. Storage (open)			Product m	anufacturing				
y. Storage (wareho			Food prod					
Creative industr	ies		Aggregate	s				

Marine		Office a	activity (describe t	ype):			
Port related activities	X	Other (i	nc non-B class):	Car rep	oair		
General comments / descr	iption of site						
Combination of B2 and B8	uses.						
Occupiers include: DWS Bo Enterprise Rent a Car	odyworks, Arriva (Grays Gard	age, Titan Cor	ntainers, Co	ontainer S	ervices, EC	C Group,
Units mixed but relatively g	good quality.						
Access is good from the Lo	ondon Road.						
Appear to be few ameniti	es in proximity to	the site.					
EXISTING CONDITIONS							
Age of Buildings			Quality of B	uildings			
0-25% 25-5	50% 50-75% 7	5-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good				
1940 –		_	Good	_		X	_
1970 – 1 989	র 🗖		Poor		X		
1990 – 1 999	☑ □		Very poor				
2000 –							
2009 Since 2010 X	ם נ						
On-site amenities							
☐ Convenience retail ☐	Comparison retail						
Restaurant/cafe							
☐ Gym/sports ☐	Creche						
☐ Bank ☐	Education						
	Other						
Broadband infrastructure							
	L2+ ☐ Fibre	optic 🗵	(Desk Based)				
Proportion of Floorspace i							
0-25% 25-5		5-100%					
Housing							
Community		ā					
Other	-						
B-Class		X					
Neighbouring amenities							
☐ Close to a town centre with	h a wide range and q	uantity of se	rvices				
☐ Close to local centre with a	a reasonable range a	nd quantity o	of services				

	Close to a limited rang	ge and	d quantity of basic services	
	Close to one or two se	ervice	S	
X	No services in close	proxi	mity	
	y of environment nent on issues)	for	current uses	
· 🗖	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	or current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Good, direct access onto A126
	Road Network (Strate	egic R	load Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good for cars, potentially narrow for HGVs
	`		,	Cood for early potermany manery for the vis
	Public transport			Proximate bus links
	Servicing			Good
П	latamal Cinadatian			Good
	Internal Circulation			8000
_				Cood
Ц	Parking			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
Vacant Buildings (re-use) (Can be reoccupied in current form) ☐ Yes ☐ No If Yes, number of vacant buildings
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 Evidence of recent development in the immediate surrounding area B class Non-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					
a								
Site Name: West Th	urrock Wo	rks, Stonene	ess Road, V	Vest Thurroc	<u>K</u>			
Address: RM20 3AG	;							
Survey Date: <u>01/06/2</u>	2016			s	Surveyors: <u>MS,</u>	LG, RJ, ZV		
SITE DESCRIPTION								
Site Area: 26.1ha								
Site Area. 20.111a								
Policy designation:								
i oney designation.								
Location (nearest to	wn or clus	ster descript	ion): Gravs	•				
			,,.					
₹ 19 - 1-14 -1								
The site is best desc		! :						
Out of Town Offi			u	Town Centre				
High Quality Bus			_	Incubator/SME Cluster Site				
Research and Te		ence Park	_	Specialised Freight Terminals				
Warehouse/Distr			☐ Sites for Specific Occupiers					
					onmental Industries	Sites		
Heavy/Specialist	t Industrial Site	Э	Ц	Other - Storag	е			
Location character								
Well established	d commercial	area						
Established comr	nercial area, v	vith residential a	rea nearby					
■ Mixed commercia	al and resident	ial area						
Mainly residential	with few com	mercial uses						
Mainly residential	or rural area	with no other cor	mmercial uses					
Closest trunk road:	A282		Quality	of Roads: G	ood			
Rail Access: Neare	et in Grave		Rue ro	uitos: 22 and	44 on London	Poad		
Null Access. Nearch	ot in Orays	•		ates. <u>ZZ ana</u>	44 OII LONGON	Noau		
Nature/significance	of existing	occupiers						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International								
National		X						
Regional		X						
Local		\boxtimes						
Vacancy		Ц						
Contare process (0/)								
Sectors present (%) v. Distribution			Engineeri	na				
y. Distribution y. Storage (open)		 y.	•	nanufacturing				
y. Storage (wareho	ouse)	,	Food prod	=				
Creative industri			Aggregate					

Marine Port related activitie	es		activity (describe t nc non-B class):							
General comments / d	General comments / description of site									
Includes the XPO	Includes the XPO Logistics suit – mix of B2/B8 use.									
Units are average	Units are average quality.									
Access from the A	Access from the A1090 which provides access to the London Road.									
Few amenities in proximity to the site.										
	•									
EXISTING CONDITIONS										
Age of Buildings			Quality of B	uildings						
0-25%	25-50% 50-759		Vana aa a	0-25%	25-50%	50-75%	75-100%			
Pre 1940			Very good Good			X				
1970 – П			Poor		X					
1990 –			Very poor							
1999 2000 –										
2009 Since 2010										
On-site amenities										
Convenience retail	Compariso	n retail								
☐ Restaurant/cafe	☐ Hotel									
Gym/sports	Creche									
Bank	Education									
X None	Other									
Broadband infrastruct	ure									
☐ ADSL □	ADSL2+ □	Fibre optic ⊠	(Desk Based)							
Proportion of Floorspa	ace in Non-B-c	lass uses								
0-25%	25-50% 50-759	% 75-100%								
Housing										
Retail Community										
Other	<u> </u>	ā								
B-Class		X								
Neighbouring amenitie	es									
Close to a town cent	tre with a wide range	e and quantity of se	rvices							
☐ Close to local centre	with a reasonable r	ange and quantity	of services							

	Close to a limited rang	ge and	d quantity of basic services	
	Close to one or two se	ervices	5	
X	No services in close	proxi	mity	
	y of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
	J			
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Good- A1090 passes site
	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (HO	GV, V	ans, Cars, Bicycles)	Good access from A1090
_				
	Public transport			Moderate
_				
Ц	Servicing			Good
П	Internal Circulation			Adequate
_	internal Circulation			
	Dorling			Good
_	Parking			

Access and parking is adequate for the uses within the site 🗵 Yes 🔲 No 🔲 Don't know										
DEVELOPMENT CONTEXT										
Planning Considerations: Second Risk (Zone 3)										
Physical Considerations: Topography Contamination Other										
Opportunity for Intensification ⊠ Yes ☐ No Vacant Land ☐ Yes ☒ No										
Vacant Buildings (re-use) (Can be reoccupied in current form) ☐ Yes ☐ No If Yes, number of vacant buildings ☐ ☐ Yes ☐ No If Yes, number of vacant buildings										
Vacant Buildings (refurb)										
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 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 Au	ıthority <u>Thurr</u>	ock Cour	ncil				
Site Name Chafford I	Hundred No	rth West Zone						
Address RM16 6YJ								
Survey Date <u>02/02/2</u>	2016			Surveyor <u>MS</u>	8 & LG			
SITE DESCRIPTION								
Site Area: 0.3 ha								
Policy designation:	Existing S	ite						
Location (nearest tow	n or cluste	r description):	9				
The site is best described as a: Out of Town Office Campus High Quality Business Park Research and Technology/Science Park Specialised Freight Terminals Warehouse/Distribution Park Sites for Specific Occupiers General Industry/Business Area Ascension Business Park Heavy/Specialist Industrial Site 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								
Nature/significance o	f existing o	ccupiers						
International National Regional Local Vacancy	0-20%	20-40% 4	0-60%	60-80%	80-100% □ □ □ □ □			
Sectors present (%) Distribution Storage (open) Storage (warehous Creative industries Marine			Food prod Aggregate	anufacturing luction	_ Lawyer Offices	_		

Other (in	c non-B class)	Be	auty Service	s							
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 Buildin	ıgs				Quality of B	uildings					
	_		_	5-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940 1940 –					Very good Good				☒		
1969 1970 –	_	_			Poor	_	_		_		
1989 1990 –	_	_			Very poor				_		
1999 2000 –	_	_		$\overline{\mathbf{x}}$. , , ,	_	_	_	_		
2009	_			mpleted 2007							
Since 2010											
Convenie	□ Restaurant/cafe □ Hotel □ Gym/sports □ Creche □ Bank □ Education										
Broadband inf	frastructure 図 ADSL		Fibre optic	(Desk Ba	ased)						
Proportion of	Floorspace	in Non-	·B-class u	ses							
Housing Retail Community Other B-Class	0-25% 25	5-50% 5	50-75% 75	5-100%							
Neighbouring	amenities										
		vith a wide	range and qu	uantity of serv	vices (Not really	a TC but lot	s of service	es)			
Close to l	ocal centre wit	h a reason	able range ar	nd quantity of	services						
	a limited range		ty of basic se	ervices							
_	one or two serv										
No service	es in close pro	xittiity									

	y of environment ent on issues)	t for	current uses	
` 🗖	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria			
	Yes		No	
Neighb	oouring uses			
\boxtimes	Residential		Leisure	Primary school within residential area
×	Retail		Town centre	
	Airport		Rail	
_ X	Road		Office	
$\overline{\mathbf{x}}$	Industrial		Warehousing	
	Higher Education		Further Education	
_				
Evider	nce of pollutants			Non-evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (con	nmen	t on issues)	Good access directly off A126 and B186
X	Road Network (Stra	tegic F	Road Network)	, ,
X	Vehicular Access (H	IGV V	ans Cars Bicycles)	Not suitable for large vehicles
	Verilloular Access (1)	iov, v	ans, cars, bicycles,	Not suitable for large vehicles
X	Public transport inc	HS1 a	nd Pedestrian	
	Tublic transport inc	1101 a	na i cacsinan	Bus stop directly opposite site
X	Servicing			
	3			NA
				Currently and a surface of the formation of the surface of
X	Internal Circulation			Small car park – not much space for turning round
X	Parking			Appropriate for site
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
	. 5		-	
DEVEL	OPMENT CONT	EXT		
Dlann!	na Consideratio	nc*-		
	ng Consideratio	115":		One of Companyation // inted Daily or OAM Company
	Flood Risk	- 0		age & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	ation ((SPA, SAC, SSSI, Rams	ar) Tree Preservation Order

Ph	ysical Considerations:		
	Topography		
	Contamination		
	Other		
Oppor	tunity for Intensification	Vacant Land	☐ Yes ☒ No
	t Buildings (re-use) ☐ Yes ☒ No reoccupied in current form)	If Yes, number of vacant buildir	ngs
	t Buildings (refurb) Yes No In orequire refurbishment or redevelopment to be reocc	f Yes, number of vacant buildin supied)	gs
Note: al	l vacant buildings/sites etc to be marked on accompa	nying site plan	
% of s	ite developable	Estimated Quantity	
Devel	opment activity		
	Evidence of recent development within the site	☐ B class	Non-B class
	Evidence of recent development in the immediate s	surrounding area	☐ Non-B class
X	No evidence of recent development		
	Evidence of marketing & duration		
CONC	LUSIONS (Market perceptions	to be considered within report)	
	Comments / Observations		
	relatively constrained and little opprrock that offers standalone B1 officers.		on. Forms one of the few sites
Recon	nmendations on future use / potential		
Pro	tect and maintain for B-class emplo	yment use	
1			

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 describe Out of Town Office Ca			Town Centre								
High Quality Business				Cluster Site							
Research and Techno			Incubator/SME Cluster Site Specialised Freight Terminals Sites for Specific Occupiers								
☐ Warehouse/Distributio											
X General Industry/Busin			Recycling/Environmental Industries Sites								
☐ Heavy/Specialist Indus		ō	Other I								
Location character											
▼ Well established comm	ercial area										
☐ Established commercia	I area, with residential area	nearby									
☐ Mixed commercial and	residential area										
☐ Mainly residential with f	ew commercial uses										
	ral area with no other commo	ercial uses									
a, 100.001a. 01.101		0.0.a. 0000									
Closest trunk road (nam	,										
Rail Access _Chafford H	lundredBus	routes_	Several on Me	otherwell Way	_						
Nature/significance of ex	xisting occupiers										
0-20	_	40-60%	60-80%	80-100%							
International	: <u> </u>			Ц							
National Regional	: <u> </u>										
Local		_	$\overline{\mathbf{x}}$								
Vacancy				ā							
Sectors present (%)											
Distribution	X	Engineerir	•								
Storage (open)	X		anufacturing								
Storage (warehouse) Creative industries		Food prod Aggregate									
Marine	••••			e)							
x Other (inc. non-B class											

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 CO	NDITION	<u>IS</u>												
age of Buildings Quality of Buildings														
0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100%														
Pre 1940					Very good									
1940 – 1969					Good	\boxtimes								
1970 – 1989				X	Poor			\boxtimes						
1990 – 1999					Very poor									
2000 – 2009														
Since 2010														
On-site amen	ities													
☐ Conven	ience retail	☐ Co	mparison re	etail										
Restaur	ant/cafe	☐ Ho	tel											
ズ Gym/sp	orts	Cre	eche											
☐ Bank		_	ucation											
None		∐ Oth	ner											
Broadband in	frastruc	ture												
▼ ADSL	X A	DSL2+ 🔀	Fibre opt	tic (Desk	Based)									
Proportion of	Floorsp	ace in No	n-B-clas	s uses										
	0-25%	25-50%	50-75%	75-100%										
Housing														
Retail		\boxtimes												
Community Other														
B-Class	ā	X	ō	ā										
Neighbouring	ı ameniti	es												
			de range ar	nd quantity of s	ervices									
☐ Close to	local centre	e with a reas	onable ranç	ge and quantity	of services									
X Close to	a limited ra	nge and qua	antity of bas	ic services										
☐ Close to	one or two	services												

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
,	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo		
X	Yes		No	
Neigh	bouring uses	_		
<u> </u>	Residential		Leisure	
<u> </u>	Retail	<u> </u>	Town centre	
<u> </u>	Airport		Rail	
X	Road		Office	
×	Industrial		Warehousing	
	Higher Education		Further Education	
_	nce of pollutants	_		
	Noise		Air	
	Traffic		Lighting	
Ц	24hr operation			
Acces	s & parking (com	man	t on issues)	
Acces			•	Good access to strategic network
	Road Network (Strate	egic K	oad Network)	
	Vehicular Access (Ho	GV, Va	ans, Cars, Bicycles)	good
	Public transport inc H	HS1 ar	nd Pedestrian	Bus routes on road passing south of site
	Servicing			Good
П	latamad Cinavlatian			Good
	Internal Circulation			
				Cood
_		Park	ing	Good
Acces	s and parking is	adeq	uate for the uses	within the site 🗵 Yes 🔲 No 🖵 Don't know

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)										
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										
Evidence of recent development in the immediate surrounding area B class Non-B class										
No evidence of recent development										
No evidence of recent development										
No evidence of recent development Evidence of marketing & duration										
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations										
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										
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations										
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										
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										
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										
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										
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										
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										
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										
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										
No evidence of recent development Evidence of marketing & duration										
No evidence of recent development Evidence of marketing & duration CONCLUSIONS										

Site Ref T66	_ Local A	uthority Thu	ırrock Cour	ncil							
Site Name Zone D1b	o (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 desc	ribed as a:										
Out of Town Office	e Campus			Town Centre							
☐ High Quality Busir	ness Park			Incubator/SME (Cluster Site						
Research and Ted	chnology/Scie	nce Park		Specialised Freig	ght Terminals						
☐ Warehouse/Distrik	oution Park			Sites for Specific	Occupiers						
▼ General Industry/E	Business Area	l		Recycling/Enviro	nmental Industries Si	tes					
☐ Heavy/Specialist I	ndustrial Site			Other							
Location character											
☐ Well established co	ommercial are	a									
☐ Established comme			na naarby								
			ea Healby								
Mainly residential v											
Mainly residential of	or rural area w	ith no other com	mercial uses								
Closest trunk road (n	ame and c	listance) <u>A1</u>	126 0.5km	Quality of Ro	oads	_					
Rail Access _Chaffor	d Hundred	Bı	us routes_	Several on Mo	otherwell way	_					
Nature/significance of	of existing	occupiers									
	0-20%	20-40%	40-60%	60-80%	80-100%						
International											
National											
Regional		\square			<u> </u>						
Local Vacancy				⊠							
vacancy	_	u	<u> </u>	.	u						
Sectors present (%)			_								
x Distribution			Engineerir	•							
Storage (open)	uso)	••••	Food prod	anufacturing							
Storage (warehou Creative industries			Aggregate								
Marine					e)						
x Other (inc non-B	class)F	Retail									

General comments / description of site

Recently developed site with a mix of B2 and B8 uses.												
Also includes some retail.												
Occupiers in	Occupiers include: West Indies Freight, Carmax, Grass Direct, Electric Center, The makeover Centre.											
Units are simil	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 Quality of Buildings												
	Age of Buildings 0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100%											
Pre 1940					Very good							
1940 – 1969					Good				X			
1970 – 1989					Poor							
1990 – 1999					Very poor							
2000 – 2009				X								
Since 2010												
On-site ameni	ties											
Convenience	ence retail	☐ Co	mparison re	tail								
☐ Restaura	nt/cafe	☐ Ho	tel									
Gym/spo	orts	_	eche									
☐ Bank		_	ucation									
X None		□ Otl	her									
Broadband inf	rastruct	ture										
X ADSL	X A	OSL2+ D	I Fibre opt	ic (Desk	Based)							
Proportion of	Floorsp	ace in No	n-B-clas	s uses								
	0-25%	25-50%	50-75%	75-100%								
Housing												
Retail			⊠ □									
Community Other												
B-Class	X											
Neighbouring	ameniti	es										
Close to a	a town cent	tre with a wi	de range ar	d quantity of se	ervices							
Close to lo	ocal centre	with a reas	onable rang	e and quantity	of services							
	a limited ra	nge and qua	antity of bas	ic services								
☐ Close to o	ne or two	services										

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
,	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo		
X	Yes		No	
	bouring uses			
×	Residential		Leisure	
\boxtimes	Retail		Town centre	
u	Airport		Rail	
$\overline{\times}$	Road		Office	
×	Industrial	<u> </u>	Warehousing	
Ц	Higher Education	ш	Further Education	
Evido	naa of mallutanta			
	nce of pollutants Noise		Air	
_	Traffic	Ц	Lighting	
Ц	24hr operation			
Acces	s & parking (com	men	t on issues)	
	Road Network (Strate		•	Good – proximate access to strategic road
	Road Network (Otrace	egie i	toda Network)	network
	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good
	Public transport inc H	HS1 a	nd Pedestrian	Bus routes in proximity
_				
	Servicing			Good
П	Internal Circulation			Good
	Internal Circulation			
	Dankian			Cond
_	Parking			Good
Acces	s and parking is	adec	uate 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 □ No								
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 <u>E9A/CSSP2/CSSP4 Employment - Gatx Terminal a</u>								
Address RM17 5XR								
Survey Date 02/0	02/2016		Surve	eyor <u>MS</u>	& LG			
SITE DESCRIPTION								
Site Area: 5.3ha	a							
Policy designation:	Existing	Site						
Location (nearest to	wn or clus	ter descript	ion): Grays	3				
The site is best desc	cribed as a	:						
Out of Town Offi	·			Town Centre				
High Quality Bus				Incubator/SME Cluster Site				
Research and Te		ence Park		Specialised Frei				
Warehouse/Distr		,		Sites for Specific	onmental Industries Sites			
Heavy/Specialist				Other I	onimental industries oftes			
Location character								
☐ Well established of	commercial are	ea						
Established comm	nercial area, w	ith residential a	rea nearby					
☐ Mixed commercia	l and residenti	al area						
Mainly residential	with few comr	nercial uses						
☐ Mainly residential	or rural area v	vith no other co	mmercial uses					
Closest trunk road (name and	distance) <u>/</u>	Accessed fr	om A126	Quality of Roads			
Rail Access _Grays			ıtes <u>Severa</u>	l routes on Lor	ndon Road			
Nature/significance	•	•						
Intornation al	0-20%	20-40%	40-60%	60-80%	80-100%			
International National								
Regional		ä	<u> </u>					
Local		ā		ā	×			
Vacancy								
Sectors present (%)								
Distribution			Engineeri	_				
x Storage (open)	urco)		Product m Food prod	nanufacturing				
Storage (wareho Creative industri			Aggregate					
Marine					e)			
x Other (inc non-E	3 class)	Vehicle hire and	d repair	_				

