Appendix II
EDNA Existing Site Forms
Basildon

Site Ref: B4  Local Authority: Basildon Council

Site Name: Festival Business Park

Address: Festival Way, SS14 3WB

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

SITE DESCRIPTION

Site Area: 17.74ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:
- [ ] Out of Town Office Campus
- [ ] High Quality Business Park
- [ ] Research and Technology/Science Park
- [ ] Warehouse/Distribution Park
- [X] 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
- [X] Well established commercial area
- [ ] Established commercial area, with residential area nearby
- [ ] Mixed commercial and residential area
- [ ] Mainly residential with few commercial uses
- [ ] Mainly residential or rural area with no other commercial uses

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

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

Nature/significance of existing occupiers

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<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<td>Local</td>
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<tr>
<td>Vacancy</td>
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</tbody>
</table>
Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) corporate, software/IT
- 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

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
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<tr>
<td>Pre 1940</td>
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<tr>
<td>1940 – 1969</td>
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<td>1969</td>
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<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<td>Since 2010</td>
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<td>Very good</td>
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<td>Good</td>
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<td></td>
<td>Poor</td>
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<tr>
<td></td>
<td>Very poor</td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- Gym/sports
- Other

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
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<td>Retail</td>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>☑</td>
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</tbody>
</table>
### 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 (x)
- Good
- Poor
- Very poor

### Environment appropriate for current uses?

- Yes (x)
- No

### Neighbouring uses

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

### Evidence of pollutants

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

- None evident

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

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

- Accessed from A1235 with good access to strategic road network
- Good, suitable for HGVs
- Two bus routes adjacent to the site on Festival Way
- Good
- Good
- Good

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

- Yes (x)
- No
- Don't know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Land

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (re-use)

<table>
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<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (refurb)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

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
- 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 E2 of the draft Local Plan. Also potential to development vacant land that falls within the north of the site.
Site Ref: B5  Local Authority: Basildon Council

Site Name: International Financial Data Services

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

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

SITE DESCRIPTION

Site Area: 11.35ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A176, B148

Quality of Roads

Rail Access: Basildon Station

Bus routes: 4 routes outside site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tr>
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<td>Local</td>
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<tr>
<td>Vacancy</td>
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</tbody>
</table>

Sectors present (%)

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

<table>
<thead>
<tr>
<th>Year Range</th>
<th>0-25%</th>
<th>25-50%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
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<td>✗</td>
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<tr>
<td>1940 – 1969</td>
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#### Quality of Buildings

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<tr>
<th>Condition</th>
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<th>25-50%</th>
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<tbody>
<tr>
<td>Very good</td>
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<td>Good</td>
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<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

#### On-site amenities

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

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
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<td>Retail</td>
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<td>B-Class</td>
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</tbody>
</table>

#### 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
South Essex Authorities

Quality of environment for current uses
(comment on issues)

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

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

- Accessed from both the B148 and A176 with good strategic road links
- Good access for existing use
- Bus route 44 passes the site
- Good
- Good
- Good

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

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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:
- Topography
- Contamination
- Other

Opportunity for Intensification  [X] Yes  [ ] No

Vacant Land  [ ] Yes  [X] No

Vacant Buildings (re-use)  [ ] Yes  [X] No
(If Yes, number of vacant buildings)

Vacant Buildings (refurb)  [ ] Yes  [X] No
(If Yes, number of vacant buildings)

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
  - [X] No evidence of recent development
  - Evidence of marketing & duration

B class
- [ ] B class
- [ ] Non-B class

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Recommended to be protected and maintained in line with the ELPS and Policy E 2 of the draft Local Plan. Potential for some of the land to the west that is currently landscaped to be used to accommodate expansions as noted in ELPS.
Site Ref B6  Local Authority Basildon Council

Site Name  Ford Technical Centre

Address SS15 6GB

Survey Date 24/09/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area:  62.32ha

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

Location (nearest town or cluster description):  Basildon

The site is best described as a:

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

Location character

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

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

Rail Access  Laindon Station  Bus routes 0 routes outside site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
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</tbody>
</table>

Sectors present (%)

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

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General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

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<td>75-100%</td>
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<td>75-100%</td>
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</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>Retail</th>
<th>Community</th>
<th>Other</th>
<th>B-Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
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</table>

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 proximity

Quality of environment for current uses
(comment on issues)

Very good
Good

Poor
Very poor

Environment appropriate for current uses?

Yes
No

Neighbouring uses

Residential
Leisure

Retail
Town centre

Airport
Rail

Road
Office

Industrial
Warehousing

Higher Education
Further Education

Evidence of pollutants

Noise
Air

Traffic
Lighting

24hr operation

Access & parking
(comment on issues)

Road Network (Strategic Road Network)

Vehicular Access (HGV, Vans, Cars, Bicycles)

Public transport inc HS1 and Pedestrian

Servicing

Internal Circulation

Parking

Good, accessed from B148 and A127 with good strategic links

Good HGV access

No proximate links

Good

Good

Good

Access and parking is adequate for the uses within the site

Yes
No
Don't know

None evident
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

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Buildings (re-use)</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>(Can be reoccupied in current form)</td>
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<tr>
<td>If Yes, number of vacant buildings</td>
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<tr>
<td>Vacant Buildings (refurb)</td>
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</tr>
<tr>
<td>(Likely to require refurbishment or redevelopment to be reoccupied)</td>
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</tr>
<tr>
<td>If Yes, number of vacant buildings</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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
- No evidence of recent development
- Evidence of marketing & duration

B class

Non-B class

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Site is recommended for protection and maintenance in line with ELPS. Policy E3 of the draft local plan restricts uses on the site to research & development, intended to retain the existing automotive R&D use on the site.
Site Ref: B7  Local Authority: Basildon Council

Site Name: Burnt Mills

Address: Lords Way, SS13 1ST

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

SITE DESCRIPTION

Site Area: 5.03ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

☒ Out of Town Office Campus
☒ High Quality Business Park
☒ Research and Technology/Science Park
☒ Warehouse/Distribution Park
☒ General Industry/Business Area
☒ Heavy/Specialist Industrial Site

☒ Town Centre
☒ Incubator/SME Cluster Site
☒ Specialised Freight Terminals
☒ Sites for Specific Occupiers
☒ Recycling/Environmental Industries Sites
☒ Other - Storage

Location character

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

Closest trunk road (name and distance): A127  Quality of Roads

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>National</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
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<td>☒</td>
<td>☒</td>
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<tr>
<td>Vacancy</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

Sectors present (%)

☒ Distribution  ☐ Engineering
☒ Storage (open) ☐ Product manufacturing
☒ Storage (warehouse) ☐ Food production
☒ Creative industries ☐ Aggregates
**General comments / description of site**

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

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

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
<td>☑</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>☑</td>
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<td>1970 – 1989</td>
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<tr>
<td>1990 – 1999</td>
<td>☑</td>
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<tr>
<td>Since 2010</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Very good</td>
</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Retail</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>Community</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>Other</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

**Neighbouring amenities**

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

### Quality of environment for current uses (comment on issues)
- Very good - Good
- Poor - Very poor

### Environment appropriate for current uses?
- Yes
- No

### Neighbouring uses
- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education

<table>
<thead>
<tr>
<th>Neighbouring uses</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Leisure</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>Town centre</td>
</tr>
<tr>
<td></td>
<td>Airport</td>
<td>Rail</td>
</tr>
<tr>
<td></td>
<td>Road</td>
<td>Office</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>Warehousing</td>
</tr>
<tr>
<td></td>
<td>Higher Education</td>
<td>Further Education</td>
</tr>
</tbody>
</table>

### Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

### Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

### Access & parking (comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

<table>
<thead>
<tr>
<th>Access &amp; parking</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Road Network (Strategic Road Network)</td>
<td>Proximate access to A127 and strategic road network</td>
</tr>
<tr>
<td></td>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>Good – suits HGVs</td>
</tr>
<tr>
<td></td>
<td>Public transport inc HS1 and Pedestrian</td>
<td>Several bus routes on E Mayne</td>
</tr>
<tr>
<td></td>
<td>Servicing</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Internal Circulation</td>
<td>Good</td>
</tr>
<tr>
<td></td>
<td>Parking</td>
<td>Good</td>
</tr>
</tbody>
</table>

### Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk (Within floodplain of Navildon Brook, defended)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)
* Entire Site: Existing Employment Areas Policy E2

Physical Considerations:

- Topography
- Contamination
- Other

Physical Considerations:

- Level site

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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
- No evidence of recent development
- Evidence of marketing & duration

B class

Non-B class

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Protect and maintain B class use in line with ELPS and policy E2 of the draft Local Plan.
Site Ref A3a Local Authority Basildon Council

Site Name Burnt Mills

Address Lords Way, SS13 1ST

Survey Date 24/09/2016 Surveyor MS&LG

SITE DESCRIPTION

Site Area: 72.57ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

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

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
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<tr>
<td>National</td>
<td>x</td>
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<td>x</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
<td>x</td>
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<tr>
<td>Vacancy</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

Sectors present (%)

- x.... Distribution x.... Engineering
- x.... Storage (open) x.... Product manufacturing
- .... Storage (warehouse) .... Food production
- .... Creative industries .... Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>1940 – 1969</td>
<td>☑</td>
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<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
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<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>☑</td>
<td>☑</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>☑</td>
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<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
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<tbody>
<tr>
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<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

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 ☑
<table>
<thead>
<tr>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Yes]</td>
<td>![No]</td>
</tr>
</tbody>
</table>

**Quality of environment for current uses (comment on issues)**
- ![No] Very good
- ![Yes] Good
- ![No] Poor
- ![No] Very poor

**Environment appropriate for current uses?**
- ![Yes] Yes
- ![No] No

**Neighbouring uses**
- ![Yes] Residential
- ![No] Leisure
- ![No] Retail
- ![No] Town centre
- ![Yes] Airport
- ![No] Rail
- ![Yes] Road
- ![No] Office
- ![Yes] Industrial
- ![No] Warehousing
- ![Yes] Higher Education
- ![No] Further Education

**Agricultural uses, waste management/treatment**

**Evidence of pollutants**
- ![No] Noise
- ![No] Air
- ![No] Traffic
- ![No] Lighting
- ![No] 24hr operation

**Access & parking (comment on issues)**
- ![No] Road Network (Strategic Road Network)
- ![Yes] Vehicular Access (HGV, Vans, Cars, Bicycles)
- ![No] Public transport inc HS1 and Pedestrian
- ![Yes] Servicing
- ![Yes] Internal Circulation
- ![Yes] Parking

**Proximate access to A127 and strategic road network**

**Good access for HGVs**

**Bus routes on E Mayne**

**Good**

**Good**

**Good**

**Access and parking is adequate for the uses within the site**
- ![Yes] Yes
- ![No] No
- ![No] Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

- Topography
- Contamination
- Other

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) (Likely to require refurbishment or redevelopment to be reoccupied):

- Yes  ☐ No
- If Yes, number of vacant buildings

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 guidance in the ELPS and policy E2 of the draft local plan.
South Essex Authorities

South Essex EDNA

Site Ref ______ Local Authority Basildon Council

Site Name ______ Cranes Industrial Estate

Address ______ Cranes Farm Road, SS14

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

SITE DESCRIPTION

Site Area: 69.07ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

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

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tr>
<td>Vacancy</td>
<td>☑</td>
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<td>☑</td>
</tr>
</tbody>
</table>

Sectors present (%)

x.... Distribution x.... Engineering
.... Storage (open) x.... Product manufacturing
.... Storage (warehouse) .... Food production
.... Creative industries .... Aggregates
General comments / description of site

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

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

**Environment appropriate for current uses?**
- Yes
- No

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

**Evidence of pollutants**
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

**Access & parking**
*comment on issues*
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

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

Recreation

None evident

E Mayne/A1235 access to A127.