General comments / description of site

B2 and B8	open s	torage.									
Occupiers Repairs.	Occupiers include: Scott Hire, Rt Trucks, MPS Enterprises, Height for Hire, DeeJay Truck Repairs.										
Units are m	Units are mixed quality with relatively small floorplates.										
Accessed	Accessed from London Road through wider industrial site.										
Given industrial character of locality, few amenities in proximity to site.											
EXISTING CONDITIONS											
Age of Buildings Quality of Buildings											
7.g0 0aa	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very good						
1940 – 1969					Good		X				
1970 –		X			Poor			X			
1989 1990 –		X			Very poor						
1999 2000 –											
2009 Since 2010											
O	.•	_	_	_							
On-site ameni	ries ence retail	☐ Co	mparison re	atail .							
Restaura		☐ Ho		rtaii							
☐ Gym/spo			eche								
☐ Bank		☐ Ed	ucation								
X None		Otl	ner								
Broadband inf	rastruct	hire									
☑ ADSL			Tibre opt	ic (Desk	Based)						
Proportion of	-								1		
Housing	0-25%	25-50%	50-75%	75-100%							
Retail	_		<u> </u>	<u> </u>							
Community											
Other											
B-Class				X							
Neighbouring	ameniti	es									
Close to a	town cen	tre with a wi	de range ar	nd quantity of se	ervices						
_				ge and quantity	of services						
		nge and qua	antity of bas	ic services							
_	ne or two										
No service	X No services in close proximity										

	y of environment ent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	ate fo	or current uses?	
	Yes		No	
Neighb	oouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
A	- 0		('	
_	s & parking (con		•	Wider site has direct access to London Road A126
Ц	Road Network (Strat	egic F	Road Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Single wide access from London Road
	Public transport inc	HS1 a	nd Pedestrian	Several routes on london Road
				Several region of refractive and
	Servicing			adequate
				dadquato
				Single access with one route through the site
	Internal Circulation			
_				
	Parking			adequate
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
	. 5			
DEVEL	OPMENT CONT	EXT		
	ng Consideratio	ns*:		
	Flood Risk Zone 3			age & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	ation (SPA, SAC, SSSI, Rams	ar) 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								
Potential to intensify existing open storage uses.								
Recommendations on future use / potential								
Protect and maintain for B-class employment use.								

Site Ref	Local	Authority Th	urrock Cou	ncil					
Site Name Former West Thurrock Power Station									
Address RM20 3AL									
Survey Date 02/02/2016 Surveyor MS & LG									
SITE DESCRIPTION	<u>l</u>								
Site Area: 5.8ha									
Policy designation:	Existing	g Site							
Location (nearest to	own or clu	ster descript	ion): Grays	i					
The site is best des	scribed as	a:							
Out of Town Off	fice Campus			Town Centre					
High Quality Bu				Incubator/SME	Cluster Site				
Research and T		ience Park	U	Specialised Frei					
▼ Warehouse/Dis				Sites for Specific					
General Industr					onmental Industries Sit	9S			
	st Industrial Si	e		Other I					
Location character									
Well established									
■ Established comr			ea nearby						
Mixed commerci									
	al with few con	nmercial uses							
■ Mainly residentia	al or rural area	with no other cor	mmercial uses						
Closest trunk road	(name and	distance) <u>A</u>	ccessed fr	om A1090	Quality of Roa	ıds			
Rail Access _Chaff	ord Hundre	ed 1.5km	Bus r	outes Seve	ral on London Roa	<u>d</u>			
Nature/significance		g occupiers							
	0-20%	20-40%	40-60%	60-80%	80-100%				
International National									
Regional					×				
Local		ā							
Vacancy									
Sectors present (%)								
x Distribution			Engineeri	=					
Storage (open) x Storage (wareh	ouse)		Food prod	nanufacturing duction					
Creative industr			Aggregate						
Marine			Office acti	vity (describe typ	e)				
Other (inc non-	B class)								

General comr	ments / d	escriptio	n of site							
Occupied by Daily Mail/Metro										
Access to	Access to London Road via A1090									
Relatively good quality.										
Few amenities in proximity.										
EXISTING CO	NDITION	<u>S</u>								
Age of Buildin					Quality of E	_				
Pre 1940 1940 – 1969 1970 – 1989 1990 – 1999 2000 – 2009 Since 2010 On-site amen Conveni Restaur Gym/spi	ience retail ant/cafe	☐ Ho	50-75% □ □ □ □ □ □ mparison retelectee	75-100%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100% X	
Bank None	ons	_	ucation							
Broadband infrastructure ADSL ADSL2+ Fibre optic (Desk Based)										
Proportion of	-									
Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	75-100%						

Neighbouring amenities

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

X	No services in close	proxi	mity	
	y of environment ent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	r current uses?	
X	Yes		No	
Neighl	oouring uses			
	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial	X	Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
<u> </u>	Traffic	Ц	Lighting	
	24hr operation			
_	s & parking (com		•	Good, direct access to A1090 that leads to A126
ш	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (Ho	GV, Va	ans, Cars, Bicycles)	Fairly narrow but access services a single unit
				Tamy harrow but access services a single and
	Public transport inc F	HS1 ar	nd Pedestrian	Door routee are set at a distance from the site
				Poor, routes are set at a distance from the site
	Servicing			Adaguata
				Adequate
				Adaminto
	Internal Circulation			Adequate
	Parking			Adequate
Acces	s and parking is	adeq	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know

Site Ref <u>185</u> Loca	I Authority Thu	rrock Cou	ncil						
Site Name CSSP2/CSTP6 Primary Industrial and Commercial Area									
Address RM20 3BJ									
Survey Date <u>02/02/2016</u> Surveyor <u>MS & LG</u>									
SITE DESCRIPTION									
Site Area: 122.2ha									
Policy designation: Existing	ng Site								
Location (nearest town or cl	uster descriptio	on): Grays	•						
The site is best described as	: a:	_							
Out of Town Office Campus			Town Centre	N					
☐ High Quality Business Park☐ Research and Technology/S	Scionco Park		Incubator/SME C						
☐ Warehouse/Distribution Parl			Specialised Freig Sites for Specific						
General Industry/Business A	rea			nmental Industries Sit	es				
☐ Heavy/Specialist Industrial S	Site		Other I						
Location character									
☐ Well established commercial	area								
X Established commercial area	, with residential are	a nearby							
☐ Mixed commercial and reside	ential area								
☐ Mainly residential with few co	mmercial uses								
☐ Mainly residential or rural are	a with no other comi	mercial uses							
Closest trunk road (name an	d distance) <u>Ac</u>	cessed fr	om A126	Quality of Roa	nds				
Rail Access _Chafford Hundr	ed 1km	Bus rou	utes Sever	al on London Roa	d				
Nature/significance of existing									
0-20% International	20-40%	40-60%	60-80%	80-100%					
National				ä					
Regional	ā	X	ā	ā					
Local		X							
Vacancy	u	ш	u						
Sectors present (%)									
x Distribution	X	Engineeri	=						
x Storage (open) x Storage (warehouse)		Food prod	nanufacturing duction						
Creative industries		Aggregate	es						
Marine Office activity (describe type) x Other (inc non-B class) Trade Counter									

General comments / description of site											
B2/8 use.											
Occupier	Occupiers include Ziegler UK, Crusely Trailer Engineering, Dornack Internation.										
Site has d	Site has direct access from London Road.										
Few amenities proximately located.											
	-		,								
#EXISTING C	ONDITIO	NS NS									
Age of Buildings Quality of Buildings											
_	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940 1940 –					Very good Good						
1969 1970 –		_		×	Poor	_	×		_		
1989 1990 –					Very poor				_		
1999		_	_	_	very poor				_		
2000 – 2009											
Since 2010											
On-site amer	nities										
Conver	nience retail	☐ Co	omparison re	etail							
_	rant/cafe	_	otel								
☐ Gym/sr	oorts	_	eche								
■ Bank None		_	ducation								
X None		u Ot	ther								
Broadband ii	nfrastruct	ure									
▼ ADSL	X A	OSL2+	☑ Fibre op	tic (Desk	Based)						
Proportion o	f Floorsp	ace in No	on-B-clas	s uses							
	0-25%	25-50%	50-75%	75-100%							
Housing											
Retail											
Community Other											
B-Class		ă		X							
Neighbouring	n ameniti	es						<u> </u>			
_			ride range ar	nd quantity of s	ervices						

□ No services in close proximity

 $f \Box$ Close to local centre with a reasonable range and quantity of services

 $f \Box$ Close to a limited range and quantity of basic services

Quality of environment for current uses (comment on issues)				
` 🗖	Very good	X	Good	
	Poor		Very poor	
Environment appropriate for current uses?				
	Yes		No	
<u>—</u>	. 00			
Neighbouring uses				
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evidence of pollutants				
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access & parking (comment on issues)				Access from London Road A126
	Road Network (Strategic Road Network)			7.00000 110111 20110011 110000 711 20
]			
	■ Vehicular Access (HGV, Vans, Cars, Bicycles)			Several accesses - adequate
	L			
u	Public transport inc HS1 and Pedestrian			Accessible bus routes
П	•			
	Servicing			Adequate
	Internal Circulation			Adequate
	Parking			Adequate
	Faiking			Adequale
Access and parking is adequate for the uses within the site 🗵 Yes 🔲 No 🚨 Don't know				
DEVELOPMENT CONTEXT				
Planning Canaidarations*				
Planning Considerations*:				
☐ Flood Risk Zone 3 ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)				
☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) ☐ 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
CONCLUSIONS (Market perceptions to be considered within report)
Other Comments / Observations
Potential to intensift 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 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:					
☐ Out of Town Office Campus ☐ Town Centre					
☐ High Quality Business Park ☐ Incubator/SME Cluster Site					
□ Research and Technology/Science Park □ Specialised Freight Terminals					
□ Warehouse/Distribution Park □ Sites for Specific Occupiers					
 ☐ General Industry/Business Area ☐ Recycling/Environmental Industries Sites ☐ Heavy/Specialist Industrial Site ☑ Other - Open Storage 					
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) <u>Accessed from A126</u> 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					
National					
Regional U U U X					
Vacancy					
Sectors present (%)					
Distribution Engineering					
x Storage (open) Product manufacturing					
Storage (warehouse) Food production Creative industries Aggregates					
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	l from Lo	ondon Ro	oad thr	ough wide	er industrial s	ite.			
Few local									
rew local	ameniii	les.							
EXISTING CC	NDITION	<u>IS</u>							
Age of Buildi	ngs				Quality of I	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 –					Very good Good				
1969				_				_	_
1970 – 1989				X	Poor		u	\boxtimes	u –
1990 – 1999					Very poor				
2000 – 2009									
Since 2010									
On-site amen	ities								
Conven	ience retail	☐ Cor	nparison r	etail					
_	rant/cafe	☐ Hot	el						
☐ Gym/sp	orts	☐ Cre							
□ Bank		_	cation						
X None		□ Oth	er						
Broadband in	nfrastruct	ture							
X ADSL	X A	OSL2+ 🗵	Fibre op	tic (Desk	Based)				
Proportion of	Floorsp	ace in No	n-B-clas	ss uses					
	0-25%	25-50%	50-75%	75-100%					
Housing Retail									
Community									
Other	ā	ā	ā	ā					
B-Class				\boxtimes					
Neighbouring	g ameniti	es							
☐ Close to	a town cent	tre with a wic	le range a	nd quantity of s	ervices				
Close to local centre with a reasonable range and quantity of services									

November 2017 **gva.co.uk** 569

lacksquare Close to a limited range and quantity of basic services

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

	y <mark>of environment</mark> ent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	ite fo	r current uses?	
	Yes		No	
Neighl	oouring uses			Г
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
\times	Industrial		Warehousing	
	Higher Education		Further Education	
Fyider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	Lighting	
	24III Operation			
Acces	s & parking (com	men	t on issues)	Direct access from A126
	Road Network (Strat		•	Direct access from A126
	,	Ü	,	
П	☐ Vehicular Access (HGV, Vans, Cars, Bicycles)		one Com Biomiles)	
_	venicular Access (H	GV, V	ans, Cars, Bicycles)	Good access from London Road A126
	Public transport inc I	HS1 aı	nd Pedestrian	
_	. done wanepert me		.a.r oaddinair	Several bus routes on London Road
	Servicing			Adequate
				Adequate
П	Internal Circulation			Single access with one route through industrial
	internal Circulation			site
	Parking			Adequate
	Ü			, iac quaic
Acces	s and parking is	adec	juate for the uses	within the site 🗵 Yes 🔲 No 🖵 Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Dlanni	na Consideratio	ne*•		
	ng Consideration	15 :	□ 1120-	go 9 Conservation / Lietad Duilding CANA Core Area)
	Flood Risk Zone 3	ation (ge & Conservation (Listed Building, SAM, Cons Area)
_	=nvironmental Designa	ation (SPA, SAC, SSSI, Ramsa	ar) 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
Recommendations on future use / potential Protect and maintain for B-class employment use.

Site Ref: T26				Local Authority: Thurrock				
Site Name: Former	BPB. Purf	leet (reduced	l area)					
			· ····/					
Address: RM19 1R	=							
Address. KWI 9 IK	L							
Survey Date: 01/06	/2016			5	Surveyors: MS,	LG, RJ, ZV		
					<u></u>	- , - ,		
SITE DESCRIPTION	<u> </u>							
0								
Site Area: 1.2ha								
Policy designation:	•							
Tolley designation	•							
Location (nearest t	own or clu	ster descript	ion):					
•		•	•					
The site is best des	scribed as	a:						
☐ Out of Town Of				Town Centre				
☐ High Quality Bu				Incubator/SME	Cluster Site			
Research and		cience Park		Specialised Frei	ght Terminals			
☐ Warehouse/Dis	tribution Park		Sites for Specific Occupiers					
☐ General Industr	ry/Business Ar	ea	Recycling/Environmental Industries Sites					
☐ Heavy/Specialis	st Industrial Si	te	X	Other - Storag	e			
Location character								
■ Well established	l commercial a	ırea						
Established co	ommercial area	a, with residential	area nearby					
☐ Mixed commerci	ial and resider	ntial area						
Mainly residential	al with few con	nmercial uses						
☐ Mainly residentia	al or rural area	with no other co	mmercial uses					
Closest trunk road:	: <u>A282</u>		Quality of Roads: Good					
Rail Access: Neare	est in Purfl	eet	Bus rou	tes: <u>44 on Lo</u>	ondon Road			
						_		
Nature/significance		g occupiers						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International National	u n			u				
Regional			<u> </u>	ă	<u> </u>			
Local	ā			ā	X			
Vacancy								
Sectors present (%	b)							
Distribution x Storage (open)		••••	Engineerin	g anufacturing				
Storage (open)			Food produ	_				
Creative indust			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	Access from London Road through the T63 site.							
Few local amenities.								
EXISTING CONDITIONS								
Age of Buildings	Quality of Buildings							
0-25% 25-50% 50-75% 75-100%	0-25% 25-50% 50-75% 75-100%							
Pre 1940	Very good							
1940 –	Good							
1970 –	Poor							
1990 –	Very poor							
2000 –								
2009 Since 2010								
On-site amenities								
☐ Convenience retail ☐ Comparison retail								
Restaurant/cafe Hotel								
☐ Gym/sports ☐ Creche								
☐ Bank ☐ Education								
X None								
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								
Retail								
Other								
B-Class								
Neighbouring amenities								
Close to a town centre with a wide range and quantity of se								
Close to local centre with a reasonable range and quantity of services.								