Access adequate for existing uses

Several bus routes pass through site

Adequate

Good

Adequate
DEVELOPMENT CONTEXT

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

Physical Considerations:  
- ☑ Topography  
- ☑ Contamination  
- ☑ Other

Opportunity for Intensification  
- ☑ Yes  
- ☑ No

Vacant Land  
- ☑ Yes  
- ☑ No

Vacant Buildings (re-use)  
- ☑ Yes  
- ☑ No  
  (Can be reoccupied in current form)

Vacant Buildings (refurb)  
- ☑ Yes  
- ☑ No  
  (Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable ________________  
Estimated Quantity __________

Development activity  
- ☑ Evidence of recent development within the site  
- ☑ B class  
- ☑ Non-B class ________________  
- ☐ Evidence of recent development in the immediate surrounding area  
- ☑ B class  
- ☑ Non-B class ________________  
- ☐ No evidence of recent development  
- ☑ Evidence of marketing & duration ________________

CONCLUSIONS  
  (Market perceptions to be considered within report)

Other Comments / Observations

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

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

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

Recommendations on future use / potential

Protect and maintain B-class employment use in line with ELPS and policy E 2 of the draft local plan.
Site Ref: B10  Local Authority: Basildon Council

Site Name: Case New Holland Tractor Park

Address: Cranes Farm Road, SS14 3AD

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

SITE DESCRIPTION

Site Area: 39.65ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

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

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Local</td>
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<td>☐</td>
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<td>☘</td>
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</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
<td>☘</td>
<td>☘</td>
<td>☘</td>
<td>☘</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
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</tr>
<tr>
<td>1940 –</td>
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<tr>
<td>1969</td>
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<td>1970 –</td>
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<td>2000 –</td>
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<td>2009</td>
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<tr>
<td>Since 2010</td>
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</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
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<tr>
<td>Good</td>
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</tr>
<tr>
<td>Poor</td>
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<td></td>
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</tr>
<tr>
<td>Very poor</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

On-site amenities

- [ ] Convenience retail
- [ ] Comparison retail
- [ ] Restaurant/cafes
- [ ] Hotel
- [ ] Gym/sports
- [X] Creche
- [ ] Bank
- [ ] Education
- [ ] None
- [ ] Other

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td>[X]</td>
</tr>
</tbody>
</table>

Neighbouring amenities

- [ ] Close to a town centre with a wide range and quantity of services
South Essex Authorities

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

**Quality of environment for current uses**

(Comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

**Evidence of pollutants**

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

**Access & parking**

(Comment on issues)

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

Good access to A1235/A127 and strategic highway

Good HGV access

Proximate bus links

Good

Good

Good

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

- Yes
- No
- Don't know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

* Entire Site: Existing Employment Areas Policy E2

Physical Considerations:

- ☐ Topography
- ☐ Contamination
- ☐ Other

Level site

Opportunity for Intensification

- ☒ Yes
- ☐ No

Vacant Land

- ☐ Yes
- ☒ No

If Yes, number of vacant buildings __________________________

Vacant Buildings (re-use)

- ☒ Yes
- ☐ No

If Yes, number of vacant buildings __________________________

Vacant Buildings (refurb)

- ☒ Yes
- ☐ No

If Yes, number of vacant buildings __________________________

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
- ☒ No evidence of recent development
- ☐ Evidence of marketing & duration

B class

Non-B class

No evidence of recent development

(likely to require refurbishment or redevelopment to be reoccupied)

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.
South Essex Authorities

South Essex EDNA

Site Ref: B11  Local Authority: Basildon Council

Site Name: Pipps Hill

Address: Miles Gray Road, SS14

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

SITE DESCRIPTION

Site Area: 51.05ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

- [ ] Out of Town Office Campus
- [ ] High Quality Business Park
- [ ] Research and Technology/Science Park
- [ ] Warehouse/Distribution Park
- [x] 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

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

Closest trunk road (name and distance): A176, A1235  Quality of Roads

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
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<tbody>
<tr>
<td>International</td>
<td>[x]</td>
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<tr>
<td>National</td>
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<tr>
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<tr>
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<td>[x]</td>
<td>[x]</td>
<td>[x]</td>
<td>[x]</td>
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<tr>
<td>Vacancy</td>
<td>[x]</td>
<td>[x]</td>
<td>[x]</td>
<td>[x]</td>
<td>[x]</td>
</tr>
</tbody>
</table>

Sectors present (%)

- [x] Distribution
- [x] Storage (open)
- [x] Storage (warehouse)
- [x] Creative industries
- [x] Engineering
- [x] Product manufacturing
- [x] Food production
- [x] Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>1940 – 1969</td>
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<td>☐</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>1970 – 1989</td>
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</tr>
<tr>
<td>1990 – 1999</td>
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</tr>
<tr>
<td>2000 – 2009</td>
<td>☐</td>
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</tr>
<tr>
<td>Since 2010</td>
<td>☐</td>
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Quality of Buildings

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Good</td>
<td>☐</td>
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<td>☒</td>
<td>☑</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
<td>☒</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Retail</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>B-Class</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
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</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>❌ Very good</td>
<td></td>
</tr>
<tr>
<td>❋ Good</td>
<td></td>
</tr>
<tr>
<td>❍ Poor</td>
<td></td>
</tr>
<tr>
<td>❇ Very poor</td>
<td></td>
</tr>
</tbody>
</table>

### Environment appropriate for current uses?

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>❋ Yes</td>
<td></td>
</tr>
<tr>
<td>❇ No</td>
<td></td>
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</table>

### Neighbouring uses

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>❌ Residential</td>
<td>Leisure</td>
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<tr>
<td>❋ Retail</td>
<td>Town centre</td>
</tr>
<tr>
<td>❇ Airport</td>
<td>Rail</td>
</tr>
<tr>
<td>❀ Road</td>
<td>Office</td>
</tr>
<tr>
<td>❇ Industrial</td>
<td>Warehousing</td>
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<tr>
<td>❇ Higher Education</td>
<td>Further Education</td>
</tr>
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</table>

### Evidence of pollutants

<table>
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<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>❇ Noise</td>
<td>Air</td>
</tr>
<tr>
<td>❇ Traffic</td>
<td>Lighting</td>
</tr>
<tr>
<td>❇ 24hr operation</td>
<td></td>
</tr>
</tbody>
</table>

### Access & parking (comment on issues)

- Connected to A1235/A176/A127 with good strategic links
- Good access for HGVs to units that need it
- Proximate bus links
- Good
- Good
- Good

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>❋ Yes</td>
<td></td>
</tr>
<tr>
<td>❇ No</td>
<td></td>
</tr>
<tr>
<td>❇ Don't know</td>
<td></td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Land

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (re-use)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If Yes, number of vacant buildings

Vacant Buildings (refurb)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

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
- No evidence of recent development

<table>
<thead>
<tr>
<th>B class</th>
<th>Non-B class</th>
</tr>
</thead>
</table>

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Protect and maintain B-class employment use in line with guidance in the ELPS and Policy E2 of the Draft Local Plan. Potential to development vacant strip of land that borders the site to the north.
Site Ref: B12  Local Authority: Basildon Council

Site Name: Laindon North

Address: SS15 6DP

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

SITE DESCRIPTION

Site Area: 8.89ha

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

Location (nearest town or cluster description): Basildon

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

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

Closest trunk road (name and distance): A127  Quality of Roads

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
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<tr>
<td>Vacancy</td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present (%)
- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
<td>□</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>□</td>
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<tr>
<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<tr>
<td>2000 – 2009</td>
<td>□</td>
</tr>
<tr>
<td>Since 2010</td>
<td>□</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>□</td>
<td>□</td>
<td>□</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
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<td>Other</td>
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<tr>
<td>B-Class</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

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*

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor</td>
<td>Very poor</td>
</tr>
</tbody>
</table>

**Environment appropriate for current uses?**

| Yes | No |

**Neighbouring uses**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Leisure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>Town centre</td>
</tr>
<tr>
<td>Airport</td>
<td>Rail</td>
</tr>
<tr>
<td>Road</td>
<td>Office</td>
</tr>
<tr>
<td>Industrial</td>
<td>Warehousing</td>
</tr>
<tr>
<td>Higher Education</td>
<td>Further Education</td>
</tr>
</tbody>
</table>

**Evidence of pollutants**

<table>
<thead>
<tr>
<th>Noise</th>
<th>Air</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic</td>
<td>Lighting</td>
</tr>
<tr>
<td>24hr operation</td>
<td></td>
</tr>
</tbody>
</table>

**Access & parking**
*comment on issues*

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

- Proximate access to the A127 with link to strategic road networks.
- Good access
- Proximate bus links
- Adequate
- Adequate
- Adequate

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

| Yes | No | Don't know |

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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

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

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

Development activity

- Evidence of recent development within the site
- B class
- Non-B class

- Evidence of recent development in the immediate surrounding area
- B class
- Non-B class

- No evidence of recent development

- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.
Site Ref B13  Local Authority Basildon Council

Site Name: Southfields

Address: Southfields Business Park SS15 6TQ

Survey Date 24/09/2016  Surveysor MS&LG

SITE DESCRIPTION

Site Area: 42.75ha

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

Location (nearest town or cluster description): Basildon

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park

General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
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<tr>
<td>National</td>
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<tr>
<td>Regional</td>
<td>X</td>
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<tr>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
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<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>Very good</td>
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<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
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</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Proportion</th>
<th>0-25%</th>
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</tr>
<tr>
<td>B-Class</td>
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</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)

☐ Very good ☒ Good
☐ Poor ☐ Very poor

Environment appropriate for current uses?
☒ Yes ☐ No

Neighbouring uses

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

Evidence of pollutants

☐ Noise ☐ Air
☐ Traffic ☐ Lighting
☐ 24hr operation

Access & parking (comment on issues)

☐ Road Network (Strategic Road Network)

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

☐ Public transport inc HS1 and Pedestrian

☐ Servicing

☐ Internal Circulation

☐ Parking

Access and parking is adequate for the uses within the site
☒ Yes ☐ No ☐ Don’t know

Good, proximate access to strategic road network via W Mayne/A127
Good, suits existing uses
Proximate bus links
Adequate
Adequate
Adequate
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk (Southfields Washland provides a surface water management function)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)

*Entire site Existing Employment Areas Policy E2

Physical Considerations:

- Topography
- Contamination
- Other

Physical Considerations:

- Level site

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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

Development activity

- Yes
- No

Evidence of recent development within the site

B class

Non-B class

Evidence of recent development in the immediate surrounding area

B class

Non-B class

No evidence of recent development

Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain existing B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.
Site Ref: B14  Local Authority: Basildon Council

Site Name: Wrexham Road

Address: Laindon, SS15 6PX

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

SITE DESCRIPTION

Site Area: 4.6ha

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

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): B1036

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
<tr>
<td>International</td>
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<tr>
<td>Vacancy</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type): very limited
General comments / description of site

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

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

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

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

West Point – modern light industrial units

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>0-25%</td>
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<tr>
<td>Pre 1940</td>
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</tr>
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<td>1940 – 1969</td>
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<td>☒</td>
</tr>
<tr>
<td>Since 2010</td>
<td>☒</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-site amenities</th>
<th>None evident, other than mobile food van</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience retail</td>
<td>☐</td>
</tr>
<tr>
<td>Restaurant/cafés</td>
<td>☐</td>
</tr>
<tr>
<td>Gym/sports</td>
<td>☐</td>
</tr>
<tr>
<td>Bank</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
</tr>
</tbody>
</table>

| Broadband infrastructure | ☒ ADSL | ☒ ADSL2+ | ☒ Fibre optic (Desk Based) |

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
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<td>☐</td>
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<tr>
<td>Retail</td>
<td>☒</td>
<td>☐</td>
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<td>☐</td>
</tr>
</tbody>
</table>

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

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

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

- Fairly well connected - Site sits off High Road which connects to the A127
- Adequate for uses
- Adjacent to Laindon station
- Adequate for uses in yards in front of units
- Adequate, however congestion caused by on street parking
- On street parking evident, particularly considering car related uses of many units
Access and parking is adequate for the uses within the site  ☑Yes  ☐No  ☐Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

☒ Topography
☒ Contamination
☐ Other

None evident

Opportunity for Intensification  ☑Yes  ☐No  Vacant Land  ☑Yes  ☐No

Vacant Buildings (re-use)  ☑Yes  ☐No  If Yes, number of vacant buildings ________________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☑Yes  ☐No  If Yes, number of vacant buildings ________________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable ________________________  Estimated Quantity ________

Development activity

☒ Evidence of recent development within the site  ☐ B class  ☐ Non-B class __________
☒ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __
☒ No evidence of recent development
☒ Evidence of marketing & duration __________

CONCLUSIONS 

(Market perceptions to be considered within report)

Other Comments / Observations

Open storage that could be intensified.

Recommendations on future use / potential

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

May need to monitor the creep of non B class uses i.e. indoor play activity and car related activity.
Site Ref: B15  Local Authority: Basildon Council

Site Name: Radford Way

Address: Radford Business Centre, CM12 0BZ

Survey Date: 24/09/16  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 12.94ha

Policy designation: Existing Site. ELP5 recommends retention of B class employment use. Draft Local Plan allocated Existing Employment Area in accordance to Policy E2 (j).