	Close to a limited ran	ge and	d quantity of basic services					
X	Close to one or two services							
	No services in close proximity							
Qualit (comn	y of environment nent on issues)	for	current uses	No obvious current use				
	Very good		Good					
	Poor		Very poor					
Enviro	onment appropria	ate fo	r current uses?					
	Yes		No					
Neigh	bouring uses							
	Residential		Leisure					
	Retail		Town centre					
	Airport		Rail					
	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
Fyide	nce of pollutants							
	Noise		Air					
	Traffic		Lighting					
	24hr operation	_	Lighting					
_	24III Operation							
Acces	s & parking (com	men	t on issues)	London Road leads to A1090				
	Road Network (Strat	egic R	load Network)	London Road loads to 7 17000				
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	From lane leading from London Road				
				Trom land reading from Zerraen read				
_								
	Public transport			Proximate Bus Links				
	Servicing							
_	Servicing			Good				
	Internal Circulation			Good				
	Parking			Good				

Access and parking is adequate for the uses within the site	X Yes □	No Don't know
DEVELOPMENT CONTEXT		
	& Conservation (Lis	eted Building, SAM, Cons Area)
Physical Considerations: Topography Contamination Other		
Opportunity for Intensification ⊠ Yes ☐ No Vacan	nt Land ⊠	Yes 🔲 No
Vacant Buildings (re-use) ☐ Yes ☐ No If Yes, number of (Can be reoccupied in current form)	vacant buildings	
Vacant Buildings (refurb)	vacant buildings	
Note: all vacant buildings/sites etc to be marked on accompanying site plan		
% of site developable: 100% Estir	nated Quantity	:
Development activity		
· ·	B class B class	Non-B classNon-B class
CONCLUSIONS (Market perceptions to be considered wi	thin report)	
Other Comments / Observations		
Evidence of site clearing – potential to develop/inte	nsify use	
Recommendations on future use / potential		
Protect and maintain for B-class employment use		

Site Ref Local Authority Thurrock Council								
Site Name CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site								
Address RM19 1QT	Address RM19 1QT							
Survey Date 02/02/2	016	Surve	yor <u>MS</u>	& LG				
SITE DESCRIPTION								
Site Area: 1.5ha								
Policy designation:	Existing Site							
Location (nearest town	or cluster descript	ion): I	Purfleet					
The site is best describ	ed as a:							
Out of Town Office C	ampus		Town Centre					
High Quality Business	s Park		Incubator/SME (Cluster Site				
Research and Techno	ology/Science Park		Specialised Frei	ght Terminals				
■ Warehouse/Distribution	on Park		Sites for Specific	Occupiers				
General Industry/Bus	iness Area		Recycling/Enviro	onmental Industries Sites				
Heavy/Specialist Indu	ustrial Site	X	Other – Car Par	k and Open Storage				
Location character								
Well established commercial■ Established commercial	mercial area al area, with residential ar	rea nearby						
☐ Mixed commercial and	d residential area							
■ Mainly residential with	few commercial uses							
☐ Mainly residential or ru	ural area with no other co	mmercial uses						
Closest trunk road (nan	ne and distance) <u>A</u>	ccessed fro	m A126	Quality of Road	s			
Rail Access _Purfleet (0).1km)Bu	s routes	Several on A1	26 (London Road)				
Nature/significance of e	existing occupiers							
_	20% 20-40%	40-60%	60-80%	80-100%				
		Ц						
National L								
Regional Local				$oxed{oxtimes}$				
Vacancy [5 6	<u> </u>						
Sectors present (%)								
Distribution		Engineerin	_					
x Storage (open)			anufacturing					
Storage (warehouse) Creative industries		Food produ						
Creative industries		Aggregates Office activ	s ity (describe type	e)				
x Other (inc non-B class) Car Park								

General com	General comments / description of site								
Car Park	Car Park and open Storage use								
Appears t	o be linl	ked to n	earby F	Purfleet sta	tion				
Good ac	cess to L	ondon I	Road.						
Few proxi	mate ar	nenities 	•						
EXISTING CO	EXISTING CONDITIONS								
Age of Buildi	ngs				Quality of E	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 –					Very good Good				
1969 1970 –			_	_	Poor		_		_
1989 1990 –					Very poor				
1999	_	_	_	_	very poor	_			
2000 – 2009				u					
Since 2010									
On-site amen	ities								
_	ience retail		mparison re	etail					
<u> </u>	rant/cafe	☐ Ho							
☐ Gym/sp	οοπѕ	_	eche						
■ BankNone			ucation her						
<u> </u>			101						
Broadband ir	nfrastruct	ure							
⊠ ADSL	X A	OSL2+ 🔀	I Fibre op	tic (Desk	Based)				
Proportion of	Floorsp	ace in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100%	Car Park	k use			
Housing									
Retail									
Community									
Other B-Class									
D-Class				_					
Neighbouring									
Close to a town centre with a wide range and quantity of services									

November 2017 **gva.co.uk** 577

 $\hfill \Box$ Close to local centre with a reasonable range and quantity of services

 $\hfill \Box$ Close to a limited range and quantity of basic services

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

	y <mark>of environment</mark> ent on issues)	for	current uses			
` 🗖	Very good	X	Good			
	Poor		Very poor			
Enviro	nment appropria					
	Yes		No			
<u>—</u>	. 00					
Neighb	oouring uses					
X	Residential		Leisure			
	Retail		Town centre			
	Airport	X	Rail			
X	Road		Office			
	Industrial		Warehousing			
	Higher Education		Further Education			
Eviden	nce of pollutants					
	Noise		Air			
	Traffic		Lighting			
	24hr operation					
Acces	s & parking (com	men	t on issues)	Accessed from A126		
	Road Network (Strat	egic F	Road Network)	7,0003300 110111 71120		
	Makindan Assass (III	OV V	and Orac Biometers			
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Adequate		
u	Public transport inc I	HS1 a	nd Pedestrian	Proximate bus and rail links		
	O a maio in m					
_	Servicing			Adequate		
	Internal Circulation			Adquate		
	Parking			Good		
_	Faiking			Good		
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🖵 Don't know		
DEVEL	OPMENT CONT	<u>EXT</u>				
Dlanni	na Consideratio	nc*•				
	ng Consideration	115":	□ 111.9	go 9 Concernation (Lietad Duilding CANA Conc. Acc.)		
	Flood Risk Zone 3	- 0 - 1		ge & 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 Non-B class Non-B class Non-B class Non-B class Sevidence of recent development Sevidence of recent development Sevidence of marketing & duration Sevidence Sevidenc
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 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:	
☐ Out of Town Office Campus ☐ Town Centre	
High Quality Business Park Incubator/SME Cluster Site	
 ☑ Research and Technology/Science Park ☑ Specialised Freight Terminals ☑ Warehouse/Distribution Park ☑ Sites for Specific Occupiers 	
General Industry/Business Area Recycling/Environmental Industries Sites	
☐ Heavy/Specialist Industrial Site ☑ 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 AccessPurfleet (0.5km)Bus routes Several on London road	
Nature/significance of existing occupiers	
0-20% 20-40% 40-60% 60-80% 80-100% International	
National D D D	
Regional	
Local 🔲 🔲 🖾	
Vacancy	
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 comm	ments / d	escriptio	n of site						
Includes B	8 wareh	nouse ai	nd oper	ı storage ı	use. Units are	e relativ	ely high c	quality.	
Occupier:	Interna	tional Ti	mber						
Good acc	cess fron	n Londo	n Road						
Few proxir	mate an	nenities							
1 OVV Proxii	naio an	1101111103	•						
		_							
EXISTING CO		<u>s</u>							
Age of Buildir					Quality of E	_			
Pre 1940 1940 –	0-25%	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50%	50-75%	75-100%
1969 1970 –					Poor				
1989 1990 –				×	Very poor				
1999 2000 –					very poor	_	_	_	_
2009 Since 2010									
	_	_		_					
On-site ameni									
☐ Conveni	ience retail	☐ Ho	mparison re	tali					
Gym/spc		_	eche						
☐ Bank			ucation						
× None		☐ Oth	ner						
Broadband in	frastruct	ure		L					
⊠ ADSL	X AD	SL2+	Fibre opt	ic (Desk	Based)				
Proportion of	Floorspa	ace in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100%					
Housing Retail									
Community	ă	<u> </u>	<u> </u>	ö					
Other									
B-Class				X					
Neighbouring	amenitie	es							

 $\hfill \Box$ Close to local centre with a reasonable range and quantity of services $\hfill \Box$ Close to a limited range and quantity of basic services

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

lacksquare No services in close proximity

	y of environment ent on issues)	for	current uses	
· 🗖	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria			
	Yes		No	
Neighb	oouring uses			Dail biggets part of the site
	Residential		Leisure	Rail bisects part of the site.
	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
_	s & parking (con		•	Accessed from A126
u	Road Network (Strat	egic F	Road Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good
				0000
	Public transport inc	HS1 a	nd Pedestrian	Proximate bus and rail links
				Proximate bus and rail links
	Servicing			Cood
				Good
				Cood
	Internal Circulation			Good
_				
_	Parking			Good
Acces	s and parking is	adeo	quate for the uses	within the site X Yes No Don't know
<u>DEVE</u> L	OPMENT CONT	<u>EXT</u>		
	ng Consideratio	ns*:	_	
	Flood Risk Zone 3			age & Conservation (Listed Building, SAM, Cons Area)
☐ E	Environmental Design	ation (SPA, SAC, SSSI, Rams	ar) 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
Recommendations on future use / potential Protect and retain for B-class employment use.

Site Ref	_ Local Aut	thority Thurro	ock Cour	ncil		
Site Name <u>E9B/CSSF</u>	P2/CSSP4 E	mployment -	Powell	<u>Duffryn - Pu</u>	rfleet Centre Site	
Address RM19 1PP	_					
Survey Date 02/02	2/2016		Surve	yor <u>MS</u>	& LG	
SITE DESCRIPTION						
Site Area: 1.9ha						
Policy designation:	Existing Sit	te				
Location (nearest tow	n or cluster	description)): Purfle	et		
The site is best descr			_	_		
Out of Town Office				Town Centre		
High Quality Busine				Incubator/SME		
Research and Tech	••	e Park		Specialised Frei		
Warehouse/Distribution				Sites for Specifi		
General Industry/B					onmental Industries Sites	
Heavy/Specialist In	idustrial Site			Other I		
Location character						
▼ Well established cor	mmercial area					
☐ Established comme	rcial area, with	residential area r	nearby			
☐ Mixed commercial a			,			
Mainly residential w						
Mainly residential or			rcial uses			
Closest trunk road (na				Quality of R	oads	
•				-		
Rail Access _Purfleet	(U.1KM)	Bus ro	outes	Several on Lo	ondon Road	
Nature/significance of	f existing o	ccupiers				
	0-20% 2	20-40% 4	0-60%	60-80%	80-100%	
International						
National						
Regional Local					×	
Vacancy	<u> </u>					
Sectors present (%)			_			
Distribution			Engineerin	•		
x Storage (open) x Storage (warehous	se)		Food prod	anufacturing uction		
Creative industries			Aggregate			
Marine			•••		e)	
Other (inc non-B of	:lass)					

General comments / description of site

B2 and B8 c	ppen sto	orage.							
Occupiers:	мк Ехр	ress an	d KBC I	ogistics.					
Units are me	edium s	sized ar	ıd relati	vely good	quality.				
Access to L	ondon	Road v	ia Bota	ny Way.					
EXISTING CON	DITIONS	<u> </u>							
Age of Building	js –				Quality of E	Buildings			
	0-25%	25-50%	50-75%	75-100% —		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 –					Very good Good				□ ⊠
1969 1970 –					Poor	X			
1989 1990 – 1999				X	Very poor				
2000 – 2009									
Since 2010									
On-site ameniti	ies								
Convenier		_	nparison re	etail					
Restauran Gym/sport		☐ Hote							
Bank			cation						
X None		Oth	er						
Broadband infr	astructu	ıre							
X ADSL			Fibre opt	ic (Desk	Based)				
Proportion of F	loorspa	ce in No	n-B-clas	s uses					
_	0-25%	25-50%	50-75%	75-100%					
Housing Retail									
Community									
Other									
B-Class	ч			X					
Neighbouring a									
_			_	nd quantity of se					
Close to a				ge and quantity	oi services				
☑ Close to a			, 01 003	.5 55. 11005					

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	\boxtimes	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo		
X	Yes		No	
Neigh	bouring uses			
neign □	Residential	П	Leisure	
	Retail	$\overline{\Box}$	Town centre	
	Airport	\boxtimes	Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
	_			
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
_	s & parking (com		•	Good, accessible from London Road (A126)
	Road Network (Strate	egic F	Road Network)	
	Vehicular Access (He	GV, V	ans, Cars, Bicycles)	Good- Accessed from the wider Botany Way site
				access
	Public transport inc H	HS1 a	nd Pedestrian	Proximate bus and rail links
_				
	Servicing			Good
П	Internal Circulation			Adequate
_	internal Circulation			
	Parking			Adaguata
_	Parking			Adequate
Acces	s and parking is	adec	quate 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
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 Loca	I Authority <u>⊤</u>	hurrock Cou	ncil		
Site Name	E9B/CSSP2/CSS	P4 Employme	ent - Powell	Duffryn - Pu	rfleet Centre Site	
Address_	RM19 1SR					
Survey Da	te <u>02/02/2016</u>		Surve	yor <u>MS</u>	& LG	
SITE DESC	RIPTION					
Site Area:	0.8ha					
Policy des	ignation: Existin	ng Site				
Location (nearest town or cl	uster descrip	tion):	Purfleet		
The site is	best described as	a:				
Out	of Town Office Campus			Town Centre		
☐ High	Quality Business Park			Incubator/SME	Cluster Site	
Res	earch and Technology/S	cience Park		Specialised Fre	ight Terminals	
☐ War	ehouse/Distribution Parl	(Sites for Specifi	c Occupiers	
☐ Gen	eral Industry/Business A	irea		Recycling/Envir	onmental Industries Site	es
☐ Hea	vy/Specialist Industrial S	Site	X	Other - Storage	•	
Location c	haracter					
	established commercial lished commercial area,		area nearby			
☐ Mixe	d commercial and reside	ntial area				
☐ Main	y residential with few co	mmercial uses				
☐ Main	y residential or rural are	a with no other co	ommercial uses			
Closest tru	ınk road (name an	d distance) <u>/</u>	A126	Quality of R	oads	<u>.</u>
Rail Acces	s _Purfleet (0.2km)Bı	us routes	Several on Lo	ondon Road	_
		.				'
Nature/sig	nificance of existii	•				
	0-20%	20-40%	40-60%	60-80%	80-100%	
Internation	=	<u> </u>		<u>u</u>	<u>u</u>	
National		<u>u</u>			<u> </u>	
Regional Local					X	
Vacancy			Ğ	Ğ		
·	_	_	_	_	_	
Sectors pr	esent (%)					
	ribution	••••	Engineeri	•		
	age (open)	••••		nanufacturing		
	age (warehouse) ative industries	••••	Food prod Aggregate			
Cre				es ivity (describe typ	oe)	
	er (inc_non-B class)			, ,	,	

Genera	al comme	ents / de	escrip	tion of site						
B8 s	torage (and op	en s	orage.						
Occ	cupier C	ruseley	/ Trail	er Engine	ering					
Unit	s are av	erage	qual	ity.						
				, to Londo	n Road.					
	/ Local A		-							
	ING CON		<u>s</u>							
Age of	Building	js –				Quality of E	Buildings	3		
Pre 1940	1940	0-25%	25-50	% 50-75% □ □	75-100%	Very good Good	0-25%	25-50%	50-75%	75-100%
1969 1970		_	_	_	_	Poor	_	<u> </u>	_	_
1989 1990		_	_	_	×	Very poor		_	_	_
1999 2000		_	_	_	_	,,		_	_	_
2009 Sinc	e 2010									
On-cit	e ameniti	06								
	Convenier			Comparison re	etail					
	Restauran			Hotel	, tall					
	Gym/sport			Creche						
	Bank			Education						
X	None			Other						
Broad	band infr	astructi	ıre		L					
	ADSL	IXI AD		⊠ Fibre ont	ic (Des	k Based)				

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing				
Retail				
Community				
Other				
B-Class				X

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

	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	ate fo		
	Yes		No	
Neighb	bouring uses			
	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
_	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
_				
Acces	s & parking (con	nmen	t on issues)	Accessed from A126 via Botany Way wider site access
	Road Network (Strat	egic F	Road Network)	
	Vehicular Access (H	GV. V	ans, Cars, Bicycles)	Good access
	(- ,	,,,,	0000 00000
	Public transport inc	HS1 a	nd Pedestrian	Describes who have seen a smill find to
				Proximate bus and rail links
	Servicing			
_				Adequate
	Internal Circulation			Adequate
	Parking			Adequate
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVE		EYT		
DEVEL	LOPMENT CONT			
Planni	ng Consideratio	ns*:		
	Flood Risk Zone 3		☐ Herita	age & Conservation (Listed Building, SAM, Cons Area)
□ E	Environmental Design	ation (SPA, SAC, SSSI, Rams	

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
Evidence of recent development in the immediate surrounding area B class Non-B class
No evidence of recent development
Evidence of marketing & duration
<u>CONCLUSIONS</u> (Market perceptions to be considered within report)
Other Comments / Observations
Potential to intensify open storage use to the north of the site.
Totermand intensity open storage use to the north of the site.
Recommendations on future use / potential
Retain existing B-class employment use.

Site Ref T43a	_ Local Au	uthority Thurro	ock Cou	ncil					
Site Name Watts Wood									
Address Ship Lane, A	Aveley RM1	9 1YX							
Survey Date 02/02/20	Survey Date 02/02/2016 Surveyor MS & LG								
SITE DESCRIPTION									
Site Area: 22.5ha									
Policy designation:	Vacant Sit	te							
Location (nearest tow	n or cluste	er description)):	9					
The site is best descr	ibed as a:								
Out of Town Office	Campus			Town Centre					
High Quality Busin	ess Park			Incubator/SME Clu	uster Site				
Research and Tec	hnology/Scien	ce Park		Specialised Freigh	nt Terminals				
■ Warehouse/Distrib	ution Park		X	Sites for Specific C	Occupiers				
General Industry/B	susiness Area			Recycling/Environ	mental Industries Sites				
☐ Heavy/Specialist Ir	ndustrial Site			Other-					
Location character									
■ Well established co									
Established comme	rcial area, with	n residential area n	earby						
Mixed commercial a	and residential	area							
Mainly residential w	ith few comme	ercial uses							
☐ Mainly residential o	r rural area wit	h no other comme	rcial uses						
Closest trunk road (na	ame and di	istance) <u>A130</u>	6, A282	Quality of Roa	ads				
Rail Access Purfleet S	Station Bus	s routes 1 rou	te from	Back Lane stop					
Nature/significance o	_	•	0-60%	60-80%	80-100%				
International									
National			_		ā				
Regional				ā					
Local	X								
Vacancy					X				
Sectors present (%)			Engineer:	29					
Distribution Storage (open)			Engineerii Product m	ig ianufacturing					
Storage (open) Storage (warehous	se)		Food proc	ŭ					
Creative industries			Aggregate						
Marine			Office acti	vity (describe type)					
Other (inc non-B c	lass)								

General comments /	description of s	ite

B2/8 use – recent associated planning applications.									
Difficult to	guage	building	g quality	from the	road.				
Access to	A282 ju	nction fr	rom Ship	o Lane to t	he south.				
Few proxi	Few proximate amenities.								
EXISTING CO	NDITION	<u>IS</u>							
Age of Buildi	ngs				Quality of E	Buildings			
D. 4040	0-25%	25-50%	50-75%	75-100%	Vanagaad	0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 –				0	Very good Good				☐ ⊠
1969 1970 – 1989					Poor				
1990 – 1999					Very poor				
2000 – 2009									
Since 2010									
On-site amen	ities								
_	nience retail	_	mparison re	etail No	n-evident				
Restau	rant/cafe oorts	☐ Hot	eche						
☐ Bank		☐ Edu	ucation						
☐ None		☐ Oth	ner						
Broadband in	nfrastruct	ure							
⊠ ADSL	X A	DSL2+ 区] Fibre opt	tic (Desk	Based)				
Proportion of	f Floorsp	ace in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100% —	?				
Housing Retail									
Community	ō	ō	ō						
Other B-Class									
Neighbouring	– n amoniti		-						
	_		de range ar	nd quantity of se	ervices				
_			_	ge and quantity					
☐ Close to	a limited ra	nge and qua	entity of bas	sic services					
☐ Close to	one or two	services							