Location (nearest town or cluster description): Billericay

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): B1007

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<td>□</td>
<td>□</td>
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<td>□</td>
</tr>
</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Office activity (describe type): business park and other purpose built properties
- Engineering
- Product manufacturing
- Food production
- Aggregates

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

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

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

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
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<th>Quality of Buildings</th>
</tr>
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<tr>
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</tbody>
</table>

### On-site amenities

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

### PeaPod café

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th>0-25%</th>
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</table>

### Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity
Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

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

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

Seemingly adequate servicing for units in individual yard spaces

Adequate for activities on site

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

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk Area
- Heritage & Conservation (Listed Building, SAM, Cons
South Essex Authorities

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

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain for continued B class use in line with policy E2 of the draft local plan and the ELPS. The site is suitable for its current uses and is not reliant on strategic road network connectivity to attract occupiers. This reflects its proximity to Billericay train station and Billericay town centre, making it an attractive location for business occupiers particularly for certain office activities. However there is creep from non B class uses evident, such as the new Pure Gym, and this should be monitored to ensure it does not erode the nature and functional of this site as a business location.
Site Ref: B16 | Local Authority: Basildon Council

Site Name: Wickford Business Park

Address: SS11 8YE

Survey Date: 24/09/16 | Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 34.09ha

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

Location (nearest town or cluster description): Wickford

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

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

Closest trunk road (name and distance): A129 | Quality of Roads

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
<tr>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)
- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

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

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
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<tr>
<td>1940 – 1969</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
<td>☐</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Uses</th>
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<td>Community</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
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</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(Comment on issues)
□ Very good
□ Good
□ Poor
□ Very poor

Environment appropriate for current uses?
× Yes
□ No

Neighbouring uses
× Residential
□ Leisure
□ Retail
□ Town centre
□ Airport
× Rail
□ Road
□ Office
□ Industrial
□ Warehousing
□ Higher Education
□ Further Education

Evidence of pollutants
□ Noise
□ Air
□ Traffic
□ Lighting
□ 24hr operation

Access & parking (Comment on issues)
□ Road Network (Strategic Road Network)
□ Vehicular Access (HGV, Vans, Cars, Bicycles)
□ Public transport inc HS1 and Pedestrian
□ Servicing
□ Internal Circulation
□ Parking

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

Woodland/body of water

None evident

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

Good although accessed through a residential area.

Proximate bus routes

Adequate

Adequate

Adequate
DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

- Topography
- Contamination
- Other

Level site

Opportunity for Intensification  ☑ Yes  ☒ No  

Vacant Land  ☒ Yes  ☑ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

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
- Evidence of recent development in the immediate surrounding area
- No evidence of recent development
- Evidence of marketing & duration

B class

Non-B class

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Protect and maintain B-class employment use in line with ELPS guidance and policy E 2 of the draft local plan.
Site Ref: B17  Local Authority: Basildon Council

Site Name: London Road Clusters

Address: 10 London Road, Billericay CM12 9HP

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

SITE DESCRIPTION

Site Area: 1.77ha

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

Location (nearest town or cluster description): Rural

The site is best described as a:

- 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 - Rural employment site, mainly storage

Location character:

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

Closest trunk road (name and distance): A129

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

Nature/significance of existing occupiers

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<thead>
<tr>
<th></th>
<th>0-20%</th>
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</table>

Sectors present:

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

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

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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<td>Very poor</td>
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<td>✗</td>
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</tbody>
</table>

On-site amenities

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

None evident

Broadband infrastructure

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

Proportion of Floor space in Non-B-class uses

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<tr>
<th>Housing</th>
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<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</tbody>
</table>

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
### South Essex EDNA

**November 2017**

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<th>Question</th>
<th>Options</th>
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<td>Close to one or two services</td>
<td>No services in close proximity</td>
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<tr>
<td>Quality of environment for current uses</td>
<td>(comment on issues)</td>
</tr>
<tr>
<td>Environment appropriate for current uses?</td>
<td>Yes</td>
</tr>
<tr>
<td>Neighbouring uses</td>
<td>Residential</td>
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<tr>
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<td>Retail</td>
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<td>Road</td>
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<td></td>
<td>Industrial</td>
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<td>Higher Education</td>
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<tr>
<td>Evidence of pollutants</td>
<td>Noise</td>
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<td></td>
<td>Traffic</td>
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<td>24hr operation</td>
</tr>
<tr>
<td>Access &amp; parking</td>
<td>Road Network (Strategic Road Network)</td>
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<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
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<td>Public transport</td>
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<td>Servicing</td>
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<td></td>
<td>Internal Circulation</td>
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<tr>
<td></td>
<td>Parking</td>
</tr>
</tbody>
</table>

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 ________________
- Evidence of recent development in the immediate surrounding area  B class  Non-B class __
- No evidence of recent development
- Evidence of marketing & duration ________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Vacant land that could accommodate B-class uses.

Recommendations on future use / potential

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

The site is recommended to be protected and maintained, based on the fact that it is appropriate for the current occupier and accords to the ELPS and policy E 9 of the draft local plan.
Site Ref: B21  Local Authority: Basildon Council

Site Name: Guildprime

Address: Guildprime Business Centre, Billericay CM11 2PZ

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

SITE DESCRIPTION

Site Area: 1.2ha

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

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A129

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
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<td>International</td>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)

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

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

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

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

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
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<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<tr>
<td>2000 – 2009</td>
<td></td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th>Housing</th>
<th>Retail</th>
<th>Community</th>
<th>Other</th>
<th>B-Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
<td>25-50%</td>
<td>50-75%</td>
<td>75-100%</td>
<td></td>
</tr>
</tbody>
</table>

**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
- [x] Good
- [ ] Poor
- [ ] Very poor

### Environment appropriate for current uses?

- [x] Yes
- [ ] No

### Neighbouring uses

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

### Evidence of pollutants

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

### Access & parking (Comment on issues)

- [ ] Road Network (Strategic Road Network)

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

- [ ] Public transport

- [ ] Servicing

- [ ] Internal Circulation

- [ ] Parking

- [x] Access and parking is adequate for the uses within the site
- [ ] No
- [ ] Don’t know

### DEVELOPMENT CONTEXT

**Planning Considerations***:

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

*Green Belt Policy GB2, Rural Enterprises Sites Policy E9*
Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  

- Yes
- No

Vacant Land  

- Yes
- No

Vacant Buildings (re-use)  

- Yes
- No  

(If Yes, number of vacant buildings ____________

Vacant Buildings (refurb)  

- Yes
- No  

(If Yes, number of vacant buildings ____________

% of site developable ____________  

Estimated Quantity ____________

Development activity

- Evidence of recent development within the site  
  - B class
  - Non-B class

- Evidence of recent development in the immediate surrounding area  
  - B class
  - Non-B class

- No evidence of recent development

- Evidence of marketing & duration ____________

CONCLUSIONS  

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use.

Recommendations on future use / potential

This site is appropriate for smaller business which do not require direct access to the strategic road network or close proximity to amenities and services. It is currently well occupied, however it may not be in a location that is attractive to new occupiers should current occupiers leave. The site is therefore recommended to be monitored and managed, however this does not mean it is not currently functioning appropriately as an employment location (as identified in ELPS and policy E 9 of the draft local plan).
Site Ref B22    Local Authority Basildon Council

Site Name White Bridge Farm

Address Whitesbridge Industrial Estate, CM11 2UL

Survey Date 24/09/2016    Surveyor MS & LG

SITE DESCRIPTION

Site Area: 2.86ha

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

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

The site is best described as a:

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

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
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<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>National</td>
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<td></td>
</tr>
<tr>
<td>Regional</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>☐</td>
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<tr>
<td>1940 –</td>
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<td>1969</td>
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<td>1970 –</td>
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<tr>
<td>1989</td>
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<td>1999</td>
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<td>2000 –</td>
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<td>2009</td>
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<tr>
<td>Since 2010</td>
<td>☒</td>
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</tbody>
</table>

Quality of Buildings

<table>
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<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Good</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Retail</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Community</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>B-Class</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

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**

- **Very good**
- **Good**
- **Poor**
- **Very poor**

**Environment appropriate for current uses?**

- **Yes**
- **No**

**Neighbouring uses**

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

**Evidence of pollutants**

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

**Access & parking**

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

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

- **Yes**
- **No**
- **Don't know**
DEVELOPMENT CONTEXT

Planning Considerations*:

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

Physical Considerations:

- Topography
- Contamination
- Other

Level site

Opportunity for Intensification  ❌ Yes ❑ No  Vacant Land  ❌ Yes ❑ No

Vacant Buildings (re-use)  ❑ Yes ❑ No  If Yes, number of vacant buildings

Vacant Buildings (refurb)  ❑ Yes ❑ No  If Yes, number of vacant buildings

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

% of site developable  Estimated Quantity

Development activity

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

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Site is recommended for protection and maintenance, aligning with guidance in the ELPS and policy E 9 of the draft Local Plan.
Site Ref: B23  Local Authority: Basildon Council

Site Name: Annwood Lodge

Address: Southend Arterial Rd, Rayleigh, SS6 7UA

Survey Date: 24/09/16  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.63ha

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

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A127  Quality of Roads

Rail Access: Rayleigh Station  Bus routes: 0 routes

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>International</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
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<tr>
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<tr>
<td>Local</td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type): Real Estate

November 2017 gva.co.uk
General comments / description of site

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

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

EXISTING CONDITIONS

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<tr>
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</thead>
<tbody>
<tr>
<td>Quality of Buildings</td>
<td>0-25%</td>
<td>25-50%</td>
<td>50-75%</td>
<td>75-100%</td>
<td>Very good</td>
<td>0-25%</td>
</tr>
<tr>
<td>0-25%</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>Very good</td>
<td>[ ]</td>
</tr>
<tr>
<td>25-50%</td>
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<td>[ ]</td>
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<td>[ ]</td>
</tr>
<tr>
<td>50-75%</td>
<td>[ ]</td>
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<td>Poor</td>
<td>[ ]</td>
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<tr>
<td>75-100%</td>
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<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>Very poor</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

- [x] ADSL
- ADSL2+
- [x] Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Retail</td>
<td>[x]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Community</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Other</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>B-Class</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[x]</td>
</tr>
</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)

☑ Very good
☒ Good
☑ Poor
☒ Very poor

Environment appropriate for current uses?
☒ Yes
☐ No

Neighbouring uses

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

Evidence of pollutants

☐ Noise
☒ Air
☐ Traffic
☒ Lighting
☐ 24hr operation

Access & parking (comment on issues)

☒ Road Network (Strategic Road Network)

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

☒ Public transport inc HS1 and Pedestrian

☒ Servicing

☒ Internal Circulation

☒ Parking

Access 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)

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

Physical Considerations:

- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Physical Considerations</th>
<th>Level site</th>
</tr>
</thead>
</table>

Opportunity for Intensification  

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Land  

<table>
<thead>
<tr>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (re-use)  

(Can be reoccupied in current form)

<table>
<thead>
<tr>
<th>Vacant Buildings (re-use)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (refurb)  

(Likely to require refurbishment or redevelopment to be reoccupied)

<table>
<thead>
<tr>
<th>Vacant Buildings (refurb)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

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

% of site developable

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
</table>

Development activity

- Evidence of recent development within the site
- Evidence of recent development in the immediate surrounding area
- Evidence of marketing & duration

<table>
<thead>
<tr>
<th>Evidence of recent development within the site</th>
<th>B class</th>
<th>Non-B class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence of recent development in the immediate surrounding area</td>
<td>B class</td>
<td>Non-B class</td>
</tr>
<tr>
<td>Evidence of marketing &amp; duration</td>
<td></td>
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</tbody>
</table>

CONCLUSIONS

<table>
<thead>
<tr>
<th>CONCLUSIONS</th>
<th>(Market perceptions to be considered within report)</th>
</tr>
</thead>
</table>

Other Comments / Observations

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

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

Recommendations on future use / potential

Site is recommended for protect and maintenance in accordance with the ELPS and policy E9 of the draft local plan.
Site Ref B24 Local Authority Basildon Council

Site Name Sadlers Farm

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

Survey Date 24/09/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 0.86ha

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

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) A130, B1464

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
Other (inc non-B class)

General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>1990 – 1999</td>
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<tr>
<td>Since 2010</td>
<td>□</td>
<td>□</td>
<td>□</td>
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</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Good</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Very poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

On-site amenities

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

New Generation Fitness
Café on site

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Community</td>
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<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Other</td>
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<td>□</td>
<td>□</td>
<td>□</td>
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<tr>
<td>B-Class</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

Neighbouring amenities

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

**Quality of environment for current uses**
(comment on issues)
- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**
- Yes
- No

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

Also partially in greenfield context

**Evidence of pollutants**
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

**Access & parking**
(comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

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

Adequate for all vehicles

Bus routes and stops along London Road (B164)

Internal yard areas adequate for servicing

Adequate

Parking space on site neighbouring units

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

**DEVELOPMENT CONTEXT**

Planning Considerations:

Also partially in greenfield context

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

#### South Essex EDNA

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

*Green Belt Policy GB2*

### Physical Considerations:

- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

- 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)

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
</table>

### 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 DESCRIPTION

Site Area: 0.21ha

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

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

The site is best described as a:

- 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 / Trade Counter

Location character

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

Closest trunk road (name and distance) A13, B1464

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Percentage</th>
<th>International</th>
<th>National</th>
<th>Regional</th>
<th>Local</th>
<th>Vacancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-20%</td>
<td>✗</td>
<td>✗</td>
<td>❌</td>
<td>✗</td>
<td>✗</td>
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<td>40-60%</td>
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<td>60-80%</td>
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<tr>
<td>80-100%</td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) Trade counter uses—wallpaper supplies etc.
General comments / description of site

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

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

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tbody>
<tr>
<td>Pre 1940</td>
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<tr>
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<td>1970 – 1989</td>
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<tr>
<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
<td>☐</td>
<td>☒</td>
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</table>

<table>
<thead>
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<th>Quality of Buildings</th>
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<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
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<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
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<td>☐</td>
<td>☐</td>
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<tr>
<td>Community</td>
<td>☐</td>
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<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>B-Class</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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

Trade counter activity – may be ancillary use
Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- Road Network (Strategic Road Network)

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

- Public transport

- Servicing

- Internal Circulation

- Parking

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Conservation 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

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

% of site developable

Estimated Quantity

Development activity

- Evidence of recent development within the site
  - B class
  - Non-B class

- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class

- No evidence of recent development

- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

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

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

Site Area: 2.34ha

Policy designation: Existing Site. ELPS suggests continued B class employment use may not be suitable on the site. The draft Local Plan provides brief commentary on the site but does not designate it as a rural enterprise site in policy E9.

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) A13, A132

Rail Access Pitsea Station Bus routes 0 routes

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Nature/significance of existing occupiers</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
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</tr>
</tbody>
</table>

Sectors present

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

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**General comments / description of site**

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

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

**EXISTING CONDITIONS**

**Age of Buildings**

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>x</td>
<td>x</td>
<td>x</td>
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<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

**Quality of Buildings**

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Good</td>
<td>x</td>
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<tr>
<td>Poor</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Very poor</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Retail</td>
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<td>x</td>
<td>x</td>
<td>x</td>
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<tr>
<td>Community</td>
<td>x</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>B-Class</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

**Neighbouring amenities**

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

South Essex EDNA

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

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

- Connected to the A13 via Pitsea Mount
- Adequate access for all vehicles
- Close to Pitsea train station (c. 5 minute walk)
- Servicing possible in internal yard areas
- Fine, northern and southern parts of site accessed through different entrance points and you cannot move between the two parts
- Some space for parking on site

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

- Yes – although there is room for improvement
DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk  (Site located near to Pitsea Marsh)
- Heritage & Conservation (Listed Building, SAM, Conservation Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)
- Green Belt Policy GB2, Area of Higher Landscape Value Policy NE2

Physical Considerations:
- Topography
- Contamination
- Other

Physical Considerations: None evident

Opportunity for Intensification
- Yes
- No

Vacant Land
- Yes – some very small portions

Vacant Buildings (re-use)
- Yes – units in Tuskite Business Park advertised to let
- No

Vacant Buildings (refurb)
- Yes
- No

% of site developable

Estimated Quantity

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

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Although the site meets the requirements of the occupiers, it is recommended to be monitored and managed in line with the ELPS and policy E9 of the Draft Local Plan which suggest that the site is poorly suited for B-class employment use.
Site Ref: B28  Local Authority: Basildon Council

Site Name: Vange Wharf

Address: Wharf Lane, SS16 4SW

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

SITE DESCRIPTION

Site Area: 3.59ha

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

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

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A13

Rail Access: Pitsea Station  Bus routes: 0 routes

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Local</td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present (%)

- x... Distribution
- x... Storage (open)
- x... Storage (warehouse)
- ... Creative industries
- ... Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

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

### EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
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<td>1990 – 1999</td>
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<td>☑️</td>
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<tr>
<td>Since 2010</td>
<td>☐️</td>
<td>☐️</td>
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</table>

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
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<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
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<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
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<td>☑️</td>
<td>☑️</td>
<td>☐️</td>
</tr>
<tr>
<td>Poor</td>
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<td>☑️</td>
<td>☑️</td>
<td>☐️</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>☐️</td>
</tr>
</tbody>
</table>

On-site amenities
- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

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

Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>☑️</td>
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<td>Retail</td>
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<td>Community</td>
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<td>☑️</td>
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<tr>
<td>Other</td>
<td>☑️</td>
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<td>☑️</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
</tr>
</tbody>
</table>

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

**Quality of environment for current uses**
* (comment on issues)
- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**
- Yes
- No

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

**Evidence of pollutants**
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

**Access & parking**
* (comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

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

**DEVELOPMENT CONTEXT**

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

Physical Considerations:
- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

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

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

% of site developable  Estimated Quantity

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use.

Recommendations on future use / potential

In line with the ELPS and policy E9 of the Draft local plan, the site is recommended to be protected and maintained for continued B8 employment activity. It is particularly suitable for smaller scale distribution activity.
Site Ref: B29 | Local Authority: Basildon Council

Site Name: London Road, Vange

Address: London Road, SS16 4PR

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

SITE DESCRIPTION

Site Area: 0.77ha

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

Location (nearest town or cluster description): Rural

The site is best described as a:

- [ ] Out of Town Office Campus
- [ ] High Quality Business Park
- [ ] Research and Technology/Science Park
- [ ] Warehouse/Distribution Park
- [x] 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

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

Closest trunk road (name and distance): A176

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tr>
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<tr>
<td>Local</td>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- [ ] Storage (open)
- [ ] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)

November 2017 gva.co.uk
General comments / description of site

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

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

EXISTING CONDITIONS

Age of Buildings

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<tr>
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</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Very good</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
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</table>

<table>
<thead>
<tr>
<th>Good</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</table>

<table>
<thead>
<tr>
<th>Poor</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tr>
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</table>

<table>
<thead>
<tr>
<th>Very poor</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Homebase – open yard/storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
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<tr>
<td>□</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Quality of environment for current uses (comment on issues)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environment appropriate for current uses?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbouring uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Airport</td>
</tr>
<tr>
<td>Road</td>
</tr>
<tr>
<td>Industrial</td>
</tr>
<tr>
<td>Higher Education</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Evidence of pollutants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise</td>
</tr>
<tr>
<td>Traffic</td>
</tr>
<tr>
<td>24hr operation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access &amp; parking (comment on issues)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Network (Strategic Road Network)</td>
</tr>
<tr>
<td>Greenfield land</td>
</tr>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
</tr>
<tr>
<td>Not well suited for larger vehicles due to narrow site access off B1464</td>
</tr>
<tr>
<td>Public transport</td>
</tr>
<tr>
<td>Servicing</td>
</tr>
<tr>
<td>Internal Circulation</td>
</tr>
<tr>
<td>Parking</td>
</tr>
</tbody>
</table>

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

Yes – however only suitable for smaller
DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Conservation Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order (presumed no)
*Green Belt Policy GB2, Existing Employment Areas Policy E2

Physical Considerations:
- Topography
- Contamination
- Other

None evident

Opportunity for Intensification
- Yes
- No

Vacant Land
- Yes
- No

Vacant Buildings (re-use)
- Yes
- No

If Yes, number of vacant buildings _______________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)
- Yes
- No

If Yes, number of vacant buildings _______________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable________________________ Estimated Quantity________

Development activity
- Evidence of recent development within the site
  - B class
  - Non-B class

- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class

- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use.

Recommendations on future use / potential

Site is identified as an existing employment site (Policy E2) in the draft local plan. The site is recommended to be monitored and managed in line with guidance in the ELPS. The continued suitability of this site is dependent on retaining existing occupiers, and considering the site context and characteristics it is not necessarily the best site to continue to protect for employment uses.
Site Ref: B39    Local Authority: Basildon Council

Site Name: VU10 & VU11 - Part of B9

Address: Cranes Farm Road, SS14

Survey Date: 02/02/2016    Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 3.14ha

Policy designation: Existing Site

Location (nearest town or cluster description):

The site is best described as a:

- 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 nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>International</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<td>National</td>
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<tr>
<td>Local</td>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type): __________________________

Nov 2017 gva.co.uk
General comments / description of site

Forms part of the wider B9 Cranes Industrial Estate site.

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

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

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>1970 – 1989</td>
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Quality of Buildings

<table>
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<td>Since 2010</td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
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<tr>
<td>Retail</td>
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</tr>
<tr>
<td>Community</td>
<td>☑</td>
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<tr>
<td>Other</td>
<td>☑</td>
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</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
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<td>☑</td>
</tr>
</tbody>
</table>

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

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

Yes

Neighbouring uses

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education

- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Evidence of pollutants

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

Access & parking (comment on issues)

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

- Good access to the A127
- Assess suitable to HGV use
- Proximate Bus links
- Good
- Good
- Good

Access and parking is adequate for the uses within the site

Yes

No
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

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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
- No evidence of recent development
- Evidence of marketing & duration

- B class
- Non-B class

CONCLUSIONS

Market perceptions to be considered within report

Other Comments / Observations

New, well occupied site with valuable occupiers.

Recommendations on future use / potential

Protect and maintain B-class employment use in line with ELPS and policy E 2 of the draft local plan.
Site Ref   B49a   Local Authority   Basildon Council

Site Name   V20 – Part of White Bridge Farm

Address   Whitesbridge Industrial Estate, CM11 2UL

Survey Date   02/02/2016   Surveyor   MS & LG

SITE DESCRIPTION

Site Area:   0.87ha

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

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

The site is best described as a:

- 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 - Open Storage

Location character

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

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

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

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>International</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
<td></td>
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<tr>
<td>Regional</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Vacancy

<table>
<thead>
<tr>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
</table>

Sectors present (%)

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

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EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>□</td>
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<tr>
<td>1940 – 1969</td>
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<td>Since 2010</td>
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</table>

Quality of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>□</td>
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<td>□</td>
<td>□</td>
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<tr>
<td>Very poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
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<tr>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
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</tr>
</tbody>
</table>

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

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

Site falls within wider B22 and has a functional open storage use, primarily for vehicles.
- 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?**

- Yes [X]
- No

**Neighbouring uses**

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

Lake, agricultural land, allotments

**Evidence of pollutants**

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

None evident

**Access & parking**

*comment on issues*

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

Direct access to A129

Several accesses to the site which are adequate for existing use

Proximate bus links

Adequate

Adequate

Adequate

Access and parking is adequate for the uses within the site

- Yes [X]
- 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

Vacant Buildings (refurb)
- Yes
- No
If Yes, number of vacant buildings

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

Other Comments / Observations

Scope to intensify use of the site (similar uses to those existing within the wider B22 site with potential to emphasis B-class uses) – previously identified as potential.

Recommendations on future use / potential

Site is recommended for protection and maintenance, aligning with guidance in the ELPS and policy E 9 of the draft Local Plan.
Site Ref  B53b    Local Authority  Basildon Council
Site Name  VU24    
Address  SS16 4TZ 
Survey Date  02/02/2016   Surveyor  MS & LG 

SITE DESCRIPTION

Site Area: 2.03ha
Policy designation: Existing Site

Location (nearest town or cluster description): Pitsea

The site is best described as a:

- 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 I

Location character

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

Closest trunk road (name and distance)  A13  Quality of Roads _________

Rail Access  Adjacent station  Bus routes _________

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Nature/significance</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<td>Local</td>
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<tr>
<td>Vacancy</td>
<td></td>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)  Waste, fencing

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Site lies adjacent to Pitsea train station and is bound by the railway line to the south, road to the east, the carpark related to the train station and vacant land to the north, and a small plot of vacant land/woodland to the west.

The site has two primary occupiers, a fencing company and a recycling/waste company. The site has a large proportion of open storage to the rear.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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<th>50-75%</th>
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</tr>
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<tbody>
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<table>
<thead>
<tr>
<th>Quality of Buildings</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>☐</td>
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<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Very poor</td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
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<th>50-75%</th>
<th>75-100%</th>
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<tbody>
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<tr>
<td>Other</td>
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<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
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</tr>
</tbody>
</table>

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 [X] Rail
- Road [X] Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants

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

Access & parking (comment on issues)

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

Car park

None evident

Good, proximate access to A13

Good access from the A13 – suits HGVs

Good rail access

Adequate

Adequate

Adequate

Access and parking is adequate for the uses within the site
[X] 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

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Vacant Buildings (re-use)</strong></td>
<td>Yes</td>
<td>No</td>
<td>If Yes, number of vacant buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Can be reoccupied in current form)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Vacant Buildings (refurb)</strong></td>
<td>Yes</td>
<td>No</td>
<td>If Yes, number of vacant buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Likely to require refurbishment or redevelopment to be reoccupied)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Development activity**

- Evidence of recent development within the site  
- B class  
- Non-B class

- Evidence of recent development in the immediate surrounding area  
- B class  
- Non-B class

- No evidence of recent development

- Evidence of marketing & duration

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

**Other Comments / Observations**

Lies adjacent to vacant site to the north – B53a. Potential to intensify open storage use.