	No services in close p	roxim	ity	
	y of environment nent on issues)	for o	current uses	
` _	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	r current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential	X	Leisure	Thurrock Football club and a hotel opposite to East of site
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
X	Industrial	X	Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			Non-evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
	s & parking (com		•	Access from A1306
X	Road Network (Strate	egic R	oad Network)	
X	Vehicular Access (HC	GV, Va	ans, Cars, Bicycles)	Satellite imagery shows HGVs on site
X	Public transport inc H	IS1 ar	nd Pedestrian	Bus stops outside of site
X	Servicing			NA
X	Internal Circulation			NA
X	Parking			NA
Acces	s and parking is a	adeo	uate 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
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	Local	Authority \underline{T}	hurrock C	Cou	ncil					
Site Name <u>CSS</u>	SP2/CSTP6 Pri	mary Indus	trial and	Cor	nmercial Are	ea - Purfleet Cen	tre Site			
Address RM19 1SR										
Survey Date <u>02/02/2016</u> Surveyor <u>MS & LG</u>										
SITE DESCRIPT	ION									
Site Area: 30.8h	Site Area: 30.8ha									
Policy designati	on: Existing	ßite								
Location (neare	st town or clu	ster descrip	tion):							
The site is best	described as a	a:								
Out of Town	n Office Campus		l		Town Centre					
☐ High Qualit	y Business Park		[Incubator/SME	Cluster Site				
Research a	and Technology/Sc	ience Park	[Specialised Fre	ight Terminals				
_	/Distribution Park				Sites for Specifi	·				
_	dustry/Business Are					onmental Industries S	ites			
☐ Heavy/Spe	cialist Industrial Sit	е		X	Other – open s	torage				
Location charac	ter									
☐ Well establis	shed commercial a	rea								
X Established	commercial area, v	with residential	area nearby	,						
_	nercial and residen		a. oa 1. oa. o,							
	ential with few com									
	ential or rural area		ommorcialı	1000						
iviality resid	ential of fural area	with no other c	ommerciai c	1562						
Closest trunk ro	ad (name and	distance) _	A126		Quality of R	oads	_			
Rail Access	Purfleet (0.3km)Bı	us routes	S	Several on Lo	ondon Road	_			
Nature/significa	nce of existing	g occupiers								
	0-20%	20-40%	40-60%	6	60-80%	80-100%				
International										
National										
Regional Local		×			X D					
Vacancy]				
Sectors present	• •									
x Distribution			Engin		•					
x Storage (or x Storage (w					anufacturing luction					
Creative in			Aggre							
Marine				-		e)				
x Other (inc	non-B class)	Training service	es and vehi	icle r	epair					

General comments / description of site

	Site include the west.	es a lar	ge Carp	etright	distributio	n centre to t	he east	and a m	ixedB2/B	8 use to
	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 L	ondor	Road v	ria Bota	ny Way.					
	Few proxim	nate ar	nenities.							
<u>E</u>	XISTING CON	IDITION	<u>S</u>							
Α	ge of Buildin	gs				Quality of E	Buildings			
	Pre 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%
	1940 –		Ö	ū	Ö	Good			×	
	1969 1970 –			X		Poor		X		
	1989 1990 –		X			Very poor				
	1999 2000 –									
	2009 Since 2010									
0	n-site amenit Convenie Restaurar Gym/spor Bank None	nce retail nt/cafe	☐ Hot	eche ucation	etail					
В	roadband infi ⊠ ADSL] Fibre op	tic (Desk	Based)				
P	roportion of F	Floorspa	ace in No	n-B-clas	s uses					
	•	0-25%	25-50%	50-75%	75-100%					
	Housing Retail									
	Community	<u> </u>	0		0					
	Other B-Class									
N	eighbouring a	ameniti	es							
	☐ Close to a	town cent	re with a wid	de range ar	nd quantity of s	ervices				
	Close to lo	cal centre	with a reas	onable ranç	ge and quantity	of services				
	_		nge and qua	entity of bas	sic services					
	Close to o	ne or two	services							

	No services in close p	roxim	ity	
	y of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo		
X	Yes		No	
	bouring uses	_		
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
_	nce of pollutants	_		
	Noise		Air	
u	Traffic	Ц	Lighting	
	24hr operation			
A a a a a	o 9 markina (com	man	t an iggues)	
_	s & parking (com		•	Good, access from A126
	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (HO	GV, Va	ans, Cars, Bicycles)	Good, accessed from Botany Way wider site access
	Public transport inc F	HS1 ar	nd Pedestrian	Good, bus and rail links
	Servicing			Adequate
				Adequate – single route
Ц	Internal Circulation			, las quality similified resolution
Ц	Parking			Adequate
Acces	s and parking is	adeq	uate 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)
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
Evidence of recent development in the immediate surrounding area B class Non-B class
No evidence of recent development
Evidence of marketing & duration
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 Av	venue, Sou	th Ockende	n					
Address RM15 5D2	<u>z</u>							
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								
High Quality Business Park Research and Technology/Science Park								
Mixed commercia								
 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	g occupiers 20-40%	3 40-60%	6	60-80%	80-100%		
International National Regional Local Vacancy								
Sectors present (%) Distribution Engineering Storage (open) Product manufacturing Storage (warehouse) ☑ Food production Creative industries Aggregates Marine Office activity (describe ty								

Age of Buildings 0-25% 25-50% 50-75% 75-100% Pre 1940									
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 O-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% Pre 1940 O-1969 O-25% O-2									
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 O-25% 25-50% 50-75% 75-100% Pre 1940									
Site has good access to a range of amenities. EXISTING CONDITIONS									
EXISTING CONDITIONS Age of Buildings									
Age of Buildings									
0-25% 25-50% 50-75% 75-100% 0-25% 25-50% 50-75% 75-100% Pre 1940									
Pre 1940 □ □ □ Very good □									
1940 -									
1969 1970 -									
1989 1990 -									
1999 2000 -									
2009 Since 2010									
On-site amenities IX Convenience retail									
Restaurant/cafe Hotel Gym/sports Creche Bank Education									
☐ Bank ☐ Education									
Broadband infrastructure X ADSL X ADSL2+ X Fibre optic (Desk Based)									
☑ ADSL ☑ ADSL2+ ☑ Fibre optic (Desk Based)									
Proportion of Floorspace in Non-B-class uses 0-25% 25-50% 50-75% 75-100% Tesco									
0-25% 25-50% 50-75% 75-100% I esco Housing									
Retail 🔲 🗵 🔲									
Community									
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									

	y <mark>of environmen</mark> t ent on issues)	for	current uses			
` _	Very good	X	Good			
	Poor		Very poor			
Enviro	nment appropria	ate fo				
	Yes		No			
Neighb	oouring uses			Delice station library village hall		
X	Residential	X	Leisure	Police station, library, village hall		
X	Retail		Town centre			
	Airport		Rail			
	Road		Office			
	Industrial		Warehousing			
	Higher Education		Further Education			
				Non-evident on visit		
_	nce of pollutants	_		Non-evident on visit		
u	Noise		Air			
Ц	Traffic	Ц	Lighting			
Ц	24hr operation					
_						
	s & parking (con		•	Access from B186		
X	Road Network (Strat	egic F	Road Network)			
X	X Vehicular Access (HGV, Vans, Cars, Bicycles)			Potential difficulty for HGV access		
				1 oterniar announcy for FIGV addeeds		
X	Public transport inc HS1 and Pedestrian			Rus stops towards south of site		
	·			Bus stops towards south of site		
X	⊠ Servicing			NA		
				I NA		
				NA		
×	Internal Circulation			INA		
X	■ Parking			On street parking		
Access and parking is adequate for the uses within the site						
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, (Can be reoccupied in current form)	number of vacant buildings
Vacant Buildings (refurb) Yes No If Yes, I (Likely to require refurbishment or redevelopment to be reoccupied)	number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompanying s	ite plan
% of site developable E	stimated Quantity
Development activity	
Evidence of recent development within the site	B class Non-B class
Evidence of recent development in the immediate surround	
No evidence of recent development	
Evidence of marketing & duration	
	<u>—</u>
CONCLUSIONS (Market perceptions to be of	considered within report)
Other Comments / Observations	
Little opportunity for intensification or expan	nsion.
Recommendations on future use / potential	
Monitor and manage – sites in South Ocker the site also not B-class employment.	ndon appear to be under pressure – much of

Site RefT17	Local Authority Thurn	ock Council			_				
Site Name _ Aveley Ind	dustrial Estate, South Oc	ckendon							
Address RM15 5SJ									
Survey Date <u>02/02/2</u>	2016	Surveyor_	MS&LG		_				
SITE DESCRIPTION									
Site Area: 3.7ha									
Policy designation:	Policy designation: Existing Site								
Location (nearest tow	n or cluster description	on): 11							
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 – Brownfield Site									
Location character Well established co	mmercial area								
	ercial area, with residential are	a nearby							
☐ Mixed commercial a	and residential area								
Mainly residential w	rith few commercial uses								
Mainly residential or	r rural area with no other com	mercial uses							
Closest trunk road (na	ame and distance) B1	86 Q	uality of Ro	ads					
Rail Access Ockendo	n Station Bus routes 4	4 routes from	Arisdale Av	enue stop					
Nature/significance of	f existing occupiers								
International National Regional Local Vacancy	0-20% 20-40%	40-60%	60-80%	80-100%					
Sectors present (%) Distribution 🗵 Storage (open) Storage (warehous Creative industries Marine		Engineering Product manu Food product Aggregates Office activity	_)					

Other (in	Other (inc non-B class)								
General comm	ents / d	escriptio	n of site						
Barrier entr Google ma	,			o Next – Ne	ext Distribution	on Ware	house		
East and North of site rural – West and South a mixture of residential and small commercial units									
EXISTING COM	NDITION	<u>IS</u>							
Age of Buildin	gs				Quality of E	Buildings			
Pre 1940 1940 –	0-25% □	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50%	50-75%	75-100%
1969 1970 –					Poor				
1989 1990 –					Very poor				
1999 2000 –				X					
2009 Since 2010									
Convenie Restaura	Restaurant/cafe Hotel Gym/sports Creche Bank Education								
Broadband inf ☑ ADSL			☑ Fibre opt	tic (Desk	Based)				
Proportion of I	Floorsp	ace in No	n-B-clas	s uses					
0-25% 25-50% 50-75% 75-100% Housing									
Neighbouring	ameniti	es							
_			_	nd quantity of se					
			onable rang antity of bas	ge and quantity	of services				
Close to a			aritity of bas	10 301 VIOC3					
No services in close proximity									

	y <mark>of environmen</mark> ent on issues)	t for	current uses					
	Very good	X	Good					
	Poor		Very poor					
Enviro	nment appropria	ate fo	or current uses?					
X	Yes		No					
Neighb	oouring uses							
X	Residential		Leisure	Ockendon Self storage – freight containers Vacant brownfield sites				
	Retail		Town centre	Vacan browning sites				
	Airport	X	Rail					
	Road		Office					
X	Industrial	X	Warehousing					
	Higher Education		Further Education					
Evider	nce of pollutants			Non-evident on visit				
	Noise		Air					
	Traffic		Lighting					
	24hr operation							
Acces	s & parking (con	nmen	t on issues)	Access from B186				
X	Road Network (Strat	tegic F	Road Network)	7.66633 116.1112.166				
□								
X	Vehicular Access (H	IGV, V	ans, Cars, Bicycles)	Good – access of Arisdale Avenue				
□	5.00							
X	Public transport inc	HS1 a	nd Pedestrian	Bus stops towards south of site				
☑	Servicing							
	Servicing			Good – on site				
X	Internal Circulation			Good				
\boxtimes	Parking			Parking on site				
	S .							
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know				
DEVEL	OPMENT CONT	EXT						
Planni	ng Consideratio	ns*:						
	Flood Risk		☐ Herits	age & Conservation (Listed Building, SAM, Cons Area)				
	☐ 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 (Can be reoccupied in current form)	If Yes, number of vacant buildings
Vacant Buildings (refurb) Yes No It (Likely to require refurbishment or redevelopment to be reocc	f Yes, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompa-	nying site plan
% of site developable	Estimated Quantity
Development activity	
Evidence of recent development within the site Evidence of recent development in the immediate so No evidence of recent development Evidence of marketing & duration	
CONCLUSIONS (Market perceptions Other Comments / Observations	to be considered within report)
Little opportunity for site intensification. potential sites.	Potential for expansion of use on proximate
Recommendations on future use / potential	
Protect and maintain for B-class emplo	yment use

Site Ref Local Authority Thurrock Council								
Site Name Land to the North of the West Road, South Ockendon								
Address RM15 6PG								
Survey Date 02/02	/2016		Surve	eyor <u>MS 8</u>	k LG			
SITE DESCRIPTION								
Site Area: 0.2ha								
Policy designation:	Existing Si	te						
Location (nearest tow	n or cluste	r descriptior	n):	South Ocken	don			
The site is best descri	ibed as a:		_					
Out of Town Office	Campus			Town Centre				
High Quality Busine	ess Park			Incubator/SME C	luster Site			
Research and Tech	hnology/Scienc	e Park		Specialised Freig	ht Terminals			
☐ Warehouse/Distribu	ution Park			Sites for Specific	Occupiers			
General Industry/B	usiness Area			Recycling/Enviro	nmental Industries Sites			
Heavy/Specialist In	ndustrial Site		\boxtimes	Other - storage				
Location character								
■ Well established cor	mmercial area							
▼ Established comme	rcial area, with	residential area	nearby					
☐ Mixed commercial a			•					
Mainly residential with the second seco								
Mainly residential or	rural area with	no other comm	iercial uses					
Closest trunk road (na	ame and dis	stance) <u>A13</u>	3km	Quality of Ro	oads			
Rail Access South O	ckendon (0.	.3km)	Bus r	outes Sever	al on West Road			
Nature/significance of	f existing o	ccupiers						
(0-20%		40-60% —	60-80%	80-100%			
International								
National		Ц	<u> </u>	<u> </u>	H			
Regional			Ä	<u> </u>	<u>U</u>			
Local Vacancy					oxdot			
vacancy	u	u	–	u	-			
Sectors present (%)								
Distribution		••••	Engineeri	•				
Storage (open)	,	••••		nanufacturing				
x Storage (warehous Creative industries			Food prod					
		••••	Aggregate Office act)			
Marine Office activity (describe type) Other (inc non-B class)								

Ge	General comments / description of site									
	Site used f	or stora	ge use.	Relative	ely small.					
	Proximate to rail station but poor access to strategic road network.									
EX	ISTING CO	NDITION	<u>IS</u>							
Αç	je of Buildir	ngs				Quality of I	Buildings	3		
	Pre 1940 1940 – 1969	0-25%	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50% \[\sum_{\text{\tin}\text{\ti}\text{\tin}}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texit{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\text{\text{\text{\text{\texi}\text{\text{\text{\text{\text{\texi}\text{\text{\texi}\text{\text{\texit{\tet{\text{\text{\texi{\text{\texi}\text{\texi}\text{\texit{\t	50-75%	75-100%
	1970 – 1989 1990 – 1999 2000 – 2009 Since 2010					Poor Very poor			0	
٥	n-site ameni	itios								
OI.	_	ience retail ant/cafe	☐ Ho☐ Cre	mparison re tel eche ucation ner	rtail					
Br	Broadband infrastructure ☑ ADSL ☑ ADSL2+ ☑ Fibre optic (Desk Based)									
Pr	oportion of	Floorspa	ace in No	n-B-clas	s uses	<u> </u>	0 : 0			
	Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	75-100%	Potentially	y Sui Gene	əris		

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

lacksquare Close to a limited range and quantity of basic services

X Close to one or two services

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo		
X	Yes		No	
_	bouring uses	_		Primary School
×	Residential		Leisure	
	Retail		Town centre	
	Airport Road		Rail Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
_	riigher Eddeallon	_	Tuttier Eddeation	
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Adequate for use but at a distance from the strategic road
	Road Network (Strate	egic R	Road Network)	network
	Vehicular Access (Ho	GV V	ans Cars Bicycles)	Adequate for existing use, unsuitable for large vehicles
_	vomodiai 7.00000 (i iv	o v, v	ario, Garo, Dioyoloo,	Adequate for existing use, of softable for large verticles
	Public transport inc H	HS1 aı	nd Pedestrian	Good access to bus and rail links
				Good access to bus and rail links
	Servicing			Adequate
				Adoquate
				Adequate
	Internal Circulation			7.60 40 51.0
_	Parking			Adequate
Acces	s and parking is	adec	quate 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 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
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 Local Authority Thurrock Council								
Site Name CSSP2/CSTP6 Employment - Secondary Industrial								
Address RM15 5FS	Address RM15 5FS							
Survey Date 02/02	2/2016		Surve	yor <u>MS</u> 8	ß LG			
SITE DESCRIPTION								
Site Area: 18.6ha								
Policy designation:	Existing Sit	e						
Location (nearest tow	n or cluster	description	n):	South Ocken	don			
The site is best descri								
Out of Town Office	•		u	Town Centre				
High Quality Busine		- DI-		Incubator/SME C				
Research and Tecl Warehouse/Distribution		e Park		Specialised Freig Sites for Specific				
General Industry/B					nmental Industries Site	25		
Heavy/Specialist In			<u> </u>		ndustrial and resident			
	.aastiiai Sits							
Location character								
☐ Well established con	mmercial area							
☐ Established comme	rcial area, with	residential area	a nearby					
Mixed commercial a			,					
Mainly residential w	ith few commer	cial uses						
Mainly residential or			nercial uses					
Closest trunk road (na				Quality of Ro	oads			
•	don (0.3km)			Several on Ari		•		
			is ioules_	Several on An	Suale Averlue	-		
Nature/significance of	f existing o	ccupiers						
		20-40%	40-60%	60-80%	80-100%			
International National								
Regional								
Local	ā	ā	ā	ā	×			
Vacancy								
Sectors present (%)								
Distribution		X	Engineerir	•				
x Storage (open)	\			anufacturing				
Storage (warehous Creative industries			Food prod Aggregate					
Marine		••••		vity (describe type	e)			
v Other (inc. non-B.c	lass) Vehicle	epair, supplie	ers					

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, Sesnha Care, Indoors Ltd.