**Recommendations on future use / potential**

Protect and maintain employment use. Potential to intensify open storage use to the rear.
# Castle Point

**Site Ref:** CP1  
**Local Authority:** Castle Point Borough Council

**Site Name:** Gas and oil Receptor and Storage Facilities

**Address:** Haven Road, Canvey Island SS8 0LU

**Survey Date:** 02/02/2016  
**Surveyor:** MS & LG

## SITE DESCRIPTION

**Site Area:** 22.93ha

**Policy designation:** Active Employment Site

### Location (nearest town or cluster description):

- Canvey Island

The site is best described as a:

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

### Location character

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

### Closest trunk road (name and distance)

Roscommon Way/A130 1.4km (250m)

### Rail Access

Benfleet (3.5km)

### Bus routes

Routes on Canvey Road (800m)

## Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<tbody>
<tr>
<td>International</td>
<td>□</td>
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</tr>
<tr>
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<td>□</td>
<td>□</td>
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### Sectors present

- Distribution
- Storage (open)
- Engineering
- Product manufacturing
<table>
<thead>
<tr>
<th>Office activity (describe type)</th>
<th>Storage – large containers</th>
</tr>
</thead>
</table>

**General comments / description of site**

Large storage location with wharf access to the Thames

### EXISTING CONDITIONS

#### Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
<td>□</td>
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<tr>
<td>Since 2010</td>
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#### Quality of Buildings

<table>
<thead>
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<th>25-50%</th>
<th>50-75%</th>
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<tbody>
<tr>
<td>Very good</td>
<td>□</td>
<td>□</td>
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<tr>
<td>Good</td>
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<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
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<tr>
<td>Very poor</td>
<td>□</td>
<td>□</td>
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</tbody>
</table>

#### On-site amenities

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

#### Broadband infrastructure

- ■ ADSL
- ■ ADSL2+
- ■ Fibre optic (Desk Based)
### Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
<td>❑</td>
<td>❑</td>
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<td>❑</td>
</tr>
<tr>
<td>Retail</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Community</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
</tbody>
</table>

### 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

- ❑ Very good
- ❑ Good
- ❑ Poor
- ❑ Very poor

### Environment appropriate for current uses?
- ❑ Yes
- ❑ No

### Neighbouring uses

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

- Caravan site to South West.
- Car open storage to east.

### Evidence of pollutants

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

### Access & parking

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

- Good – proximate access to Roscommon Way and A130.
- Wide access from Haven Road
- Bus routes on Canvey road.
- Adequate on site.
Internal Circulation: Good

Parking: Adequate on site.

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

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

Physical Considerations:
- Topography
- Contamination
- Other

None evident

Opportunity for Intensification: No

Vacant Land: Yes

Vacant Buildings (re-use): Yes

If Yes, number of vacant buildings: ________

(Can be reoccupied in current form)

Vacant Buildings (refurb): Yes

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
- 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

Recommended for protection and maintenance.
**Site Ref**: CP6  
**Local Authority**: Castle Point Borough Council

**Site Name**: Castle Point Borough Council Offices

**Address**: 108-114 Kiln Road, SS7 1TE

**Survey Date**: 02/02/2016  
**Surveyor**: MS & LG

**SITE DESCRIPTION**

**Site Area**: 2.21ha

**Policy designation**: Active Employment Site

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

The site is best described as a:

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

**Location character**

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

**Closest trunk road (name and distance)**: A13 direct access

**Rail Access**: Benfleet (2.5km)  
**Bus routes**: 9 routes from adj Warren Chase Stop

**Nature/significance of existing occupiers**

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<tr>
<td><strong>International</strong></td>
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<tr>
<td><strong>Regional</strong></td>
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<td>[x]</td>
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<td><strong>Local</strong></td>
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<td><strong>Vacancy</strong></td>
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<td>[x]</td>
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</tr>
</tbody>
</table>

**Sectors present**

- [x] Distribution
- [ ] Storage (open)
- [ ] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- [ ] Other (inc non-B class)
- [ ] Engineering
- [ ] Product manufacturing
- [ ] Food production
- [ ] Aggregates
- [ ] Office activity (describe type) Public Sector

November 2017 gva.co.uk
General comments / description of site

EXISTING CONDITIONS

### Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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<td>Pre 1940</td>
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<td>Since 2010</td>
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### Quality of Buildings

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<tbody>
<tr>
<td>Very good</td>
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<td>☑</td>
<td>☐</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>

### On-site amenities

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

Swimming pool and community centre.

### Broadband infrastructure

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

### Proportion of Floor space in Non-B-class uses

<table>
<thead>
<tr>
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<td>☑</td>
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<tr>
<td>Community</td>
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<tr>
<td>X Close to a town centre with a wide range and quantity of services</td>
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<tr>
<td>X Close to local centre with a reasonable range and quantity of services</td>
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<tr>
<td>X Close to limited range and quantity of basic services</td>
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<td></td>
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</tr>
<tr>
<td>Square Close to one or two services</td>
<td></td>
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<tr>
<td>Square No services in close proximity</td>
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<table>
<thead>
<tr>
<th>Quality of environment for current uses (comment on issues)</th>
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<tbody>
<tr>
<td>X Very good</td>
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<td>Square Poor</td>
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<tr>
<td>Square Very poor</td>
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<thead>
<tr>
<th>Environment appropriate for current uses?</th>
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<tbody>
<tr>
<td>X Yes</td>
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<tr>
<td>Square No</td>
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<tr>
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<tbody>
<tr>
<td>X Residential</td>
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<td>X Leisure</td>
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<td>Square Rail</td>
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<tr>
<td>Square Office</td>
</tr>
<tr>
<td>Square Industrial</td>
</tr>
<tr>
<td>Square Warehousing</td>
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<td>Square Higher Education</td>
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<td>X Further Education</td>
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<table>
<thead>
<tr>
<th>Evidence of pollutants</th>
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<tr>
<td>Square Noise</td>
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<td>Square Air</td>
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<td>Square Traffic</td>
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<td>Square Lighting</td>
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<td>Square 24hr operation</td>
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<table>
<thead>
<tr>
<th>Access &amp; parking (comment on issues)</th>
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<tr>
<td>Access from A13</td>
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<td>Wide access</td>
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<td>Routes on A13</td>
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<td>Adequate on site</td>
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<tr>
<td>Good</td>
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<tr>
<td>Good on site</td>
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</table>
Access and parking is adequate for the uses within the site  Yes  No  Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:  
- Topography
- Contamination
- Other

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<thead>
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<td>Other</td>
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Opportunity for Intensification  

<table>
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<tbody>
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Vacant Buildings (re-use)  

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<tr>
<td>(Can be reoccupied in current form)</td>
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Vacant Buildings (refurb)  

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</thead>
<tbody>
<tr>
<td>(Likely to require refurbishment or redevelopment to be reoccupied)</td>
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% of site developable  

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<th>Estimated Quantity</th>
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Development activity  

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<th>Don’t know</th>
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<tr>
<td>Evidence of recent development within the site</td>
<td>B class</td>
<td>Non-B class</td>
<td></td>
</tr>
<tr>
<td>Evidence of recent development in the immediate surrounding area</td>
<td>B class</td>
<td>Non-B class</td>
<td></td>
</tr>
<tr>
<td>No evidence of recent development</td>
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<td></td>
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</tr>
<tr>
<td>Evidence of marketing &amp; duration</td>
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CONCLUSIONS  

<table>
<thead>
<tr>
<th>CONCLUSIONS</th>
<th>(Market perceptions to be considered within report)</th>
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</table>

Other Comments / Observations


Recommendations on future use / potential

<table>
<thead>
<tr>
<th>Recommendations on future use / potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protect and maintain for continued employment use</td>
</tr>
</tbody>
</table>
Site Ref CP7  Local Authority Castle Point Borough Council

Site Name Brickfield Industrial Estate

Address Great Burches Road, SS7 3ND

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 2.5ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Benfleet

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) A127 (600m but indirect)

Rail Access Rayleigh Station  Bus routes None

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
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<tbody>
<tr>
<td>International</td>
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<td>x</td>
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<td>x</td>
<td>x</td>
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<tr>
<td>Vacancy</td>
<td></td>
<td>x</td>
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<td>x</td>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
### General comments / description of site

Marble and Granite works and storage

### EXISTING CONDITIONS

#### Age of Buildings

<table>
<thead>
<tr>
<th>Year Range</th>
<th>0-25%</th>
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#### Quality of Buildings

<table>
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<tr>
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</table>

#### On-site amenities

- ☒ Convenience retail
- ☒ Restaurant/café
- ☒ Gym/sports
- ☒ Bank
- ☒ Education
- ☒ Creche
- ☒ Hotel
- ☒ Other

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Category</th>
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<th>25-50%</th>
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<td>Community</td>
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### 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
- [X] 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

#### Environment appropriate for current uses?

- [X] Yes
- [ ] No

#### Neighbouring uses

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

#### Evidence of pollutants

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

#### Access & parking

*Comment on issues*

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

- Access to A127 via roads through residential area
- Single width access
- Poor
- Adequate on site
- Adequate
- Adequate

None evident
Access and parking is adequate for the uses within the site ☒Yes ☐No ☐Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:
☐ Topography ☐ Contamination ☐ Other

None evident

Opportunity for Intensification ☐ Yes ☐ No

Vacant Land ☐ Yes ☐ No

If Yes, number of vacant buildings ______________
(Can be reoccupied in current form)

Vacant Buildings (re-use) ☐ Yes ☐ No

If Yes, number of vacant buildings ______________
(Likely to require refurbishment or redevelopment to be reoccupied)

Vacant Buildings (refurb) ☐ Yes ☐ No

If Yes, number of vacant buildings ______________

% of site developable_______________ Estimated Quantity________

Development activity
☐ Evidence of recent development within the site ☐ B class ☐ Non-B class ______________
☐ Evidence of recent development in the immediate surrounding area ☐ B class ☐ Non-B class ______________
☐ No evidence of recent development
☐ Evidence of marketing & duration ______________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Appears to hold local value - Protect and maintain for continued employment use
Site Ref: CP8  Local Authority: Castle Point Borough Council

Site Name: Lychgate Industrial Estate

Address: Southend Arterial Road, SS6 7TZ

Survey Date: 02/02/2016  Surveyor: MS & LG

**SITE DESCRIPTION**

Site Area: 2.57ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rayleigh

The site is best described as a:
- [x] 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
- [x] Well established commercial area
- [ ] Established commercial area, with residential area nearby
- [ ] Mixed commercial and residential area
- [ ] Mainly residential with few commercial uses
- [ ] Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): Accessed from A127

Rail Access: Rayleigh (2km)  Bus routes: None

<table>
<thead>
<tr>
<th>Nature/significance of existing occupiers</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<tr>
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<tr>
<td>Vacancy</td>
<td>[ ]</td>
<td>[x]</td>
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</tr>
</tbody>
</table>

Sectors present
- [ ] Distribution
- [ ] Storage (open)
- [x] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- [ ] Other (inc non-B class)  Car Repairs, trade supplies

- [ ] Engineering
- [ ] Product manufacturing
- [ ] Food production
- [ ] Aggregates
- [ ] Office activity (describe type)
**General comments / description of site**

Low value industrial estate

**EXISTING CONDITIONS**

### Age of Buildings

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<tr>
<th></th>
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<th>25-50%</th>
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<td>Since 2010</td>
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### Quality of Buildings

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<tbody>
<tr>
<td>Very good</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
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<tr>
<td>Very poor</td>
<td>☑</td>
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</tr>
</tbody>
</table>

### On-site amenities

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

### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<td>Retail</td>
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<tr>
<td>Community</td>
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</tbody>
</table>
Other: □ □ □ □ □
B-Class: □ □ □ □ □

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

Quality of environment for current uses
(comment on issues)
- □ Very good
- ☒ Good
- □ Poor
- □ Very poor

Environment appropriate for current uses?
- ☒ Yes
- □ No

Neighbouring uses
- □ Residential
- ■ Leisure
- □ Retail
- □ Town centre
- □ Airport
- □ Rail
- ☒ Road
- □ Office
- □ Industrial
- □ Warehousing
- □ Higher Education
- □ Further Education

Adjacent café/services
- None evident

Evidence of pollutants
- □ Noise
- □ Air
- □ Traffic
- □ Lighting
- □ 24hr operation

Access & parking (comment on issues)
- □ Road Network (Strategic Road Network)

- Direct access from A127

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

- Access a little narrow coming off of the A127, HGVs likely to struggle

- Public transport

- Poor

- Servicing

- Adequate on site

- Internal Circulation

- Good

- Parking

- Adequate on site
Access and parking is adequate for the uses within the site  Yes  No  Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No  Vacant Land  Yes  No

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

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

% of site developable ____________  Estimated Quantity ____________

Development activity
- Evidence of recent development within the site  B class  Non-B class ____________
- Evidence of recent development in the immediate surrounding area  B class  Non-B class __
- No evidence of recent development
- Evidence of marketing & duration ____________

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain for continued employment use given local value
Site Ref: CP10  Local Authority: Castle Point Borough Council

Site Name: Charfleets Industrial Estate

Address: Canvey Island, SS8 0PN

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 27.53ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Canvey Island

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): Accessed from A130

Rail Access: Benfleet 2.5km  Bus routes: several routes from the Charfleets bus stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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Sectors present

- Distribution
- x...... Storage (open)
- x...... Storage (warehouse)
- .... Creative industries
- .... Marine
- x...... Other (inc non-B class)  Car Repairs
- x...... Product manufacturing
- .... Food production
- .... Aggregates
- Office activity (describe type)
**General comments / description of site**

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
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**On-site amenities**

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

Several cafes

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th></th>
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Other

B-Class

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<tr>
<td>Close to local centre with a reasonable range and quantity of services</td>
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<tr>
<td>Close to a limited range and quantity of basic services</td>
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<tr>
<td>Close to one or two services</td>
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<tr>
<td>No services in close proximity</td>
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<tr>
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<tr>
<td>Very good</td>
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<tr>
<td>Poor</td>
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<td>Very poor</td>
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<td>Traffic</td>
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<td>24hr operation</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access &amp; parking (comment on issues)</th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Road Network (Strategic Road Network)</td>
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<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
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<tr>
<td>Public transport</td>
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<tr>
<td>Servicing</td>
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<tr>
<td>Internal Circulation</td>
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</tr>
<tr>
<td>Parking</td>
<td></td>
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</tr>
</tbody>
</table>

Direct access onto the A130

Several accesses with dedicated slip road

Proximate bus links

Adequate on site

Good

Adequate on site – units that require it have dedicated parking
Access and parking is adequate for the uses within the site  Yes  No  Don’t know

DEVELOPMENT CONTEXT

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

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

Physical Considerations:
- Topography
- Contamination
- Other

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  Yes  No  Non-B class ________________
- Evidence of recent development in the immediate surrounding area  Yes  No  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
South Essex Authorities

Site Ref: CP11  Local Authority: Castle Point Borough Council

Site Name: Manor Trading Estate

Address: 30 Brunel Road, South Benfleet, SS7 4PS

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 15.05ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Benfleet

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A1159 (1.1 mile)

Rail Access: Rochford (0.5 miles)  Bus routes: Multiple routes on southern road to west of site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<td>✗</td>
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<tr>
<td>Vacancy</td>
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<td>✗</td>
<td>✗</td>
<td>✗</td>
<td>✗</td>
</tr>
</tbody>
</table>

Sectors present

- ..... Distribution
- x.... Storage (open)
- x.... Storage (warehouse)
- ..... Creative industries
- ..... Marine
- x.... Other (inc non-B class)
- ..... Engineering
- x.... Product manufacturing
- x.... Food production
- ..... Aggregates
- ..... Office activity (describe type) ancilliary
- ..... Car Repairs
General comments / description of site

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<tr>
<td>Since 2010</td>
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<table>
<thead>
<tr>
<th>Quality of Buildings</th>
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<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>□</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
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<tr>
<td>Very poor</td>
<td>□</td>
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</tbody>
</table>

On-site amenities
- Convenience retail
- Comparison retail
- Restaurant/cafés
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>□</td>
<td>□</td>
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</tr>
<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
<td>□</td>
<td>□</td>
<td>□</td>
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</tr>
</tbody>
</table>
Neighbouring amenities

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

Quality of environment for current uses

(Comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (Comment on issues)

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

Central location with access to the A127 further to the south.
Some restricted visibility and poor access for HGVs
Bus routes serve the site from the main road. Potentially walkable from Rochford station
Adequate for uses in yards in front of units
Adequate, however congestion caused by on street parking
On street parking evident, particularly considering car related uses of many units
Access and parking is adequate for the uses within the site  ☑ Yes  ☐ No  ☐ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:
☑ Flood Risk  ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)  ☐ Tree Preservation Order (presumed no)

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

Physical Considerations:
☐ Topography
☐ Contamination
☐ Other

None evident

Opportunity for Intensification  ☐ Yes  ☑ No  Vacant Land  ☑ Yes  ☐ No

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

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

% of site developable________________________  Estimated Quantity__________

Development activity
☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class __________
☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __
☑ No evidence of recent development
☐ Evidence of marketing & duration _______________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use

Protect and maintain for continued employment use, however monitor the creep of non B class uses i.e. indoor play activity and car related activity
**SITE DESCRIPTION**

**Site Area:** 8.31ha

**Policy designation:** Active Employment Site

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

The site is best described as a:

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

**Location character**

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

**Closest trunk road (name and distance):** Accessed from A129/A127

**Rail Access:** Rayleigh (1.5km)

**Bus routes:** Multiple routes on A129

**Nature/significance of existing occupiers**

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<tr>
<td>Vacancy</td>
<td>[ ]</td>
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<td>[ ]</td>
</tr>
</tbody>
</table>

**Sectors present**

- [ ] Distribution
- [x] Storage (open)
- [ ] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- [x] Other (inc non-B class)
- [ ] Engineering
- [ ] Product manufacturing
- [ ] Food production
- [ ] Aggregates
- Office activity (describe type) [Accountancy]
- [ ] Car Repairs

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November 2017 gva.co.uk
General comments / description of site

EXISTING CONDITIONS

### Age of Buildings

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### Quality of Buildings

<table>
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<th>0-25%</th>
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<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
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<tr>
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<tr>
<td>Very poor</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

### On-site amenities

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

### Broadband infrastructure

- [ ] ADSL
- [ ] ADSL2+
- [x] Fibre optic (Desk Based)

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

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Retail</td>
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<td>[x]</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Community</td>
<td>□</td>
<td>□</td>
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</tr>
</tbody>
</table>
### Other
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

### B-Class
- [ ]
- [ ]
- [ ]
- [ ]
- [ ]

#### Neighbouring amenities
- [ ] Close to a town centre with a wide range and quantity of services
- [ ] Close to local centre with a reasonable range and quantity of services
- [x] 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

#### Environment appropriate for current uses?
- [x] Yes
- [ ] No

#### Neighbouring uses
- [ ] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [x] Airport
- [ ] Rail
- [x] Road
- [ ] Office
- [ ] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

#### Evidence of pollutants
- [ ] Noise
- [ ] Air
- [ ] Traffic
- [ ] Lighting
- [ ] 24hr operation

#### Access & parking
*(comment on issues)*
- [ ] Road Network (Strategic Road Network)
- [x] Access to the A129 and A127
- [ ] Vehicular Access
  (HGV, Vans, Cars, Bicycles)
  - Wide access via stadium way
- [ ] Public transport
  - Bus routes serve the site from A129
- [ ] Servicing
  - Adequate
- [ ] Internal Circulation
  - Adequate
- [ ] Parking
  - Adequate – most units have parking
Access and parking is adequate for the uses within the site  Yes  No  Don't know

DEVELOPMENT CONTEXT

Planning Considerations*

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

Physical Considerations:

- Topography
- Contamination
- Other

None evident

Opportunity for Intensification  Yes  No

Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No if Yes, number of vacant buildings...

(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No if Yes, number of vacant buildings...

(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain for continued employment use
# Rochford

**Site Ref** GVA: R1  
**Local Authority** Rochford

**Site Name** Aviation Way Industrial Estate

**Address** SS2 6GG

**Survey Date:** 02/02/2016  
**Surveyor:** MS & LG

## Site Description

**Site Area:** 25.3ha

**Policy designation:** Active Employment Site

**Location (nearest town or cluster description):** Southend-on-Sea/Rochford

The site is best described as a:

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

**Location character**

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

**Closest trunk road (name and distance)** B1013 (Adjacent)

**Rail Access** Rochford (2.6 miles) Prittlewell (2.7 miles)  
**Bus routes** 63/514/815 from Cherry Orchard Way

## Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present</th>
</tr>
</thead>
</table>
| International  
| National  
| Regional  
| Local  
| Vacancy  |
| 0-20%  
| 20-40%  
| 40-60%  
| 60-80%  
| 80-100% |

- Distribution
- Storage (open)
- Engineering
- Product manufacturing
Mixed offer in terms of stock and businesses, ranging from lower quality industrial through to modern office.

Previously the area to the north has been proposed for expansion of Ipeco activities, although this was shelved as the recession halted investment by operators in air travel. The area to the north has now been allocated, but there is still potential for Ipeco to relocate.

On-site amenities
- Convenience retail
- Restaurant/café
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Sandwich vans
Tennis and rugby clubs on boundary
Athenaeum Gym
Skylark hotel

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

Proportion of floorspace in Non-B-class uses
### 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
- **X** No services in close proximity

### Quality of environment for current uses

*Comment on issues*

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Very poor</td>
<td></td>
</tr>
</tbody>
</table>

### Environment appropriate for current uses?

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
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### Neighbouring uses

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>Leisure</td>
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<tr>
<td>Retail</td>
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<td>Town centre</td>
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<tr>
<td>Airport</td>
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<td>Rail</td>
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<tr>
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<tr>
<td>Further Education</td>
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### Evidence of pollutants

<table>
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<tr>
<th>Option</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
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<tr>
<td>Air</td>
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<tr>
<td>Traffic</td>
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</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>24hr operation</td>
<td></td>
</tr>
</tbody>
</table>

### Access & parking

*Comment on issues*

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Network (Strategic Road Network)</td>
<td>Fairly well connected - Site sits off High Road which connects to the A127</td>
</tr>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>Good</td>
</tr>
<tr>
<td>Public transport</td>
<td>None evident within the site but proximate bus stops</td>
</tr>
<tr>
<td>Servicing</td>
<td>Off road linked to business premises</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td>Good – flow is restricted by on road parking in some areas</td>
</tr>
<tr>
<td>Parking</td>
<td>Allocated in courtyards &amp; on-street</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Don’t know</td>
<td></td>
</tr>
</tbody>
</table>
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 <10%______________ Estimated Quantity __________

Development activity
- Evidence of recent development within the site  ☑️ B class  ☐ Non-B class ________________
- Evidence of recent development in the immediate surrounding area  ☑️ B class  ☑️ Non-B class - new car showroom
- No evidence of recent development
- Evidence of marketing & duration ________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to expand to North if required, without affecting current site, however JAAP area is developing out

Recommendations on future use / potential

Protect and maintain employment use.
Continue to support cluster
Potential for more airport related uses and businesses seeking to locate close to the airport.
Site Ref: GVA: R2  Local Authority: Rochford

Site Name: Baltic Wharf

Address: SS4 2HA

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 16.1ha

Policy designation: Employment Land

Location (nearest town or cluster description): Rochford/Hockley

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A127 - c.8 miles

Rail Access: Rochford station (c.6 miles away)  Bus routes: 60 & 60A – Riverside Village Bus and Coach Station

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>☑</td>
<td>☑</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>National</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Regional</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Local</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

Sectors present

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

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☦</td>
</tr>
<tr>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☦</td>
</tr>
<tr>
<td>2000 – 2009</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☦</td>
</tr>
<tr>
<td>Since 2010</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☦</td>
</tr>
</tbody>
</table>

#### Quality of Buildings

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☐</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Good</td>
<td>☐</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Poor</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Very poor</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
</tbody>
</table>

#### On-site amenities

- ☐ Convenience retail
- ☦ Comparison retail
- ☐ Restaurant/café
- ☦ Hotel
- ☐ Gym/sports
- ☦ Creche
- ☐ Bank
- ☦ Education
- ☦ None
- ☦ Other

Marina Café is adjacent to site

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Uses</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Retail</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Community</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>Other</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
<tr>
<td>B-Class</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
<td>☦</td>
</tr>
</tbody>
</table>
**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*

<table>
<thead>
<tr>
<th></th>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
</table>

**Environment appropriate for current uses?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Neighbouring uses**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Leisure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>Town centre</td>
</tr>
<tr>
<td>Airport</td>
<td>Rail</td>
</tr>
<tr>
<td>Road</td>
<td>Office</td>
</tr>
<tr>
<td>Industrial</td>
<td>Warehousing</td>
</tr>
<tr>
<td>Higher Education</td>
<td>Further Education</td>
</tr>
</tbody>
</table>

The only neighbouring uses are open space, and the Plus Marina cafe – largely agricultural. There is also a RSPB reserve further east and a holiday park to the west, albeit these are separated by fields.

**Evidence of pollutants**

<table>
<thead>
<tr>
<th>Noise</th>
<th>Air</th>
<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
</tr>
</thead>
</table>

None evident

**Access & parking**
*Comment on issues*

<table>
<thead>
<tr>
<th>Road Network (Strategic Road Network)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Poorly connected

<table>
<thead>
<tr>
<th>Vehicular Access (HGV, Vans, Cars, Bicycles)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Accessed via rural roads – not ideal for HGV

<table>
<thead>
<tr>
<th>Public transport</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

None observed

<table>
<thead>
<tr>
<th>Servicing</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Sites fully serviced from within their own boundaries

<table>
<thead>
<tr>
<th>Internal Circulation</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Appears suitable for uses

<table>
<thead>
<tr>
<th>Parking</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Adequate within sites

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Don’t know</th>
</tr>
</thead>
</table>
DEVELOPMENT CONTEXT

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

Physical Considerations:
- ☐ Topography
- ☐ Contamination
- ☐ Other

None evident

Opportunity for Intensification  ☐ Yes  ☐ No
Vacant Land  ☐ Yes  ☐ No

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

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

% of site developable ________________  Estimated Quantity ________

Development activity
- ☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class ____________
- ☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __
- ☒ No evidence of recent development
- ☐ Evidence of marketing & duration ____________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

No vacancies or empty buildings were observed or identified through the review of the property market. Potential for intensification of activity exists in physical capacity terms, however it is unlikely that the location would attract demand beyond the current scale and nature of activity and would also be limited by the strategic access.