EXISTING CONDITIONS

Age of Buildin	gs	_			Quality of E	Buildings			
Pre 1940 1940 – 1969 1970 – 1989 1990 – 1999 2000 – 2009 Since 2010	0-25%	25-50%	50-75%	75-100	Very good Good Poor Very poor	0-25%	25-50% X X	50-75%	75-100%
On-site amenit	ies								
Convenience retail Comparison retail Restaurant/cafe Hotel Gym/sports Creche Bank Education None Other									
X ADSL	⊠ ADS	SL2+ 🗵	Fibre option	c (I	Desk Based)				
Proportion of I	Floorspac	ce in No	n-B-class	s uses					
0-25% 25-50% 50-75% 75-100% Housing									
Neighbouring	amenities	S							
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									

X	Close to one or two se	ervices	3	
	No services in close p	roxim	ity	
	y of environment nent on issues)	for o	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	r current uses?	
X	Yes		No	
]Neigh	bouring uses			
X	Residential		Leisure	School
	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Protracted route to A13
	Road Network (Strate	egic R	oad Network)	
	Vehicular Access (HC	GV, Va	ans, Cars, Bicycles)	Adequate yet potentially restricted by road access from
				A13
	Public transport inc F	IS1 ar	nd Pedestrian	Good, proximate bus and rail links
				Good, proximate bos and rail links
	Servicing			Adequate
				, lacquais
				Adequate
	Internal Circulation			Adoqualo
_				
	Parking			Adequate

November 2017 **gva.co.uk** 614

Don't know

Access and parking is adequate for the uses within the site 🗵 Yes

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
·
■ No evidence of recent development ■ Evidence of marketing & duration
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 Au	thority Thurro	ck Cou	ncil					
Site Name Grays Tow	vn Centre No	orth							
Address RM17 5BT									
Survey Date 02/02/2016 Surveyor MS & LG									
SITE DESCRIPTION									
Site Area: 0.6ha									
Policy designation: Existing Site									
Location (nearest tow	n or cluste	r description):		8					
The site is best descri	ibed as a:		_						
Out of Town Office	Campus		X	Town Centre					
High Quality Busine	ess Park			Incubator/SME C	luster Site				
Research and Tech	hnology/Scienc	e Park		Specialised Freig	ht Terminals				
■ Warehouse/Distrib	ution Park			Sites for Specific	Occupiers				
General Industry/B	usiness Area			Recycling/Enviror	nmental Industries S	tes			
Heavy/Specialist In	ndustrial Site			Other I					
Location character									
Well established con■ Established comme		residential area ne	arby						
☐ Mixed commercial a	and residential a	area							
☐ Mainly residential w	ith few comme	rcial uses							
Mainly residential or	rural area with	n no other commer	cial uses	;					
Closest trunk road (na	ame and dis	stance) <u>A126</u>		_Quality of Ro	ads	_			
Rail Access Grays Sta	ation Bus re	outes 17 route	s from	Grays Station	(0.3 miles away)				
Nature/significance of	f existing o	ccupiers							
	0-20%	20-40% 40	-60%	60-80%	80-100%				
International		=							
National				Ц	Ц				
Regional Local		X X							
Vacancy	Ī		_	- I					
, acancy	_	_		_	_				
Sectors present (%)									
Distribution			ingineeri	_					
Storage (open)	20)		roduct not only one of the contract of the con	nanufacturing					
Storage (warehous Creative industries			.ggregat						
Marine				tivity (describe type)	<u>)</u>				
Other (inc non-B o	class)								

General comments / description of site

Rc	Royal mail site – B8 distribution.									
Hi	High quality unit.									
Ac	Access to London Road via Eastern Way.									
Pro	Proximity to Grays Town Centre with range of amenities.									
	TING CON	DITION								
	EXISTING CONDITIONS									
Age	of Building		05 500/	F0.7F0/	75 4000/	Quality of E	_		F0.7F0/	75.4000/
Pr	e 1940	0-25%	25-50%	50-75%	75-100%	Very good	0-25% X	25-50%	50-75%	75-100%
19	140 –			ā	ā	Good		_	_	\boxtimes
	169 170 –					Poor				
	189 190 –					Very poor				
19	199 100 –	Ξ	_		_	- 7 /	_	_	_	_
20	009				_					
Sii	nce 2010	X								
On-s	ite ameniti	es								
				mparison ret	tail No	on-evident				
			☐ Hot☐ Cre	el che						
	_	3	_	ıcation						
	-		Oth	er						
	dband infra			. - :	(DI	. D 1\				
D	ADSL	X AD	SL2+ 🗵	Fibre opti	c (Desk	(Based)				
Prop	ortion of F	loorspa	ce in No	n-B-class	s uses					
	(0-25%	25-50%	50-75%	75-100%					
	ousing etail									
	ommunity			<u> </u>	<u> </u>					
	her									
B-	Class				X					
Neig	hbouring a	menitie	s							
X	_				d quantity of s					
	. 0.000 10.00			_	e and quantity	y of services				
	Close to a li			ntity of basi	c services					
	Close to one	e oi iwo s	EI VICES							

	No services in close p	roxim	ity	
	t <mark>y of environment</mark> ment on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	or current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential	X	Leisure	
X	Retail	X	Town centre	
	Airport		Rail	
	Road	X	Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
مادادات	was of wall-stants			Non-evident
Evide	nce of pollutants		A *	Non-evident
_	Noise		Air	
	Traffic	ш	Lighting	
Ц	24hr operation			
Acces	ss & parking (com	men	t on issues)	
X	Road Network (Strate		•	Proximate to A1012
لکا	Road Network (Strate	egic R	toad Network)	
X	Vehicular Access (Ho	GV, V	ans, Cars, Bicycles)	Good
X	Public transport inc F	IS1 a	nd Pedestrian	Bus stop 0.3 miles from site
				- 40 crop crococ
X	Servicing			NA
X	latera el Circuletica			Good
	Internal Circulation			
[∇]				
×	Parking			Limited on site
Acces	ss and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No 🖵 Don't know

November 2017 gva.co.uk 618

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)
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
Evidence of recent development in the immediate surrounding area B class Non-B class
No evidence of recent development
No evidence of recent development Evidence of marketing & duration
No evidence of recent development
No evidence of recent development Evidence of marketing & duration
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report)
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within report) Other Comments / Observations
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.
□ 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
□ 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
□ 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
□ 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

Site Re	Site Ref 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 Si	ite						
Locatio	n (nearest tov	vn or cluste	r descriptio	n): Grays					
	e is best desci			_	_				
_	Out of Town Office			<u> </u>	Town Centre				
_	High Quality Busir			u	Incubator/SME				
_	Research and Tec		e Park	u	Specialised Fre				
_	Warehouse/Distrib				Sites for Specif	•			
_	General Industry/E					onmental Industries Si	ies		
ш	Heavy/Specialist I	ndustriai Site		X	Other - storage	•			
Locatio	n character								
	Vell established co	ommercial area							
X E	Established comme	ercial area, with	residential area	a nearby					
	Mixed commercial	and residential	area						
	Mainly residential v	with few comme	rcial uses						
	Mainly residential o			nercial uses					
	·								
Closest	trunk road (n	ame and di	stance) <u>A12</u>	<u>26 (0.7km</u>) Qua	lity of Roads			
Rail Ac	cess <u>Grays</u>	(0.5km)	Bus ro	utes <u>Nea</u>	rest at Grays	Station	_		
Nature/	significance o	of existing o	ccupiers						
		0-20%	20-40%	40-60%	60-80%	80-100%			
	ational								
Nation									
Regio Local	nai					□ ⊠			
Vacar	ncy				<u> </u>				
	,	_	_	_	_	_			
Sectors	present (%)								
	Distribution		••••	Engineerir	_				
	Storage (open)	······			anufacturing				
	Storage (warehou Creative industries			Food prod Aggregate					
	Marine				s vity (describe typ	pe)			
	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 CO	NDITION	I <u>S</u>							
Age of Buildings Quality of Buildings									
Pre 1940 1940 –	0-25%	25-50%	50-75%	75-100%	Very good Good	0-25% 	25-50% \[\subseteq \text{X} \]	50-75%	75-100%
1969 1970 – 1989				X	Poor		X		
1999 – 1999 2000 – 2009 Since 2010	_ _ _	_ _ _	_ _ _	_ _ _	Very poor				
On-site amen	ities								
Restaur	Convenience retail Restaurant/cafe Hotel Gym/sports Creche Bank Education								
Broadband in	nfrastruct	ure							
X ADSL	X A	OSL2+ 🖸	I Fibre opt	ic (Desk	Based)				
Proportion of	f Floorspa	ace in No	n-B-clas	s uses					
Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	75-100%					
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 env	vironmen		rent uses	· _					

	Very good	×	Good Very poor	
Enviro				
	nment appropria	_		
LXI	Yes	Ц	No	
Neighl	oouring uses			
×	Residential		Leisure	Car park
	Retail		Town centre	
	Airport		Rail	
\square	Road	_	Office	
_				
	Industrial		Warehousing	
Ц	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	B189 that leads north connects to A126
	Road Network (Strat	egic R	load Network)	brox manedas norm commons to 7 (125
_				
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Adequate for use but unsuitable for HGVs
	Public transport inc I	HS1 aı	nd Pedestrian	Train station and bus links arguably within walking distance.
				and station and sos in its digeasity within waiting distance.
	Servicing			Adequate
	_			Adequale
	Internal Circulation			Adequate
	Parking			Adequate
_	Faiking			Adequale
Acces	s and parking is	adeo	uate for the uses v	within the site 🗵 Yes 🔲 No 🔲 Don't know
710000	o arra parming io	4400		
DEVE	OPMENT CONT	FXT		
<u> </u>	-01 III CON	<u> </u>		
Planni	ng Consideratio	ns*:		
□ F	Flood Risk Zone 3		☐ Herita	ge & Conservation (Listed Building, SAM, Cons Area)
	Environmental Designa	ation (SPA, SAC, SSSI, Ramsa	
	tected by Flood Defe		, , , , , , , , , , , , , , , , , , , ,	

Physic	al Considerations:
	Topography
	Contamination Other
_	
Oppor	unity for Intensification ⊠ Yes ☐ No Vacant Land ☐ Yes ☐ No
	Buildings (re-use)
	Buildings (refurb) ☐ Yes ☐ No If Yes, number of vacant buildings require refurbishment or redevelopment to be reoccupied)
Note: all	vacant buildings/sites etc to be marked on accompanying site plan
% of s	te developable Estimated Quantity
Develo	pment 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
X	No evidence of recent development
Ш	Evidence of marketing & duration
CONC	_USIONS (Market perceptions to be considered within report)
Other	Comments / Observations
	tinued B-class use of the site is likely unsuitable given neighbouring residential uses.
Cor	
Con Recon Mon	tinued B-class use of the site is likely unsuitable given neighbouring residential uses.
Con Recon Mon	tinued B-class use of the site is likely unsuitable given neighbouring residential uses. mendations on future use / potential itor and Manage - Given the existing pattern of development, there is scope for
Con Recon Mon	tinued B-class use of the site is likely unsuitable given neighbouring residential uses. mendations on future use / potential itor and Manage - Given the existing pattern of development, there is scope for
Con Recon Mon	tinued B-class use of the site is likely unsuitable given neighbouring residential uses. mendations on future use / potential itor and Manage - Given the existing pattern of development, there is scope for

Site Ref 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 to	wn or cluster (description):	:	Grays					
The site is best desc			_						
Out of Town Office	·			Town Centre					
High Quality Busin				Incubator/SME C					
	chnology/Science	Park		Specialised Freig					
Warehouse/Distri				Sites for Specific					
General Industry					nmental Industries Site	∌S			
☐ Heavy/Specialist	Industrial Site			Other I					
Location character									
☐ Well established c	ommercial area								
		sidential area ne	earby						
☐ Mixed commercial			·						
☐ Mainly residential									
Mainly residential (cial uses						
- Walling residential (or rural area with h	o other commen	ciai uscs						
Closest trunk road (r	name and dist	ance) <u>A126</u>		Quality of Ro	oads	-			
Rail Access Grays	(0.3km)	Bus rout	es	Several routes	on London Road	-			
Nature/significance	of existing occ	cupiers							
	0-20% 20	-40% 40	-60%	60-80%	80-100%				
International	=	_							
National	=	_							
Regional Local	⊠ □	=			□ ⊠				
Vacancy	Ö								
Sectors present (%)									
Distribution		E	ngineerir	ng					
Storage (open)				anufacturing					
Storage (warehou			ood prod						
Creative industrie Marine	es		Aggregate Office activ	s vity (describe type	a)				
Wallie V Other (inc. non-B	class) Trade	e Counter Suppl			/				

General comments / description of site

Mixed 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 acc	Good access to London Road via Eastern Way.										
Large range of proximate amenities in Grays Town Centre.											
EXISTING CON	EXISTING CONDITIONS										
Age of Buildin		_			Quality of E	Buildinas					
go o	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%		
Pre 1940					Very good						
1940 – 1969					Good		X				
1970 – 1989				X	Poor			X			
1990 – 1999					Very poor						
2000 – 2009											
Since 2010											
On-site amenit	ties										
Convenie	ence retail	☐ Co	mparison re	etail Sik	h Temple						
Restaura		☐ Ho									
	rts	_	eche ucation								
☐ None		Oth									
Broadband inf ADSL			Tibus sur	ia (Daala	Danad\						
K ADSL	X AC	/3L2+ <u>(x</u>	Fibre op	iic (Desk	Based)						
Proportion of I	Floorspa	ace in No	n-B-clas	s uses							
Havaina	0-25%	25-50%	50-75%	75-100%							
Housing Retail											
Community											
Other B-Class		X X									
	_			_							
Neighbouring Close to a			de range ar	nd quantity of se	ervices						
_			_	ge and quantity							
_											
☐ Close to o	☐ Close to a limited range and quantity of basic services☐ Close to one or two services										

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	te fo	or current uses?	
X	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
	Industrial	X	Warehousing	
	Higher Education		Further Education	
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	ss & parking (com	men	t on issues)	Access to A126 via Eastern Way
	Road Network (Strate	egic R	load Network)	,
	Vehicular Access (H0	GV V	ans Cars Bicycles)	Good
	vernodiai 7.00cos (17.	O V, V	ario, Garo, Bioyoloo,	Good
П	Public transport inc F	1 9 1 a	nd Pedestrian	
_	r abile transport me r	101 41	na i cacsinan	Proximate Rail and bus links
	Servicing			
_	C o. v.og			Good
	Internal Circulation			Good
	Parking			Good
Acces	s and parking is	adec	uate 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)						
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						
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 R	ef	Г77	_ Local	Authority <u>Th</u>	urrock C	our	ncil			
Site Na	ame <u>(</u>	CSSP2/C	STP6 Em	ployment - L	and for	Ne	w Develo	oment	: - Titan Pi	<u>t </u>
Addre	Address RM17 5BB									
Surve	Survey Date02/02/2016 SurveyorMS & LG									
· · · · · ·	,		-,				, <u></u>			
SITE D	SITE DESCRIPTION									
Site A	Site Area: 4.4ha									
Policy	Policy designation: Existing Site									
Locati	on (ne	arest tov	vn or clus	ster descripti	ion):		Grays			
The si	te is b	est desci	ribed as a	ı:						
	Out of	Town Office	e Campus			3	Town Centre	е		
	High C	uality Busir	ness Park]	Incubator/SI	ME Clus	ster Site	
	Resea	rch and Ted	chnology/Sci	ence Park]	Specialised	Freight	Terminals	
X	▼ Warehouse/Distribution Park □ Sites for Specific Occupiers									
	☐ General Industry/Business Area ☐ Recycling/Environmental Industries Sites							ies Sites		
	Heavy	/Specialist I	ndustrial Site)		X	Other - ope	n stora	ıge	
Locati	on cha	aracter								
			ommercial ar							
⊠				vith residential ar	rea nearby					
			and resident							
U	Mainly i	residential v	vith few com	mercial uses						
Ц	Mainly i	residential c	or rural area	with no other cor	mmercial us	ses				
Closes	st trun	k road (n	ame and	distance) <u>A</u>	1012/A1	26	Q	uality	of Roads	
Rail A	ccess	<u>Grays</u>	1km	Bus rou	tes <u>Near</u>	res	t on Londo	n Roa	ıd	
Nature	/signi	ficance o	of existing	occupiers						
			0-20%	20-40%	40-60%		60-80%	6	80-100%	
Inter	national									
Natio	onal									
•	ional		\boxtimes				<u> </u>		<u> </u>	
Loca									\boxtimes	
Vaca	ancy		u	ч	Ц		u		Ц	
Sector	s pres	ent (%)								
	Distrib	ution		••••	Engine		•			
	-	e (open)	,				anufacturing			
		e (warehou /e industrie:			Food p					
	Marine		J			-	es vity (describe	type)		
	Other (inc. non Richard)									

General comments / description of site

B8 warehouse and open storage use.

Occupiers	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 o	Site is set at a distance from Grays Town Centre.								
EXISTING CO	EXISTING CONDITIONS								
Age of Buildin	Age of Buildings Quality of Buildings								
Pre 1940 1940 – 1969	0-25%	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50%	50-75% \[\bigsize \text{X} \]	75-100%
1970 – 1989					Poor		X		
1990 – 1999					Very poor				
2000 – 2009									
Since 2010									
On-site amen Conveni Restaur Gym/spr Bank None	ience retail ant/cafe	☐ Ho	mparison re tel eche ucation her	etail					
Broadband in 図 ADSL			☑ Fibre opt	ic (Desk	Based)				
Proportion of	Floorspa	ace in No	n-B-clas	s uses					
Housing Retail Community Other B-Class	0-25%	25-50%	50-75%	75-100%					
Neighbouring	amenitie	es							
Close to	a town cent	re with a w	de range ar	nd quantity of s	ervices				
_				ge and quantity 	of services				
	a limited rar one or two	-	antity of bas	ic services					
_	No services in close proximity								

	y of environment nent on issues)	t for	current uses					
· 🗖	Very good	X	Good					
	Poor		Very poor					
Enviro	nment appropria							
	Yes		No					
Neighl	bouring uses			Allotment				
\times	Residential		Leisure	Allottietti				
	Retail		Town centre					
	Airport		Rail					
X	Road		Office					
	Industrial	X	Warehousing					
	Higher Education		Further Education					
_	nce of pollutants							
	Noise		Air					
<u> </u>	Traffic	Ц	Lighting					
	24hr operation							
٨٥٥٥٥	s & parking (con	mon	t on issues)					
Access & parking (comment on issues)			•	Good, direct access to A1012 that leads south to A12				
	Road Network (Strategic Road Network)							
	Vehicular Access (HGV, Vans, Cars, Bicycles)			Good although requires passing through adjacent site to the south				
	Public transport inc HS1 and Pedestrian			Bus and Rail links a significant walk (~1km)				
	Servicing			Adequate				
	Internal Circulation			Adequate				
П								
_	Parking			Adequate				
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know				
חבערי	ODMENT CONT	EVT						
DEVEL	LOPMENT CONT							
Planni	ng Consideratio	ns*:						
□ F	Flood Risk Zone 3		☐ Herita	age & 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)							
Vacant Buildings (refurb)							
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							
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			Loca	Local Authority: Thurrock					
Site Name: Manor V	Site Name: Manor Way Industrial Estate								
Address: RM17 6B0	3								
Survey Date: <u>01/06/</u>	2016			S	Surveyors: <u>MS, L</u>	.G, RJ, ZV			
CITE DESCRIPTION									
SITE DESCRIPTION	<u>4</u>								
Site Area: 2.2ha									
Policy designation:									
Location (nearest to	own or clu	star dascrinti	nn): Grave	•					
Location (nearest to	own or clu	ster description	Jilj. Grays	•					
The site is best des	oribad aa								
Out of Town Off		a.		Town Centre					
			Incubator/SME (Cluster Site					
☐ High Quality Business Park☐ Research and Technology/Science Park				Specialised Frei					
Warehouse/Dis	ience i aik			_					
		00	_	=					
_				Recycling/Environmental Industries Sites					
	st maustriai Si	ıe		Other - Storag	е				
Location character									
☐ Well established co	ommoroial ara	2							
			no orby						
			пеагру						
☐ Mixed commercial									
Mainly residential	with few comm	nercial uses							
Mainly residential	or rural area w	rith no other comm	ercial uses						
Classet trunk road	A4000 D	ale Annracah	Dood Ou	ality of Boods	v Ademirate				
Closest trunk road:	A1009 DC	ock Approach	Roau Qu	ality of Roads	. Adequate				
Rail Access: Neare	est in Gray	s	Bus ro	utes: <u>No Bus</u>	Stop in walking	distance			
Nature/significance	of existin	a occuniers							
rtatai c/oigiiiioaiioc	0-20%	20-40%	40-60%	60-80%	80-100%				
International	0 20 70	D	1 0 00 %	□	GC 10070				
National				ā	ā				
Regional	\boxtimes	ā	ā	ā	ā				
Local					X				
Vacancy									
_	_								
Sectors present (%)								
20% Distribution 20% Storage (open)		20%	Engineeri	ng nanufacturing					
30% Storage (wareh	ouse)		Food pro	_					
Creative industr			Aggregat						