Recommendations on future use / potential

The site should be protect and maintained as a key location for existing uses and activities.
Site Ref **GVA: R3**  Local Authority **Rochford**

Site Name **Essex Marina**

Address **SS4 2HA**

Survey Date: **02/02/2016**  **Surveyor:** **MS & LG**

**SITE DESCRIPTION**

Site Area: **4.03ha**

Policy designation: Employment Land

Location (nearest town or cluster description): **Rochford/Hockley**

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) **A127 c.7 miles**

Rail Access  Rochford station (c.6 miles away)  **Bus routes** **60 & 60A – Riverside Village Bus and Coach Station**

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>National</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sectors present

- Distribution
- Storage [open]
- Storage [warehouse]
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates

November 2017 gva.co.uk
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

<table>
<thead>
<tr>
<th>Year Range</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1940 – 1969</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1970 – 1989</td>
<td></td>
<td></td>
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<tr>
<td>1990 – 1999</td>
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<td></td>
</tr>
<tr>
<td>2000 – 2009</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Quality of Buildings

<table>
<thead>
<tr>
<th>Year Range</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</tr>
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<td></td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### On-site amenities

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

Marina Cafe

#### Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

(Desk Based)

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

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Neighbouring amenities
- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
  - No services in close proximity

Quality of environment for current uses (comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

The only neighbouring uses are open space and the Baltic Wharf site – largely agricultural. There is also a RSPB reserve further east and a holiday park to the west, albeit these are separated by fields.

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

Access & parking (comment on issues)
- Road Network (Strategic Road Network)
  - Poorly connected
- Vehicular Access (HGV, Vans, Cars, Bicycles)
  - Accessed via rural roads – not ideal for HGV
- Public transport
  - None observed
- Servicing
  - Sites fully serviced from within their own boundaries
- Internal Circulation
  - Appears suitable for uses
- Parking
  - Adequate within sites

Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

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

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 ____________
- ☑ Evidence of recent development in the immediate surrounding area B class Non-B class ____________
- ☑ No evidence of recent development
- ☑ Evidence of marketing & duration ____________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

No vacancies or empty buildings were observed or identified through the review of the property market. Potential for intensification of activity exists in physical capacity terms, however it is unlikely that the location would attract demand beyond the current scale and nature of activity and would also be limited by the strategic access.

Recommendations on future use / potential

The site should be protected and maintained as a key location for existing uses and activities.
SITE DESCRIPTION

Site Area: 13.2ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rayleigh

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

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

Closest trunk road (name and distance) A127 (0.1 mile)

Rail Access Rayleigh (1.7 miles) Bus routes Bus routes run on Brook Street (A127) e.g. route 1 stop 0.5 miles to west of site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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</thead>
<tbody>
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<td>International</td>
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</tbody>
</table>

Sectors present
- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

General industrial/business location close to the A127, albeit with limited direct access onto the site.

The area forms a large, single industrial estate with a predominantly old stock of brick built buildings, albeit some new/refurbished space has been delivered to the south of Brook Road. Whilst the majority of the site is well occupied there are some areas of weak stock (to the north of Totman Crescent) and the public realm/road surfacing is of very poor quality.

Within the there is a large ‘leisure’ presence clustering at the entrance to the site (Karting Centre, Megazone Laser Centre, gym).

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

On-site amenities

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

Hotel nearby

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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</tbody>
</table>

Leisure 10-15%
### Other

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### B-Class

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### Neighbouring amenities

- [x] 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)

- [x] Very good
-   - Good
-   - Poor
-   - Very poor

### Environment appropriate for current uses?

- [x] Yes
-   - No

### Neighbouring uses

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

### Evidence of pollutants

- [x] Noise
-   - Air
-   - Traffic
-   - Lighting
-   - 24hr operation

### Access & parking

(Comment on issues)

- [x] Road Network (Strategic Road Network)
-   - Possibly difficult for HGV. Access to site from A127 slip road.
-   - Adequate for uses
-   - Proximity to bus routes
-   - Most sites have some yard space – with certain exceptions
-   - Fine – unaffected by parked cars
-   - On street (but not obstructive). Many units have some provision

---

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

DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

☐ Topography
☐ Contamination
☐ Other

None evident

Opportunity for Intensification  ☒ Yes  ☒ No  Vacant Land  ☒ Yes  ☒ No

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

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

% of site developable  0%  Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

None

Recommendations on future use / potential

Protect and enhance.

Site fulfils its purpose. The Council should continue to protect it, but seek to encourage highways investment.
South Essex Authorities

Site Ref: GVA: R5  Local Authority: Rochford

Site Name: Imperial Park

Address: Rawreth Ln, Rayleigh, Essex SS6 9RS

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 2.35ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rayleigh

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): B1036

Rail Access: Rayleigh (1.6 miles)  Bus routes: 3D runs from outside the Asda store

Nature/significance of existing occupiers

<table>
<thead>
<tr>
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</tbody>
</table>

Sectors present

- Distribution  x  Engineering
- Storage (open) x...  Product manufacturing
- Storage (warehouse)  x  Food production
- Creative industries  x...  Aggregates
- Marine  x...  Office activity (describe type)  very limited
- Other (inc non-B class)  Construction, Car garage/repair, Take away units

November 2017 gva.co.uk
### 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

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<tr>
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<tr>
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</table>

### On-site amenities

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

2 takeaway units

### Broadband infrastructure

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

### Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
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</table>

5% non B
**South Essex Authorities**

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

**Quality of environment for current uses**
*(comment on issues)*
- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**
- Yes
- No

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

**Evidence of pollutants**
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

**Access & parking**
*(comment on issues)*
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

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

None evident

Good – proximate to A1245

HGV potentially difficult

Bus stops

From road for small units

Ok – difficult for large vehicles

Fine
DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Conservation 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 10-15%____________________

Estimated Quantity__________

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Likely to continue as a locally orientated employment location serving the needs of communities in Rayleigh and Wickford.

Recommendations on future use / potential

Protect and maintain.

Retain in current form and support development of vacant land.
Site Ref  	GVA: R6  	Local Authority  	Rochford

Site Name  	Locks Hill

Address  	Rochford, Essex SS4 1BB

Survey Date: 02/02/2016  	Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.82ha

Policy designation:  	Active Employment Site

Location (nearest town or cluster description):  	Rochford

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance)  	A1159 (1.1 miles)

Rail Access  	Rochford (0.3miles) Southend Airport (1.5 miles)  	Bus routes  
Southend Road has numerous routes (South Street / West Street).

Nature/significance of existing occupiers

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<tr>
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</tbody>
</table>

Vacancy  	Anonymous businesses

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)  
Housing Associations & Others

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General comments / description of site

A small, edge of centre office location within Rochford, lying to the south of the town centre.

Accommodation is in a mix of converted ‘brewery/maltings’ type buildings and more modern, purpose built provision. The area appears to predominantly provide small floorplates with a good amount of parking.

EXISTING CONDITIONS

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On-site amenities

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

Close to town centre

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

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### Neighbouring amenities

- [x] 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*

- [x] Very good
- [ ] Good
- [ ] Poor
- [ ] Very poor

### Environment appropriate for current uses?

- [x] Yes
- [ ] No

### Neighbouring uses

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

**Public car park and doctors surgery adjacent to the site**

### Evidence of pollutants

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

**None evident**

### Access & parking

*Comment on issues*

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

**Good**

**Adequate for uses**

**Bus routes and walking distance to Rochford station**

**N/A**

**Adequate**

**Adequate**

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

- [x] Yes
- [ ] No
- [ ] Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

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

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings ______________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings ______________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable ______________________

Estimated Quantity __________

Development activity

- Evidence of recent development within the site
  - B class
  - Non-B class

- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class

- No evidence of recent development

- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

The weakest stock lies at the ‘gateway’ reducing the impression of the overall offer, future development could seek to reprovide this building with a better quality development.

Recommendations on future use / potential

- Protect and maintain B-class employment use.
- Retain as key town centre office stock
Site Ref  GVA: R8  Local Authority  Rochford

Site Name  Rochford Business Park

Address  SS4 1 GP

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 11.6ha

Policy designation:  Active Employment Site

Location (nearest town or cluster description):  Rochford

The site is best described as a:

- 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 - Car Dealership Cluster

Location character

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

Closest trunk road (name and distance)  B1013 (Adjacent)

Rail Access  Rochford (1.8 miles) Southend Airport (2.0 miles)  Bus routes Routes run in the residential area to the West of the site including route 9 to the airport

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present

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

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The site represents an opportunity to develop new B class employment floorspace within cleared and potentially serviced sites. At present the site is dominated by non-B class employment generating uses with a cluster of new, high quality main car dealerships located along the main road frontage.

Future development would occupy land to the rear of these units.

Whilst outside of the borough the site adjoins some higher quality employment floorspace to the south, which provides significant office stock.

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
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<table>
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<tr>
<th>Quality of Buildings</th>
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<tbody>
<tr>
<td>Very good</td>
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<tr>
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<tr>
<td>Very poor</td>
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</tr>
</tbody>
</table>

**On-site amenities**

- ☑ Convenience retail
- ☑ Restaurant/café
- ☑ Hotel
- ☑ Gym/sports
- ☑ Creche
- ☑ Bank
- ☑ Education
- ☐ None
- ☘ Other

**Petrol station & shop**

Fast food take-away and drive through

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tr>
<td>Retail</td>
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</tr>
</tbody>
</table>

**Car Sales**
## Neighbouring amenities

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

## Quality of environment for current uses

(Comment on issues)

- [ ] Very good
- [ ] Good
- [ ] Poor
- [ ] Very poor

## Environment appropriate for current uses?

- [ ] Yes
- [ ] No

## Neighbouring uses

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

All buffered by vacant space or road. Country park to the north.

## Evidence of pollutants

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

Airport Impact?

## Access & parking

(Comment on issues)

- [ ] Road Network (Strategic Road Network)

Good

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

Good – direct access to mainroad

- [ ] Public transport

Proximate bus links

- [ ] Servicing

All sites have space for own servicing

- [ ] Internal Circulation

Large road dimensions

- [ ] Parking

Plenty in each site
Access and parking is adequate for the uses within the site  ❋ Yes  ❋ No  ❋ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

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

Physical Considerations:

☒ Topography  ☐ Contamination  ☐ Other

None evident

Opportunity for Intensification  ❋ Yes  ❋ No  Vacant Land  ❋ Yes  ❋ No

Vacant Buildings (re-use)  ☐ Yes  ❋ No  If Yes, number of vacant buildings _______________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)  ❋ Yes  ☐ No  If Yes, number of vacant buildings _______________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable  60%________________________  Estimated Quantity__________

Development activity

☒ Evidence of recent development within the site  ☐ B class  ☒ Non-B class ______________________
☒ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class ___
☒ No evidence of recent development
☒ Evidence of marketing & duration ______________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

The image and perception of the area is dominated by the car dealerships which occupy the road frontage, whilst compatible with B class activities this could impact the visibility of later B class development and restrict its attractiveness to some occupiers.

Given the proximity to the airport the site would appear to offer a good opportunity to accommodate businesses that would wish to be in close proximity to it but not require space “on-airport”, this would include office and higher quality industrial/warehouse uses.

Recommendations on future use / potential

Protect and enhance.

This site should be supported and promoted as an opportunity to deliver new, high quality B class floorspace that can attract and support new occupiers to the District. It should provide a key location for businesses linking to the airport and therefore broaden the supply portfolio to deliver a different scale and form of development to existing industrial estates.
Site Ref: GVA: R9  Local Authority: Rochford

Site Name: Swaines Industrial Estate

Address: Ashingdon Rd, Rochford, Essex SS4 1RG

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.46ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A1159 (2.1 mile)

Rail Access: Rochford (1.4 miles)  Bus routes: Ashingdon Road - 7, 8, 20X, 174, 515

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Type</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<th>80-100%</th>
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<tbody>
<tr>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
- Car Repairs

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### General comments / description of site

The Swaines Estate is a small, general purpose industrial estate of mixed quality, predominantly providing small older units used for a range of B and non-B class uses, in particular car repair and small engineering activity.

Most businesses appear to be orientated to servicing local needs.