Office activity (describe type):

10%

.... Marine

Port related activities x	Other (inc non-B class): Car repair							
General comments / description of site								
,	est Thurrock Coachworks, City Electrical Factors,							
Pinmill Products, Specialised Engines, A	corn Decorators, RB Power.							
Appears to be a retail element to thes	e uses.							
, , , , , , , , , , , , , , , , , , , ,	through a significant amount of residential 89 that leads north to the London Road.							
Few amenities within proximity of the s	ite.							
EXISTING CONDITIONS								
Age of Buildings	Quality of Buildings							
0-25% 25-50% 50-75% 75-10								
Pre 1940 🗵 🔲 🔲								
1940 – 🕱 🗖 🗖	Good 🔲 🗵 🗅							
1970 – 🕱 🔲 🔲	Poor 🔲 🖾 🗖							
1989 1990 – 🕱 🗖 🗖	Very poor							
1999 2000 – 🕱 🗖 🗖								
2009								
Since 2010								
On-site amenities								
☐ Convenience retail ☐ Comparison retail								
Restaurant/cafe Hotel								
☐ Gym/sports ☐ Creche								
☐ Bank ☐ Education								
Broadband infrastructure								
☐ ADSL ☐ ADSL2+ ☐ Fibre opti	c ⊠ (Desk Based)							
Proportion of Floorspace in Non-B-class use	Trada countariusa Acorn Docorators Marchants							
0-25% 25-50% 50-75% 75-10								
Housing								
Community								
Other 🗵 🗖 🗖	1							
B-Class	1 [
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	e and o	quantity of basic services					
	Close to one or two services							
X	No services in close p	oroxim	ity					
	ty of environment ment on issues)	for	current uses					
	Very good	X	Good					
	Poor		Very poor					
Envir	onment appropria	ate fo	or current uses?					
	Yes		No					
Neigh	nbouring uses							
X			Leisure					
	Retail		Town centre					
	Airport		Rail					
	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
Estate								
_	ence of pollutants	_						
	Noise		Air					
	Traffic	Ц	Lighting					
u	24hr operation							
Acce	ss & parking (com	man	t on issues)					
			•	Access through resident estate, set away from strategic roads				
_	Road Network (Strategic Road Network)			siralegic rodus				
		.	0 5: 4)					
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Sufficient for existing use				
	Public transport							
				Poor – inaccessible within walking distance				
	Servicing							
				Good				
u	Internal Circulation			Good				
_				Good				
u	Parking			0000				

South Essex Authorities South Essex EDNA 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:** Level site Topography Contamination □ Other Opportunity for Intensification X Yes No **Vacant Land** ☐ Yes IXI No ☐ Yes ☐ No If Yes, number of vacant buildings Vacant Buildings (re-use) (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 Estimated Quantity: % of site developable:___ **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	: <u>T15</u>			Loca	Local Authority: Thurrock					
Site Nar	na: Globa W	lorks Tov	vers Road, Li	ittle Thurroc	ek Grave					
One Hai	ne. Globe W	OIKS, IO	vers Road, L	ittic ilianot	m, Orays					
Address	s: <u>RM17 6SU</u>	1								
C	Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV									
Survey	Date: <u>01/06/4</u>	2016				surveyors: <u>IVIS, I</u>	LG, RJ, ZV			
SITE DE	SCRIPTION									
Site Are	a: 8ha									
Policy d	lesignation:									
i oney o	iesignation.									
Location	n (nearest to	wn or clu	ster descript	tion): Grays						
The site	is best desc	cribed as	a:							
	Out of Town Offi	ce Campus			Town Centre					
	High Quality Bus	siness Park			Incubator/SME	Cluster Site				
	Research and Technology/Science Park				Specialised Frei	ght Terminals				
_	<u>_</u>				Sites for Specific Occupiers					
_	General Industry			_	Recycling/Environmental Industries Sites					
	Heavy/Specialist	i industrial S	ite		Other - Storag	e				
Location	n character									
□ v	Vell established of	commercial a	area							
X	Established con	nmercial are	a, with residentia	l area nearby						
□ N	lixed commercia	al and reside	ntial area							
□ N	lainly residential	with few co	mmercial uses							
□ №	lainly residential	or rural area	a with no other co	mmercial uses						
Closest	trunk road:	A1089			Quality of Roads: Good					
Rail Acc	ess: <u>Neare</u>	st in Gray	'S	Bus ro	Bus routes: 22A and 66 on Dock Road					
Nature/s	significance	of existin	g occupiers							
rtatai o/t	orgourioo	0-20%	20-40%	40-60%	60-80%	80-100%				
Interna	ational	X								
Nation			\boxtimes							
Region	nal		X							
Local Vacan	CV			⊠						
	-,	_	_		_	_				
Sectors	present (%)									
-	Distribution			•	Engineering					
-	Storage (open) Storage (wareho	uise)			Product manufacturing Food production					
-	Storage (wareho Creative industri			Aggregate						
					Office activity (describe type):					

Port related activities y	(inc non-B class):	Car F	Repair				
General comments / description of site							
Mix of B2 and B8 uses. – some oper	n storage	to the sout	h west o	of the site) <u>.</u>		
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		Quality of B	_				
0-25% 25-50% 50-75% 7 Pre 1940	75-100% □	Very good Good	0-25%	25-50%	50-75%	75-100%	
1970 – 🔲 🗵 🗖 1989		Poor					
1990 – 🔀 🗖 🗖		Very poor					
2000 –							
Since 2010							
On-site amenities ☐ Convenience retail ☐ Comparison retail ☐ Restaurant/cafe ☐ Hotel ☐ Gym/sports ☐ Creche ☐ Bank ☐ Education ☐ None ☐ Other							
Broadband infrastructure							
☐ ADSL ☐ ADSL2+ ☐ Fibre	e optic 🗵	(Desk Based)					
Proportion of Floorspace in Non-B-class of the second of t	uses 75-100%						
Neighbouring amenities		L					
Close to a town centre with a wide range and o	quantity of se	ervices					
Close to local centre with a reasonable range a	and quantity	of services					
☐ Close to a limited range and quantity of basic s	services						

X	X Close to one or two services							
	No services in close proximity							
	y of environment eent on issues)	for o	current uses					
	Very good	X	Good					
	Poor		Very poor					
Enviro	nment appropria	te fo						
	Yes		No					
Neighl	bouring uses							
X	Residential		Leisure					
	Retail		Town centre					
	Airport		Rail					
X	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
_	nce of pollutants			Potentially several of these				
	Noise		Air					
	Traffic 24hr operation	_	Lighting					
	24III operation							
Acces	s & parking (com	men	t on issues)	Direct access to A126				
	Road Network (Strate	egic R	oad Network)	511001 decess 10 71120				
	Vehicular Access (HO	GV, Va	ans, Cars, Bicycles)	Multiple accesses – A126 and Rectory Road				
	5.48							
	Public transport			Adequate bus links				
	Servicing							
	, and the second							
				Good				
	Internal Circulation			Good				
	Davida ::			Good				
_	Parking							

Acces	s and parking is adequate	e for the uses within the s	ite 🗵	Yes 🗔	N o		Don't know
DEVEL	LOPMENT CONTEXT						
	ing Considerations: Flood Risk (Zone) Environmental Designation (SParders flood risk zone protect	<u></u>	e Preservati		sted Build	ling, SAM,	Cons Area)
Physical Distriction	Topography Contamination Other	evel Site					
Oppor	tunity for Intensification	☐ Yes ☐ No V	acant La	nd 🗔	Yes	☐ No	
	t Buildings (re-use) reoccupied in current form)	☐ Yes ☐ No If Yes, number	per of vacar	nt buildings			
	nt Buildings (refurb) o require refurbishment or redevel	☐ Yes ☐ No If Yes, numl opment to be reoccupied)	per of vacar	nt buildings			
Note: all	I vacant buildings/sites etc to be n	narked on accompanying site plan					
% of site developable: Estimated Quantity:							
% of s	ite developable:		Estimated	d Quantity	/:		
	opment activity		Estimated	d Quantity	/:		
	opment activity Evidence of recent development	t within the site t in the immediate surrounding are nent	□ B c	lass	☐ Nor	n-B class n-B class	
Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duration	t within the site t in the immediate surrounding are nent	□ Bc a □ Bc	lass lass	☐ Nor	n-B class	
Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duration	t within the site t in the immediate surrounding are nent n Market perceptions to be consider	□ Bc a □ Bc	lass lass	☐ Nor	n-B class	
Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duration ELUSIONS (Comments / Observation Ential to intensify open	t within the site t in the immediate surrounding are nent n Market perceptions to be consider	B c a B c ed within re	lass lass port)	□ Nor	n-B class n-B class	
CONC	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duration ELUSIONS (Comments / Observation Ential to intensify open	within the site in the immediate surrounding are nent Market perceptions to be consider s storage uses. Desirable such as noise pollution	B c a B c ed within re	lass lass port)	□ Nor	n-B class n-B class	

Site RefT18	Local	Authority <u>T</u>	hurrock Cou	uncil		
Site Name Wick Pl	ace Farm Ir	ndustrial Esta	ate			
Address Brentwoo	d Road, We	est Horndon,	RM14 3TL			
Survey Date 02/0	2/2016			Surveyor_	MS & LG	
SITE DESCRIPTION	<u>l</u>					
Site Area: 3.7ha						
Policy designation:	Existing	g Site				
Location (nearest to	own or clu	ster descrip	tion):	12		
The site is best des Out of Town Off High Quality Bu Research and T Warehouse/Dis General Industr Heavy/Specialis	fice Campus siness Park echnology/Sc tribution Park y/Business Are	ience Park ea		Town Centre Incubator/SME Specialised Frei Sites for Specifi Recycling/Enviro	ight Terminals	Sites
Location character						
■ Well established	commercial a	rea				
Established com	mercial area, v	with residential	area nearby			
■ Mixed commerci	al and residen	tial area				
Mainly residentia						
Mainly residentia	al or rural area	with no other co	ommercial use	S		
Closest trunk road	(name and	distance) _/	A128	_ Quality of R	oads	<u>—</u>
Rail Access West H	Horndon Sta	ation Bus ro	utes 0 rou	tes		
Nature/significance	of existing	g occupiers				
International National Regional Local Vacancy	0-20%	20-40%	40-60%	60-80%	80-100%	
Sectors present (% Distribution 🗵 Storage (open) Storage (wareh Creative industr Marine	区 ouse)区		Food pro Aggrega	manufacturing oduction	e)	

X Othe	er (inc non-B cia	ass) C	ar Repair_		<u></u>				
General co	mments / d	escriptio	n of site						
	ality orage and access fo								
Occupi	ers: SouthE	East Cust	toms, Th	nurrock Co	ır & Van Rei	ntal, Ultir	mate Min	ibuses.	
Accesse distance		128 that	leads so	outh to the	e A13 and n	orth to t	he A127 l	out set a	t quite a
Little ac	cess to an	nenities.							
EXISTING (CONDITION	<u>s</u>							
Age of Buil	dings				Quality of E	Buildings			
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 – 1969					Very good Good				
1970 –		X			Poor				X
1989 1990 –		X			Very poor				
1999	_			_	,,	_	_	_	_
2000 – 2009				_					
Since 2010									
On-site am	enities								
☐ Conv	venience retail	☐ Con	nparison re	etail No	n evident				
Rest	aurant/cafe	Hote	el						
☐ Gym	/sports	☐ Cre	che						
☐ Banl	(☐ Edu	cation						
☐ None	Э	Oth	er						
Droodbond	infrastruct								
Broadband ⊠ ADSI			Fibre opt	ic (Desk	Based)				
		_	r ioro ope	io (Book)	<i>Daooa</i> ,				
Proportion	of Floorspa	ace in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100%					
Housing									
Retail Communit	y 0								
Other		<u> </u>	ō	Ğ					
B-Class									
Neighbouri	ing amenitie	es							
_	_		le range ar	nd quantity of se	arvices				
			_	ge and quantity					
_ 0.000	to a limited rar		_		S. 30141003				
	Close to one or two services								

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
` 	Very good	\boxtimes	Good	
	Poor		Very poor	
Enviro	onment appropria	te fo	or current uses?	
X	Yes		No	
	bouring uses	_		Vacant open space, Boston Timber, Sims Milling
×	Residential		Leisure	Services, Glenwood B&B
u	Retail		Town centre	
<u> </u>	Airport		Rail	
\boxtimes	Road		Office	
N N	Industrial	<u> </u>	Warehousing	
Ц	Higher Education	Ц	Further Education	
Ford star				Non-evident on visit
Evide	nce of pollutants		A '	Non evident on visit
	Noise		Air	
	Traffic	Ц	Lighting	
Ц	24hr operation			
Acces	s & parking (com	men	t on issues)	
×	Road Network (Strate		•	Access from A128
	Noad Network (Strate	gic i	load Network)	
X	Vehicular Access (HC	3V, V	ans, Cars, Bicycles)	Difficult access for large vehicles
_				
Ц	Public transport inc H	IS1 a	nd Pedestrian	No public transport evident
-				
X	Servicing			NA
X	Internal Circulation			NA
	internal officiation			
X	Parking			NA
	ranking			NA
Acces	s and parking is	adec	uate 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
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: □ Out of Town Office Campus □ High Quality Business Park □ Research and Technology/Science Park □ Warehouse/Distribution Park □ Sites for Specific Occupiers □ Recycling/Environmental Industries Sites □ Heavy/Specialist Industrial Site □ 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) 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 Image: Control of the contr				
Sectors present (%) Distribution Engineering Storage (open) \(\mathbb{Z}\) Product manufacturing \(\mathbb{Z}\) Storage (warehouse) \(\mathbb{Z}\) Food production Creative industries Aggregates Marine Office activity (describe type)				

Other (inc nor	n-B class)							
General comment	s / description of	site						
B2 and B8 ope	en storage use							
Occupier: AV	Group - manufo	acturer						
Access to A10	.7 from A128 lea	dina north	sot at a dist	anco				
ACCESS TO ATZ	./ 110111 A120 160	aling Horiii	– 361 di di disit	arice.				
No local ame	No local amenities.							
EXISTING CONDIT	<u> </u>							
Age of Buildings			Quality of	Buildinas				
0-2	5% 25-50% 50-7	5% 75-100%	_	0-25%	25-50%	50-75%	75-100%	
Pre 1940			Very good					
1940 – 1969			Good		X			
1970 – 1989		X	Poor			X		
1990 –			Very poor					
1999 2000 –								
2009 Since 2010								
On-site amenities								
Convenience	retail 🔲 Comparis	on retail	Non evident					
Restaurant/ca	_		TOTA OTTAGEN					
☐ Gym/sports	☐ Creche							
Bank	☐ Education	1						
None	■ Other							
Broadband infrast	tructure							
X ADSL X		e optic (De	esk Based)					
December of Flori		-1						
Proportion of Floo	-							
Housing [
Retail								
Community Community								
Other B-Class								
Neighbouring	nitios							
Neighbouring ame		no and quantity	of convices					
	n centre with a wide range centre with a reasonable							
_	ed range and quantity o	-	, 0. 00111000					
Close to one of								
■ No services in close proximity								

	y <mark>of environment</mark> ent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria			
	Yes		No	
	100		110	
Neighb	oouring uses			Rural, Barnard Farm and Barnards Miniature
	Residential		Leisure	Railway
	Retail		Town centre	Italiway
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			Non-evident on visit
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Access from A128 although access it not great –
X	Road Network (Strat	egic F	Road Network)	not signposted well
X	Vehicular Access (H	CV V	one Core Pievolee)	[Harland Barrier Barri
	verliculai Access (H	GV, V	ans, Cars, Bicycles)	Unclear - Roads by site are residential roads. No
				clear marked access to site entry
X	Dublic transport in a l	104 -	ad Dadaatsiaa	
	Public transport inc I	151 a	nd Pedestrian	Poor
X	Camilaina			
	Servicing			Adequate
X	Internal Circulation			Adequate
X	Parking			Adequate
	· sg			Adequate
Acces	s and narking is	ader	ulate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
Acces	s and parking is	auce	quate for the uses	Within the site 🖾 165 🚨 No 🚨 Boilt know
DEVE	OPMENT CONT	ΕXΤ		
Planni	ng Consideratio	ns*:		
X	Flood Risk Zones 2 8	3 3	☐ Herita	age & Conservation (Listed Building, SAM, Cons Area)
□ E	Environmental Designa	ation (SPA, SAC, SSSI, Rams	ar) Tree Preservation Order

Physic	Topography
	Contamination
	Other
Vacan (Can be Vacan (Likely to Note: all	tunity for Intensification Yes No Vacant Land Yes No ### Buildings (re-use) Yes No If Yes, number of vacant buildings ### reoccupied in current form) ### Buildings (refurb) Yes No If Yes, number of vacant buildings ### or require refurbishment or redevelopment to be reoccupied) ### vacant buildings/sites etc to be marked on accompanying site plan #### Estimated Quantity ### Depart development within the site
	Evidence of recent development within the site
	Evidence of recent development in the immediate surrounding area B class Non-B class
X	No evidence of recent development
	Evidence of marketing & duration
	(Market perceptions to be considered within report) Comments / Observations
Pote	ential to intensify to open storage use – lies adjacent to an employment site.
	nmendations on future use / potential
Prot	ect and maintain existing B-class employment use. Suits existing occupier.

Site Ref: T9	Local Authority:	Thurrock					
Site Name: <u>Durox Wor</u>	rks, Linford						
Address: SS17 OPY							
<u> </u>							
Survey Date: <u>01/06/20</u>	16		Sı	urveyors: MS, L0	G. RJ. ZV		
• • • • • • • • • • • • • • • • • • •	<u> </u>				<u> </u>		
SITE DESCRIPTION							
<u> </u>							
Site Area: 14.5ha							
Policy designation:							
Location (nearest tow	n or cluster descripti	ion):					
	-	-					
The cite is beet deceri	Shad oo o						
The site is best descri							
Out of Town Office	·		Town Centre				
High Quality Busine	ess Park	U	Incubator/SME (Cluster Site			
Research and Tech	nnology/Science Park		Specialised Freig	ght Terminals			
☐ Warehouse/Distribu	ıtion Park		Sites for Specific Occupiers				
✓ General Industry/But	usiness Area		☐ Recycling/Environmental Industries Sites				
☐ Heavy/Specialist In	dustrial Site		Other - Storage	е			
Location character							
Well established c	ommercial area						
☐ Established commer	rcial area, with residential ar	rea nearby					
☐ Mixed commercial a		,					
	th few commercial uses						
Mainly residential or	rural area with no other con	nmercial uses					
Oleanet tournels manufe. A	40		Overlite of D				
Closest trunk road: A	.13		Quality of Ro	bads: Good			
Rail Access: East Tilk	oury		Bus	routes: <u>374</u>			
	-						
Nature/significance of	existing occupiers						
(0-20% 20-40%	40-60%	60-80%	80-100%			
International							
National							
Regional		X					
Local		X					
Vacancy							
Sectors present (%)							
y. Distribution		Engineerii	•				
y. Storage (open)			anufacturing				
y. Storage (warehous Creative industries	e)	Food proc Aggregate					
		33 -3-11					

Marine	cactivity (describe type):(inc non-B class):					
Port related activities	nc non-B class):					
General comments / description o	f site					
B2 and B8 class uses. Include	s open storage.					
Occupier: Tarmac Building P	roducts					
Access from Buckingham Hil	l Road with som	e blind spo	ts – little	difficult f	or HGVs	
Road leads north an eventu	ally connects to	A13.				
No local amenities.						
EXISTING CONDITIONS						
Age of Buildings		Quality of B	Buildings			
	-75% 75-100%		0-25%	25-50%	50-75%	75-100%
		Very good Good		☐ ⊠		
1969 1970 –		Poor		X		
		Very poor				
2009 Since 2010						
On-site amenities						
☐ Convenience retail ☐ Compa	rison retail					
Restaurant/cafe Hotel						
☐ Gym/sports ☐ Creche ☐ Bank ☐ Educati						
■ None □ Other						
Broadband infrastructure	L					
ADSL ADSL2+	Fibre optic ⊠	(Desk Based)				
Proportion of Floorspace in Non-E	R-class usas					
	-75% 75-100%					
Housing \square						
<u> </u>						
, – –						
-						
Neighbouring amenities						
Close to a town centre with a wide ra	ange and quantity of ser	vices				
☐ Close to local centre with a reasonable range and quantity of services						

	Close to a limited ran	ge and	d quantity of basic services	
	Close to one or two s			
X	No services in close	e proxi	mity	
	t y of environment ment on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Envir	onment appropria	ate fo	or current uses?	
	Yes		No	
Neigh	bouring uses			
×			Leisure	
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
_	riigher Eddcation	_	Tuttilei Eddcation	
Evide	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
	•			
	ss & parking (com		•	Accessed from Buckingham Hill Road that leads
	Road Network (Strat	egic R	Road Network)	north to A13/ A1013
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Wide but potential blind spot
	Dudy I'm tong a great			
	Public transport			Bus access
	Servicing			
_	Servicing			Good
	Internal Circulation			Good
	Parking			Good
	-			

Access and parking is adequate for the uses within the site 🗵 Yes 🔲 No 🔲 Don't know							
DEVELOPMENT CONTEXT							
Planning Considerations: Flood Risk (Zone)							
Physical Considerations: Topography Contamination Other							
Opportunity for Intensification ⊠ Yes □ No Vacant Land ⊠ Yes □ No							
Vacant Buildings (re-use) (Can be reoccupied in current form) ☐ Yes ☐ No If Yes, number of vacant buildings							
Vacant Buildings (refurb)							
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							
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 Local Authority Thurrock Council								
Site Name <u>Baryta (</u>	Site Name Baryta Close, Stanford-Le-Hope							
Address SS17 0JE	<u> </u>							
Survey Date 02/0	02/2016		Surv	eyor <u>MS</u>	& LG			
SITE DESCRIPTION	SITE DESCRIPTION							
Site Area: 2.0ha								
Policy designation:	Existing	Site						
Location (nearest to	wn or clus	ter descripti	ion):	Stanford-le-H	lope			
The site is best desc		:	_					
Out of Town Offi				Town Centre				
High Quality Bus			u –	Incubator/SME C				
Research and Te		nce Park	u –	Specialised Freig	_			
Warehouse/Distr				Sites for Specific				
★ General Industry		a			nmental Industries	Sites		
	Industrial Site		Ц	Other I				
Location character								
☐ Well established o☑ Established comm			ea nearby					
■ Mixed commercia	I and residentia	al area						
Mainly residential	with few comn	nercial uses						
☐ Mainly residential			nmercial use	3				
Closest trunk road (name and o	distance) <u>A</u>	126	_ Quality of Ro	oads			
Rail Access Stanfo	ord-le-Hope	(0.1km)	Bus	routes Sever	al on London R	oad		
Nature/significance	•	•						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International				Ц				
National Regional								
Local				- I	X			
Vacancy	ä		ā	ä				
Sectors present (%)								
Distribution		••••	Engineer	•				
Storage (open) Storage (wareho	use)		Food pro	manufacturing duction				
Storage (wareno			Aggrega					
Marine		•••			e)			
x Other (inc non-E	3 class) Vehic	le Repair, supp	oliers					

General comments / description of site								
B2 class uses. Average quality units.								
Occupiers inc	Occupiers include: Benchsound Itd, Daybreak Windows, Claridon Group.							
Direct access	Direct access from London Road.							
Proximate to a	a range of	amenitie	s in Stanfo	rd le hope.				
EXISTING CONDIT	EXISTING CONDITIONS							
Age of Buildings				Quality of E	Buildings			
0-2	5% 25-50%	50-75%	75-100%	·	0-25%	25-50%	50-75%	75-100%
Pre 1940				Very good				
1940 – 1969	ם נ			Good		X		
1970 –			X	Poor			X	
1989 1990 –				Very poor				
1999 2000 –								
2009			_					
Since 2010								
On-site amenities								
Convenience	_	comparison re	tail Ven	iue – welcome	e club			
Restaurant/ca	_	lotel						
Gym/sports		Creche						
■ Bank ■ None		ducation Other						
None		, in ioi						
Broadband infrast	tructure							
X ADSL X	ADSL2+	☑ Fibre opt	ic (Desk	Based)				
Proportion of Floo	orspace in N	lon-B-clas	s uses					
0-2			75-100%					
Housing								
· ·		_	_					
			X					
Neighbouring ame	enities							

November 2017 **gva.co.uk** 653

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

 $\hfill \Box$ Close to a limited range and quantity of basic services

Close to one or two servicesNo services in close proximity

	y <mark>of environment</mark> ent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria			
	Yes	 	No	
			110	
Neighb	oouring uses			
X	Residential		Leisure	
X	Retail		Town centre	
	Airport	X	Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	nmen	t on issues)	Good, accessed from A126
	Road Network (Strat	egic F	Road Network)	
	\/abialan	CV V	(ana Cara Diavalas)	
_	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Adequate for use, potentially difficult for HGV
	Public transport inc I	JC1 6	nd Dodootrion	
_	Fublic transport inc i	пота	na Pedestilan	Good proximate rail and bus
	Servicing			
_	Gervieing			Adequate
	Internal Circulation			Adequate
	Parking			Adequate
	·			
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideratio	ns*:		
	Flood Risk Zone 3		☐ Herita	ge & Conservation (Listed Building, SAM, Cons Area)
		ation (SPA, SAC, SSSI, Rams	
		(,, ,	

Physical Considerations:
☐ Topography
☐ Other
- Other
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☐ Yes ☒ No
Can be reoccupied in current form) ☐ Yes ☐ No If Yes, number of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☐ No If Yes, number of vacant buildings Likely to require refurbishment or redevelopment to be reoccupied)
lote: 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 Non-B class
No evidence of recent development
Evidence of marketing & duration
(Market perceptions to be considered within report)
Other Comments / Observations
Other Comments / Observations
Dither Comments / Observations Little opportunity to intensify use.
Little opportunity to intensify use. Recommendations on future use / potential
Little opportunity to intensify use. Recommendations on future use / potential
Little opportunity to intensify use. Recommendations on future use / potential
Little opportunity to intensify use. Recommendations on future use / potential

Site Ref Local Authority Thurrock	Council						
Site Name Thames Industrial Estate							
Address Princess Margaret Road, East Tilbury, RM	M18 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: 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 Location character Well established commercial area Established commercial area, with residential area nearls Mixed commercial and residential area Mainly residential with few commercial uses Mainly residential or rural area with no other commercial							
Closest trunk road (name and distance) A1013/A	13 Quality of Roads						
Rail Access East Tilbury Station Bus routes 1 rou	ute from Gloucester Avenue						
Nature/significance of existing occupiers 0-20% 20-40% 40-60 International							
Storage (open) Proc Storage (warehouse) ☑ Food Creative industries Agg	ineering duct manufacturing d production regates ce activity (describe type)						

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.									
<u>E</u>	EXISTING CONDITIONS									
Ą	ງe of Buildinຸ	gs				Quality of E	Buildings	i		
		0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
	Pre 1940 1940 –					Very good Good				
	1969 1970 – 1989		X			Poor				
	1990 – 1999		X			Very poor				
	2000 –	X								
	2009 Since 2010									
Oı	n-site amenit	ies								
	Convenie	nce retail	☐ Cor	mparison re	etail Non	ne evident				
	Restaurar		Hot							
	☐ Gym/spor☐ Bank	ts	_	che ucation						
	□ None		Oth							
R	oadband infr	aetruct	uro							
יט	⊠ ADSL			Fibre opt	ic (Desk l	Based)				
Pr	oportion of F	loorspa	ice in No	n-B-clas	s uses					
		0-25%	25-50%	50-75%	75-100%					
	Housing Retail									
	Community		<u> </u>		0					
	Other									
	B-Class									
Ne	eighbouring a	amenitie	es							
	_			_	nd quantity of se					
				_	ge and quantity ic services	of services				
	☑ Close to a limited range and quantity of basic services☐ Close to one or two services									

	No services in close p	roxim	ity	
	y of environment nent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria	te fo	or current uses?	
X	Yes		No	
N1 - 1 - 1 - 1	•			
	bouring uses		Lataria	Vacant open spaces, primary school, post office, residential
X	Residential		Leisure	houses
\boxtimes	Retail		Town centre	
□	Airport Road		Rail Office	
IXI	Industrial		Warehousing	
	Higher Education		Further Education	
_	riighei Luddallon	_	Tuttier Education	
Evide	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Nearest trunk road A1013/A13
X	Road Network (Strate	egic R	Road Network)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
X	Vehicular Access (HC	3V V	ans Cars Bicycles)	Good access
_	Vernoulai 7100000 (FIX	J V , V .	ario, Garo, Dioyoloo,	Good access
	Public transport inc H	IS1 aı	nd Pedestrian	Design the state of the state o
				Bus stop outside site
X	Servicing			NA
_				Good
X	Internal Circulation			Cood
X	Parking			Good
Acces	s and parking is	adec	uate for the uses	within the site

DEVELOPMENT CONTEXT
Planning Considerations*:
☐ Environmental Designation (SPA, SAC, SSSI, Ramsar) ☐ Tree Preservation Order
Physical Considerations:
☐ Topography
☐ Contamination
□ Other
Opportunity for Intensification
Vacant Buildings (re-use)
(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
Evidence of recent development within the site B class Non-B class
No evidence of recent development
Evidence of marketing & duration
CONCLUSIONS (Market perceptions to be considered within report)
(Warket 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: Thu	urrock			
Site Nem	e: Thurrock	Dork							
Sile Naii	e. <u>mumock</u>	raik							
Address	RM18 7HZ								
O D	-t 04/00/00	146			C	MC 10 D1 7V			
Survey D	ate: <u>01/06/20</u>)16			_ Surveyors: <u>I</u>	MS, LG, RJ, ZV			
SITE DES	SCRIPTION								
OHE DEC	JOINI HON								
Site Area	: 21.4ha								
Policy de	Policy designation:								
Location	(nearest tow	n or clus	ter description	on):					
The site	is best descr	ibed as a							
□ 0	ut of Town Office	Campus			Town Centre				
□ н	igh Quality Busin	ess Park			Incubator/SME C	Cluster Site			
☐ R	esearch and Tec	hnology/Scie	ence Park		Specialised Freig	ght Terminals			
☐ W	/arehouse/Distrib	ution Park –	bit of distribution.	. 🗖	☐ Sites for Specific Occupiers				
X G	eneral Industry/E	Business Area	a		☐ Recycling/Environmental Industries Sites				
□ н	eavy/Specialist In	ndustrial Site			Other - Storage	•			
	character								
× \	Vell established	commercial a	rea						
☐ Es	tablished comme	ercial area, w	ith residential are	a nearby					
☐ Mi	xed commercial a	and residenti	al area						
☐ Ma	ainly residential w	ith few comr	nercial uses						
□ ма	ninly residential o	r rural area v	vith no other com	mercial uses	;				
Closest t	runk road: A	A1089		Quality	of Roads: Go	ood			
Rail Acce	ess: Nearest	Tilbury T	own	Bus ro	utes:22A/66/9	9 Asda			
			····						
Nature/si	gnificance o	f existing	occupiers						
		0-20%	20-40%	40-60%	60-80%	80-100%			
Internat	ional								
Nationa	l			\boxtimes		- national			
Regiona	al			X		closer to port			
Local					ā	ō			
Vacanc	у								
		- check im	nagination an						
,	istribution			Engineeri	=				
	torage (open) torage (warehou	(a2	••••	Product n Food prod	nanufacturing				
-	torage (warehous reative industries			Aggregate					

Marine	Office a	ctivity (describe	type):			
Port related activities	Other (i	nc non-B class):	car re	lated		
General comments / description of s	ite					
B2 and B8 uses alongside retail/w	holesale.					
Strong links with port activity / fun	ction					
Vacancy levels in some parts of the	ne area					
Occupiers include: Arcese, S D V, Freight Management, Uniserve.	Eu Car Parts, D	MA Perform	nance, Su	perjet Lo	ndon, R G	Foods,
Good Access from A1089.						
Some proximate amenities.						
EVICTING CONDITIONS						
EXISTING CONDITIONS		.				
Age of Buildings	75 4000/	Quality of I	_	05 50%	FO 7F0/	75 4000/
0-25% 25-50% 50-75 Pre 1940		Very good	0-25%	25-50%	50-75%	75-100%
1940 –	_	Good		_	X	
1970 – 🔀 🗖 🗖 1989		Poor	⊠ for redev			
1990 – X 1 999		Very poor				
2000 – X D 2009						
Since 2010 🗵 🔲						
On-site amenities						
Convenience retail Compariso	on retail	Not on sit	te but ne	xt to Asc	la	
Restaurant/cafe Hotel Gym/sports Creche						
☐ Bank ☐ Education						
☐ None ☐ Other						
Broadband infrastructure						
☐ ADSL ☐ ADSL2+ ☐	Fibre optic ⊠	(Desk Based))			
Proportion of Floorspace in Non-B-c	lass uses					
0-25% 25-50% 50-75						
Housing						
Community						
Other						
Neighbouring amenities						
Close to a town centre with a wide rang	e and quantity of ser	vices				

	Close to local centre with a reasonable range and quantity of services							
X	Close to a limited range and quantity of basic services							
	Close to one or two services							
	No services in close p	roxim	ity					
Ouglity	v of anvironment	for	ourrant ugas					
	y <mark>of environment</mark> ent on issues)	101 (current uses	Good				
· 🗖	Very good		Good					
	Poor		Very poor					
Enviro	nment appropria	te fo	or current uses?					
X	Yes		No					
Noigh								
neighi	oouring uses Residential		Leisure					
×	Retail		Town centre					
	Airport		Rail					
×	Road		Office					
X	Industrial		Warehousing					
	Higher Education		Further Education					
	riigilei Luucation	_	ruttier Education					
Evider	nce of pollutants			Name and death				
	Noise		Air	None evident				
	Traffic		Lighting					
	24hr operation							
Acces	s & parking (com	men	t on issues)	Good – connects to road straight out to A13				
	Road Network (Strate	egic R	load Network)					
	Vehicular Access (He	GV, V	ans, Cars, Bicycles)	Good access from A1089				
	D.I.E.							
	Public transport			Bus routes				
	Servicing							
	Cervioling			Within site, alongside units				
	Internal Circulation			Good				
				Adequate				
	Parking							
				1				

Access and parking is adequate for the uses within the site $\ oxin{tikzpicture} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	Yes
DEVELOPMENT CONTEXT	
Planning Considerations:	servation (Listed Building, SAM, Cons Area) on Order
Physical Considerations: Topography Contamination Other	
Opportunity for Intensification	Vacant Land Yes⊠ No
Vacant Buildings (re-use)	nt buildings
Vacant Buildings (refurb)	t buildings or redev
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable: 10 Estimated	d Quantity:
·	
Development activity – yes B class	
	<u> </u>
Development activity – yes B class Evidence of recent development within the site Evidence of recent development in the immediate surrounding area No evidence of recent development	lass Non-B class
Development activity – yes B class Evidence of recent development within the site Evidence of recent development in the immediate surrounding area No evidence of recent development Evidence of marketing & duration	lass Non-B class
Development activity – yes B class Evidence of recent development within the site Evidence of recent development in the immediate surrounding area No evidence of recent development Evidence of marketing & duration CONCLUSIONS (Market perceptions to be considered within recent development)	Port)
Development activity – yes B class □ Evidence of recent development within the site □ Evidence of recent development in the immediate surrounding area □ No evidence of recent development □ Evidence of marketing & duration □ CONCLUSIONS (Market perceptions to be considered within results) Other Comments / Observations	Port)

Site Ref: T22				Local Authority: <u>Thurrock</u>				
Site Name: Tilbury	South							
Address: RM18 7NH	1							
Survey Date: <u>01/06/</u>	<u>/2016</u>			s	Surveyors: <u>MS,</u>	LG, RJ, ZV		
SITE DESCRIPTION	<u>1</u>							
Site Area: 27.5	i							
Dallan Indanadan								
Policy designation:								
Location (magnest to			:am\. T:lb					
Location (nearest to	own or ciu	ster descript	ion): Hibui	У				
The site is best des	cribed as	a:						
Out of Town Off	fice Campus			Town Centre				
High Quality Bu	siness Park			Incubator/SME (Cluster Site			
Research and T	echnology/So	cience Park		☐ Specialised Freight Terminals				
★ Warehouse/District ★ Warehouse District ★ Warehouse	tribution Park		☐ Sites for Specific Occupiers					
☐ General Industr	y/Business Aı	rea	Recycling/Environmental Industries Sites					
☐ Heavy/Specialis			Other - Storage					
_			_	3				
Location character								
	ad commercia	Larea						
		with residential a	rea nearby					
Mixed commercia	al and resider	ntial area						
Mainly residentia	al with few cor	nmercial uses						
Mainly residentia	al or rural area	with no other co	mmercial uses					
Closest trunk road:	A1089		Quality	of Roads: <u>G</u>	ood			
Rail Access: Tilbur	rv Town		Bus ro	utes: 99				
Nature/significance	of existin	g occupiers						
	0-20%	20-40%	40-60%	60-80%	80-100%			
International			X					
National			\boxtimes					
Regional								
Local								
Vacancy								
_	_							
Sectors present (%))							
y. Distribution			Engineeri	_				
y. Storage (open)y. Storage (wareh			Food product n	nanufacturing duction				
y. Storage (waren			Aggregate					

Marine Port related activities			ctivity (describe tync non-B class): _					
General comments / description of site								
B8 warehouse and	B8 warehouse and open storage use – cars.							
Occupiers; Fortress	Occupiers; Fortress Distribution, mayalogistics, ATL Haulage, Basepoint							
Good access from	A1089.							
Few proximate am	enities.							
EXISTING CONDITIONS								
Age of Buildings	•		Quality of B	uildinas				
_	25-50% 50-75%	5 75-100%	, , ,	0-25%	25-50%	50-75%	75-100%	
Pre 1940			Very good					
1940 –		_	Good	_	_	_	_	
1970 –			Poor					
1990 –		X	Very poor					
1999 2000 –								
2009 Since 2010								
On-site amenities								
Convenience retail	Comparison	retail						
Restaurant/cafe	☐ Hotel							
Gym/sports	Creche							
Bank	Education							
None	Other							
Broadband infrastructu	re							
☐ ADSL □ A	ADSL2+ 🗖	Fibre optic ⊠	(Desk Based)					
Proportion of Floorspace	e in Non-B-cla	ass uses						
0-25%	25-50% 50-75%	75-100%						
Housing								
Retail Community								
Other								
B-Class		X						
Neighbouring amenities	3							
Close to a town centre	with a wide range	and quantity of ser	vices					
☐ Close to local centre w	ith a reasonable ra	ange and quantity o	f services					

	Close to a limited ran	ge and	d quantity of basic services	
	Close to one or two s			
X	No services in close			
Qualit	y of environment nent on issues)	for	current uses	
×			Good	
	Poor		Very poor	
Envir	onment appropria	ite fo	or current uses?	
	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
X	Industrial	X	Warehousing	
	Higher Education		Further Education	
Evido	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	Ligiting	
_	24III operation			
Acces	ss & parking (com	men	t on issues)	Excellent, direct access onto A1089
	Road Network (Strat	egic R	load Network)	
	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Good
_				
Ц	Public transport			Poor direct access
П	Servicing			
_	Servicing			
	Internal Circulation			Good
	Parking			Good

Access and parking is adequate for the uses within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVELOPMENT CONTEXT
Planning Considerations:
Opportunity for Intensification ☐ Yes ☒ No Vacant Land ☒ Yes ☐ No
Vacant Buildings (re-use) (Can be reoccupied in current form) ☐ Yes ☐ No If Yes, number of vacant buildings
Vacant Buildings (refurb)
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 □
<u>CONCLUSIONS</u> (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 Thu	rrock Cou	ncil		
Site Name Land adjace	nt to Tilbury				
Address North Tilbury,	RM18 8UL				
Survey Date <u>02/02/201</u>	6	Survey	or <u>MS&</u>	LG	
SITE DESCRIPTION					
Site Area: 8.4ha					
Policy designation:	Existing Site				
Location (nearest town	or cluster description	on):	7		
The site is best describ	ed as a:	_			
☐ Out of Town Office C			Town Centre		
High Quality Business			Incubator/SME C		
Research and Technol Warehouse/Distribution			Specialised Freig		
General Industry/Bus		Sites for Specific Occupiers Recycling/Environmental Industries Sites			
Heavy/Specialist Indu			Other I	imional massings chas	
Location character					
Well established communication Well established commercial	nercial area al area, with residential are	a nearby			
☐ Mixed commercial and	I residential area				
Mainly residential with	few commercial uses				
☐ Mainly residential or ru	ural area with no other com	mercial uses			
Closest trunk road (nan	ne and distance) A1	089	Quality of Ro	oads	
Rail Access Tilbury Tow		s <u>NA</u>			
Nature/significance of e		40.000/	00.000/	00.4000/	
_	20% 20-40%	40-60%	60-80%	80-100%	
			1		
Regional		ā	ā	ā	
Local					
Vacancy [
Sectors present (%)					
Distribution		Engineeri	•		
 Storage (open) Storage (warehouse)	••••	Food prod	nanufacturing duction		
Storage (warehouse)		Aggregate			
Marine)	_
Other (inc non-B class	ss) <u>Sewage works</u>				

General comments / description of site										
	Couldn't access site South of site part of Tilbury Sewage Treatment Works									
Good acc	cess to A	41089 vi	a Fort Ro	oad.						
No local d	amenitie	es.								
EXISTING CONDITIONS										
Age of Buildings Quality of Buildings										
Pre 1940 1940 –	0-25%	25-50%	50-75%	75-100%	Very good Good	0-25%	25-50% \[\sum_	50-75%	75-100%	
1969 1970 –				X	Poor		X			
1989 1990 –					Very poor					
1999 2000 –										
2009 Since 2010	_		_	_						
On-site amen	nities									
_	nience retail	_	mparison re	tail Nor	ne evident					
_	rant/cafe	☐ Ho	tel eche							
☐ Gym/sp	oorts	_	ucation							
None		Oth								
Broadband in	nfrastruct	ture								_
⊠ ADSL			I Fibre opt	ic (Desk	Based)					
Proportion of	f Floorsp	ace in No	n-B-clas	s uses						
	0-25%	25-50%	50-75%	75-100%						
Housing Retail										
Community	ō	_	_	ō						
Other										
B-Class	ш			X						
Neighbouring	-									
_				d quantity of se						
_				e and quantity	of services					
☐ Close to a limited range and quantity of basic services										

November 2017 **gva.co.uk** 669

Close to one or two servicesNo services in close proximity

	y of environment ent on issues)	for	current uses	
	Very good	X	Good	
	Poor		Very poor	
_	nment appropria			
	Yes	πe π Π	No	
	165	_	NO	
Neighb	oouring uses			THE ORDER OF THE
X	Residential	X	Leisure	Tilbury B Power Station Tilbury Docks
X	Retail	X	Town centre	Vacant open land
	Airport		Rail	Port
	Road		Office	
X	Industrial		Warehousing	
	Higher Education		Further Education	
_	. ngoaaaao		. u.i.i.ouudduioi.	
Fvider	nce of pollutants			None evident
	Noise		Air	Although air pollution has been an issue in the past
	Traffic		Lighting	
	24hr operation	_	Lighting	
_	24III Operation			
A a a a a	c 9 norking (com	mon	t on iggues)	
	s & parking (com			Proximate to A1089 to the west
X	Road Network (Strat	egic F	Road Network)	
X	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Poor – narrow access from station approach road.
X	Public transport inc I	HS1 a	nd Pedestrian	No goods to site by public transport
	·			No access to site by public transport
	Servicing			
_				NA NA
X	Internal Circulation			Good
	Parking			NA
_	i arking			
Acces	s and parking is	adeo	quate for the uses	within the site Yes No Don't know
	_			
<u>DEVE</u> L	OPMENT CONT	<u>EXT</u>		
	ng Consideration	ns*:	_	
	Flood Risk Zone 3			age & Conservation (Listed Building, SAM, Cons Area)
X	Environmental Design	ation	(SPA, SAC, SSSI, Rams	sar) Local Wildlife Site

Physical Considerations:	
☐ Topography	
☐ Contamination	
□ Other	
Opportunity for Intensification ⊠ Yes □No	Vacant Land ⊠Yes □No
Vacant Buildings (re-use) ☐ Yes ☐ No If (Can be reoccupied in current form)	Yes, number of vacant buildings
Vacant Buildings (refurb) ☐ Yes ☐ No It (Likely to require refurbishment or redevelopment to be reocc	f Yes, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompa	nying 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	
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 a	ppears undeveloped – potential to develop out.
Recommendations on future use / potential	
Protect and maintain employment use	– is not necessarily B-class.
Protect and maintain employment use	– is not necessarily B-class.
Protect and maintain employment use	– is not necessarily B-class.
Protect and maintain employment use	– is not necessarily B-class.
Protect and maintain employment use	– is not necessarily B-class.

Site Ref	_ Local	Authority Th	urrock Cou	ncil		
Site Name Coward	Road Tra	ding Estate				
Address RM16 4JU	<u></u> .					
Survey Date 02/0	2/2016		Surve	yor <u>M</u>	S & LG	
SITE DESCRIPTION						
Site Area: 3.8ha						
Policy designation:	Existing	g Site				
Location (nearest to	wn or clu	ster descript	ion):	Cluster 6		
The site is best desc	ribed as	a:				
Out of Town Office				Town Centre		
High Quality Busi				Incubator/SM		
Research and Te	0,	cience Park	u	•	reight Terminals	
■ Warehouse/Distri					cific Occupiers	
General Industry/					vironmental Industries	Sites
☐ Heavy/Specialist	Industrial Si	te		Other I		
Location character						
☐ Well established c☑ Established comm			rea nearby			
■ Mixed commercial	and resider	ntial area				
■ Mainly residential	with few con	nmercial uses				
☐ Mainly residential	or rural area	with no other cor	mmercial uses			
Closest trunk road (r	name and	l distance) <u>A</u>	1089	Quality of	Roads	
Rail Access Tilbury	Town 2.5	5km	Bus routes	s 374 on lin	ford Road	
Nature/significance	of existin	g occupiers				
	0-20%	20-40%	40-60%	60-80%	80-100%	
International						
National					<u> </u>	
Regional Local			X X			
Vacancy				<u> </u>		
Sectors present (%)			For all 1			
Distribution Storage (open)			Engineeri	ng nanufacturing		
x Storage (open)	use)		Food prod	_		
Creative industrie			Aggregate			
Marine			Office act	vity (describe t	ype)	
x Other (inc non-B	class)	Coach Works				

General comments / description of site

Predomino	Predominantly B2/B8 uses. Some open storage.								
	Occupiers include: HWP Coachworks, other occupiers unclear. Appears to be a distribution use.								
Access to area.	Access to strategic road network is convoluted. Also access passess through residential area.								
Few local	Few local amenities.								
EXISTING CO	NDITION	<u>IS</u>							
Age of Buildings Quality of Buildings									
	0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940					Very good				
1940 – 1969					Good			X	
1970 – 1989		\boxtimes			Poor		X		
1990 – 1999					Very poor				
2000 –		X							
2009 Since 2010									
On-site ameni	tios								
	ence retail	☐ Co	mparison re	etail					
☐ Restaura		☐ Ho							
☐ Gym/spc	orts	☐ Cr	eche						
☐ Bank		☐ Ed	ucation						
X None		Ot	her						
Broadband in	frastruct	ture							
▼ ADSL			☑ Fibre opt	tic (Desk	Based)				
Duran and an art	- 1	! NI-	D .l						
Proportion of	0-25%	25-50%	on-B-cias 50-75%	75-100%					
Housing	0-2370	23-30 %	J0-7576	73-100%					
Retail				ā					
Community									
Other B-Class									
Neighbouring	ameniti	06			<u> </u>				
_			de range ar	nd quantity of s	ervices				
_			_	ge and quantity					
		nge and qua							
Close to d	one or two	services							
☐ No servic	es in close	proximity							

	y of environment nent on issues)	t for	current uses	
· 🗖	Very good	X	Good	
	Poor		Very poor	
Enviro	nment appropria			
	Yes		No	
Neigh	bouring uses			
X	Residential		Leisure	Greenfield
	Retail		Town centre	
			Rail	
	Airport			
_	Road		Office	
\boxtimes	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (con	nmen	t on issues)	Access to A1089 but relatively indirect
	Road Network (Strat	tegic F	Road Network)	
Ц	Vehicular Access (H	IGV, V	ans, Cars, Bicycles)	Two accesses but both through residential areas but appears to accommodate HGV traffic
				appears to decommodate they make
П	Dublic transporting	1104 -	ad Dadaatsiaa	
	Public transport inc	HS1 a	nd Pedestrian	Single bus route in proximity
П	Servicing			
_	Servicing			NA
	Internal Circulation			Adequate
	Parking			Adequate
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	LOPMENT CONT	EXT		
Dlann!	na Consideratie	nc*-		
	ng Consideratio	115":		A Occasional for Alberta Della Control
	Flood Risk Zone 3			age & Conservation (Listed Building, SAM, Cons Area)
 _ E	Environmental Design	ation (SPA, SAC, SSSI, Rams	ar) Tree Preservation Order

Physical Considerations:	
☐ Topography [
☐ Contamination	
Other	
L	
Opportunity for Intensification ⊠ Yes ☐ No	Vacant Land ☐Yes ⊠No
Vacant Buildings (re-use) ☐ Yes ☐ No If Y (Can be reoccupied in current form)	es, number of vacant buildings
Vacant Buildings (refurb)	Yes, number of vacant buildings
Note: all vacant buildings/sites etc to be marked on accompan	nying site plan
% of site developable Estin	nated Quantity
Development activity	
Evidence of recent development within the site	☐ B class ☐ Non-B class
Evidence of recent development in the immediate s	
No evidence of recent development	
Evidence of marketing & duration	
Lividence of marketing & duration	
<u>CONCLUSIONS</u> (Market perceptions to	to be considered within report)
Other Comments / Observations	
Appears to be a portion of land to the	south west than could accommodate expansion.
Appeals to be a portion of land to the s	de la
Recommendations on future use / potential	
Recommendations on future use / potential Protect and maintain existing B-class us	e.
-	e.

Site Ref: T20(19)			Local	Authority: Th	nurrock	
Site Name: Stanford	Industrial	Estate				
Address: SS17 0EH						
O	2040					10.51.77
Survey Date: <u>01/06/2</u>	2016			s	Surveyors: <u>MS,</u>	LG, RJ, ZV
SITE DESCRIPTION						
a						
Site Area: 7.4ha	3					
Policy designation:						
Location (nearest to	wn or clus	ster descript	tion):	Stanford - le	- hope	
The site is best desc		1 :	_			
Out of Town Offi	•			Town Centre		
High Quality Bus				Incubator/SME (
Research and Te		ence Park		Specialised Frei		
Warehouse/Distr				Sites for Specific		
General Industry	/Business Are	ea	<u> </u>		onmental Industries	Sites
☐ Heavy/Specialist	Industrial Site	Э		Other - Storag	е	
Location character						
Established comm	nercial area, v	vith residential a	area nearby			
Mixed commercia	l and resident	ial area				
Mainly residential	with few com	mercial uses				
Mainly residential	or rural area	with no other co	mmercial uses			
Classet trunk read.	A4044		Ouglity	r of Boods, D		
Closest trunk road:	A1014		Quality	of Roads: <u>Po</u>	oor	_
Rail Access: No			Bus	routes: No		
Nature/significance	of existing	occupiers				
· ·	0-20%	20-40%	40-60%	60-80%	80-100%	
International						
National						
Regional		X				
Local				X		
Vacancy						
Sectors present (0/)						
Sectors present (%) Distribution			Engineerii	na		
y. Storage (open)			•	nanufacturing		
y. Storage (wareho	use)	****	Food prod	_		
Creative industri			Aggregate	es		

Marine	Office	activity (describe t	type):			
Port related activities	Other	(inc non-B class):	Trade	e Merchant, s	alvage	
General comments / description of s	ite					
Include B2 and B8 use with som	ne open stor	200				
include bz drid bo use wiiri sori	ie open sion	uge.				
Occupiers include: LTW Supplie Perkins.	es, Standford	Coachwork	ks, FBS N	Motor Salv	age, Tro	ı∨is
Access is restricted and set at a came about because of conn			14/A13 j	unction t	he north	. (site
		· - /				
No proximate amenities. Site c	onfined by ro	ail line and R	liver Tho	ames to th	ne south	.
TVICTING CONDITIONS						
EXISTING CONDITIONS						
Age of Buildings		Quality of B	Buildings	i		
0-25% 25-50% 50-75	% 75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940		Very good				
1940 –		Good		X		
1970 – 🔲 🔀 		Poor		X		
1990 –		Very poor				
1999 2000 –						
2009 Since 2010	_					
Since 2010						
On-site amenities						
☐ Convenience retail ☐ Compariso	n retail					
Restaurant/cafe Hotel						
Gym/sports Creche						
Bank Education						
Broadband infrastructure						
ADSL ADSL2+	Fibre optic ⊠	(Desk Based)				
_ ,,501 _ ,,5011 _	Tible optic 🖾	(DCSR Dasca)				
Proportion of Floorspace in Non-B-c	lass uses					
0-25% 25-50% 50-75	% 75-100%					
Housing						
Retail						
Community						
B-Class	X					
	<u></u>	L				
Neighbouring amenities						

November 2017 **gva.co.uk** 677

 $oldsymbol{\square}$ Close to a town centre with a wide range and quantity of services

	Close to local centre	with a	reasonable range and quantit	y of services
	Close to a limited range	ge and	I quantity of basic services	
	Close to one or two se			
X	No services in close pr	roximit	у	
	y of environment nent on issues)	tor	current uses	Poor on site
	Very good	X	Good	
	Poor		Very poor	
Enviro	onment appropria			
X	Yes		No	
Neigh	bouring uses			Rural
	Residential		Leisure	Koldi
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
_	nce of pollutants	_		
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
A a a a a	ss & parking (com	mon	t on inques)	
Acces			•	Poor
	Road Network (Strat	egic R	oad Network)	
Ц	Vehicular Access (H	GV, V	ans, Cars, Bicycles)	Adequate but blind bends
	Public transport			
_	r done transport			Poor
	Servicing			
				Adequate
_	Internal Circulation			
				Adequate
_				
	Parking			

Acces	s and parking is adequate	e for the uses within the	site 🗵	Yes	No	☐ Don't know
DEVE	LOPMENT CONTEXT					
	Ing Considerations: Flood Risk (Zone) Environmental Designation (SPAE borders flood risk zone (3)	A, SAC, SSSI, Ramsar) 🔲 🗆 Tro	ritage & Co ee Preserva		sted Buildir	ng, SAM, Cons Area)
Physic	Topography Contamination Other					
Oppor	tunity for Intensification	☐ Yes ☐ No	/acant L	and 🗆	Yes	☐ No
	t Buildings (re-use) reoccupied in current form)	Yes No If Yes, num	nber of vaca	int buildings		
	t Buildings (refurb) o require refurbishment or redevel		nber of vaca	ınt buildings		
Note: all	l vacant buildings/sites etc to be m	arked on accompanying site plar)			
% of c	ita davalanahlar		Eatimate	d Oughtite		
/0 UI S	ite developable:		Estimate	ed Quantity	·	
	opment activity		Estimate	ed Quantity	/	
	-	within the site in the immediate surrounding are	☐ B ea ☐ B	class	□ Non-E	B class B class
Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duratio	within the site in the immediate surrounding are	☐ B ea ☐ B	class	□ Non-E	B class B class
Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duratio	within the site in the immediate surrounding arent n Market perceptions to be conside	☐ B ea ☐ B	class	□ Non-E	B class B class
Develor Develo	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duratio	within the site in the immediate surrounding arent n Market perceptions to be conside	☐ B ea ☐ B red within r	class class eport)	Non-f	B class B class
CONC Other	Evidence of recent development Evidence of recent development No evidence of recent development Evidence of marketing & duratio LUSIONS (I	within the site in the immediate surrounding are sent Market perceptions to be conside COUID accommodate	☐ B ea ☐ B red within r	class class eport)	Non-f	B class B class