### EXISTING CONDITIONS

#### Age of Buildings

<table>
<thead>
<tr>
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<th>0-25%</th>
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#### Quality of Buildings

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</tr>
</tbody>
</table>

#### On-site amenities

- ☑ Convenience retail
- ☐ Comparison retail
- ☑ Restaurant/café
- ☐ Hotel
- ☑ Gym/sports
- ☐ Creche
- ☑ Bank
- ☐ Education
- ☑ None
- ☐ Other

Adjacent to petrol station

#### Broadband infrastructure

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

#### Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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<tr>
<td>Community</td>
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</tr>
</tbody>
</table>
### 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] Close to a limited range and quantity of basic services
  - [X] Close to one or two services
- [ ] No services in close proximity

### Quality of environment for current uses
*comment on issues*

<table>
<thead>
<tr>
<th></th>
<th>[ ] Very good</th>
<th>[X] Good</th>
<th>[ ] Poor</th>
<th>[ ] Very poor</th>
</tr>
</thead>
</table>

### Environment appropriate for current uses?
- [X] Yes
- [ ] No

### Neighbouring uses
- [X] Residential
- [ ] Leisure
- [X] Retail
- [ ] Town centre
- [ ] Airport
- [ ] Rail
- [ ] Road
- [ ] Office
- [ ] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

### Evidence of pollutants
- [ ] Noise
- [ ] Air
- [ ] Traffic
- [ ] Lighting
- [ ] 24hr operation

### Access & parking
*comment on issues*

- [ ] Road Network (Strategic Road Network)

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

- [ ] Public transport

- [ ] Servicing

- [ ] Internal Circulation

- [ ] Parking

### Evidence of pollutants
None evident

### Access & parking
Adequate – A127 accessible to the south

Potentially poor access for HGVs

Several buses and Rochford rail station in relative proximity

Mainly from road

N/A

On-street, but does not impact functioning of the site

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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, Conservation 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

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 DESCRIPTION

Site Area: 37.4ha

Policy designation: Active employment site

Location (nearest town or cluster description): Rochford

The site is best described as:

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

Location character

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

Closest trunk road (name and distance) A1159 (1.3 miles)

Rail Access London Southend Airport (1.7 miles) Bus routes 60, 61, SB72 routes run on Sutton Road to South of site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
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</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Purdeys is the largest single existing site in the District and accommodates a wide range of B and non-B class employment generating uses.

The entrance to the site is from a relatively small scale highway to the south of Rochford. The units either front the main estate road (Purdeys Way) or lie on cul-de-sacs which feed onto this road.

The Estate has a number of different ‘character areas’.

The entrance to the estate is dominated by non-B class employment uses including large retail warehousing and leisure uses. This area also accommodates some of the larger B class units, although the largest of these is currently vacant. Smaller units within the estate are provided in two locations, along Rose Way and Millmead Way (where there has been new units delivered). Albon have two large units on Rochehall Way, which then leads to a large area of open storage to the east, closest to the river/marina.

To the north (Brickfields Way, Welton Way) there is significant waste processing and scrap metal activity including car breakers and a number of salvage yards.

### EXISTING CONDITIONS

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<table>
<thead>
<tr>
<th>On-site amenities</th>
<th>Broadband infrastructure</th>
<th>Proportion of Floorspace in Non-B-class uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Convenience retail</td>
<td>☒ ADSL ☒ ADSL2+ ☒ Fibre optic (Desk Based)</td>
<td>c. 10-15% - Retail &amp; leisure</td>
</tr>
<tr>
<td>☒ Restaurant/café</td>
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<td></td>
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<tr>
<td>☐ Gym/sports</td>
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</tr>
<tr>
<td>☐ Bank</td>
<td></td>
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<tr>
<td>☐ Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Hotel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☒ Creche</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☒ Education</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ 2 cafes – mobile food vans</td>
<td>Roller disco, fun factory &amp; gym</td>
<td></td>
</tr>
</tbody>
</table>

... Other (inc non-B class) Car repairs, Scrap yards & vehicle breakers, Leisure: Roller Disco, Fun Factory, Gym.
Neighbouring amenities

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

Quality of environment for current uses (comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- Road Network (Strategic Road Network)

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

- Public transport

- Servicing

- Internal Circulation

- Parking

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

Poorer quality to the north around breakers yards and waste transfer sites.

Open space - agricultural River

Same as riverside

Served by relatively minor roads and Sutton Rd-Southend Rd may limit potential with regard to HGVs

Proximate to bus links

Off road within each unit

Ok – limited by on street parking (most notably school buses)

Parking bays in front of units, some on-street
DEVELOPMENT CONTEXT

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

*Entire site Existing Employment Areas Policy E2, 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 15%  Estimated Quantity

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential exists to make better use of land within the site, particularly through consolidation of scrap & waste transfer uses which make inefficient use of their sites. There is also potential to deliver development on some of the open storage yards and redeveloping older stock along Purdeys Way to intensify the utilisation of land.

It is likely that this capacity for additional development will need to be contrasted to limitations of access via the Sutton Rd-Southend Rd junction, which is likely to have limited capacity for additional traffic (particularly HGVs).

There is wider potential for a major extension to the site on agricultural land to the west. In economic terms this would appear a suitable location if demand assessments identify a need for additional land in the District. Any development here should seek to broaden the portfolio of employment floorspace, complementing the predominantly large scale units within Purdeys with smaller, high quality light industrial units.

It is likely, however, that the potential and attractiveness of this additional land will be limited by the poor access to the site via the Sutton Rd-Southend Rd junction.

Recommendations on future use / potential

Significant Intervention required. As a whole; retain and encourage redevelopment & replacement of stock.
Southend-on-Sea

Site Ref S1 Local Authority Southend-on-Sea Borough Council

Site Name Shoebury Garrison

Address Westgate SS3 9BT

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 0.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): Shoeburyness

The site is best described as a:
- 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 - Office Location

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

Closest trunk road (name and distance) B1016 Quality of Roads

Rail Access Shoeburyness Station Bus routes 1 route from opp Customs and Excise stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
<tr>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present (%)

Distribution Engineering
New purpose built employment site. Retail and office use.

Occupiers: Sainsbury’s Local and Evolve Telecom

Buildings are high quality.

Good access to the A13 and strategic road network from Campfield Road.

Proximate to several amenities.

**EXISTING CONDITIONS**

### Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<td>Since 2010</td>
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</table>

### Quality of Buildings

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<tbody>
<tr>
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<td>Good</td>
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<tr>
<td>Poor</td>
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<tr>
<td>Very poor</td>
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</tr>
</tbody>
</table>

### On-site amenities

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

### Sainsbury’s

### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
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</thead>
<tbody>
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<tr>
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<td>Other</td>
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<tr>
<td>B-Class</td>
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</tbody>
</table>

### Principally office use

### Neighbouring amenities

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

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

- [X] Very good
- [ ] Good
- [ ] Poor
- [ ] Very poor

**Environment appropriate for current uses?**

- [X] Yes
- [ ] No

**Neighbouring uses**

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

**Evidence of pollutants**

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

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

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

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

- [X] Yes
- [ ] No
- [ ] Don't know

---

**School**

- High quality site

**None evident**

- Good, proximate access to the A13

- Good access

- Proximate train station and bus route.

- Good

- Good

- Good

---

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DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk Zone 3 in close proximity
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order
- Adj to Private Open Space/ Sports Facility

Physical Considerations:
- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Physical Considerations</th>
<th>Level site</th>
</tr>
</thead>
</table>

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 |
(Likely to require refurbishment or redevelopment to be reoccupied)
If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

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

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Vacant land to the east and west of the site which could accommodate further development.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref S2 Local Authority Southend-on-Sea Borough Council

Site Name Progress Road

Address SS9 5PR

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 21.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Leigh-on-Sea

The site is best described as a:

☐ 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 uses

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

Rail Access Rayleigh/Southend Airport Station Bus routes 10 routes from adj Progress Rd stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tbody>
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</tbody>
</table>

Sectors present (%)

..... Distribution ☐ Engineering
..... Storage (open) x.... Product manufacturing
..... Storage (warehouse) .... Food production
..... Creative industries .... Aggregates
..... Marine x.... Office activity (describe type) marketing
General comments / description of site


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

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
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<tr>
<td>Very poor</td>
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</tr>
</tbody>
</table>

On-site amenities

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

KFC, Tesco

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>0-25%</th>
<th>25-50%</th>
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<tbody>
<tr>
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</tbody>
</table>

Large element of retail related uses – i.e. wholesale, suppliers and car sales.

Neighbouring amenities

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

Quality of environment for current uses (comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

Access and parking is adequate for the uses within the site

- Yes
- No
- Don't know

Some employment uses and a Church on Rayleigh Road to north of site.

Good access from A127 and A1015.

Good access from both roads.

Bus routes on A1015.

Good

Good

Adequate
DEVELOPMENT CONTEXT

Planning Considerations*:  
- Flood Risk Zone 2 north of site  
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  
- Heritage & Conservation (Listed Building, SAM, Cons Area)  
- Tree Preservation Order  
- Industry and Warehousing Policy E4

Physical Considerations:  
- Topography  
- Contamination  
- Other

Opportunity for Intensification  
- Yes  
- No

Vacant Land  
- Yes  
- No

Vacant Buildings (re-use)  
- Yes  
- No

Vacant Buildings (refurb)  
- Yes  
- No

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  
- No evidence of recent development  
- Evidence of marketing & duration

CONCLUSIONS  
(Market perceptions to be considered within report)

Other Comments / Observations

Vacant Land on Brunel Road within the site that could accommodate further B-class employment use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: S4  Local Authority: Southend-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 Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A13/B1016  Quality of Roads

Rail Access: Shoeburyness Station  Bus routes: 3 routes from o/s Shoeburyness Railway Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B2 use units. Some retail elements.

Units are fairly average/poor quality.


Access to the A13 from Elm Road to the north.

Site in proximity to the high street with a range of amenities.

| EXISTING CONDITIONS |
|---------------------|-------------------|
| **Age of Buildings** | **Quality of Buildings** |
| Pre 1940            | 0-25% 25-50% 50-75% 75-100% |
| 1940 – 1969         | Very good 0-25% 25-50% 50-75% 75-100% |
| 1970 – 1989         | Good 0-25% 25-50% 50-75% 75-100% |
| 1990 – 1999         | Poor 0-25% 25-50% 50-75% 75-100% |
| Since 2010          | Very poor 0-25% 25-50% 50-75% 75-100% |

<table>
<thead>
<tr>
<th>On-site amenities</th>
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<tbody>
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<td>Restaurant/cafe</td>
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<td>Gym/sports</td>
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<tr>
<td>Bank</td>
</tr>
<tr>
<td>None</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Broadband infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADSL</td>
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<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing 0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>Retail 0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>Community 0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>Other 0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>B-Class 0-25% 25-50% 50-75% 75-100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbouring amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Close to a town centre with a wide range and quantity of services</td>
</tr>
<tr>
<td>Close to local centre with a reasonable range and quantity of services</td>
</tr>
</tbody>
</table>
Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking

(comment on issues)

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

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

Lies adjacent to Shoeburyness train station.

Suits use of the site, A13 accessible via High Street and Elm Road.

Proximate bus and rail links.

Adequate for current uses.

Adequate

Adequate

Adequate
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 Policy E4

Physical Considerations:

- Topography
- Contamination
- Other

Level site

Opportunity for Intensification  ☒ Yes  ☐ No  Vacant Land  ☐ Yes  ☒ No

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

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

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

% of site developable______________  Estimated Quantity_______

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Area to the north east of the site that appears to be used for car parking that could accommodate further B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref S5  Local Authority Southend-on-Sea Borough Council

Site Name Grainger Road

Address SS2 5DD

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 2.8ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) B1015  Quality of Roads

Rail Access Southend Victoria Station  Bus routes 4 routes from adj Stadium Greyhound Way Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>National</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Regional</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Local</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Vacancy</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Since 2010</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Quality of Buildings

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<tr>
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<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
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</tr>
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<td></td>
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</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Close to a limited range and quantity of basic services</th>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Close to one or two services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No services in close proximity</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
</table>

**Environment appropriate for current uses?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Neighbouring uses**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Leisure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>Town centre</td>
</tr>
<tr>
<td>Airport</td>
<td>Rail</td>
</tr>
<tr>
<td>Road</td>
<td>Office</td>
</tr>
<tr>
<td>Industrial</td>
<td>Warehousing</td>
</tr>
<tr>
<td>Higher Education</td>
<td>Further Education</td>
</tr>
</tbody>
</table>

**Evidence of pollutants**

<table>
<thead>
<tr>
<th>Noise</th>
<th>Air</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic</td>
<td>Lighting</td>
</tr>
<tr>
<td>24hr operation</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Access to the A13 via B1015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Several accesses – adequate for existing uses – HGV access may be restricted</td>
</tr>
<tr>
<td>Proximate bus links and Southend Victoria Station</td>
</tr>
<tr>
<td>Adequate</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Adequate</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
</table>
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 Policy E4

*Industry and Warehousing Policy E4

Physical Considerations:

- Topography
- Contamination
- Other

Level site

Opportunity for Intensification  Yes  ☒ No

Vacant Land  ☐ Yes  ☒ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable  _____________  Estimated Quantity  ________

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Some open storage that potentially could be intensified

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref  _S6_  Local Authority Southend-on-Sea Borough Council

Site Name  _Short Street_

Address  _SS2 5BY_

Survey Date  _02/02/2016_  Surveyor  _MS & LG_

SITE DESCRIPTION

Site Area:  _4ha_

Policy designation:  _Existing Site_

Location (nearest town or cluster description):  _Southend-on-Sea_

The site is best described as a:
- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area (X)
- Heavy/Specialist Industrial Site

Location character
- Well established commercial area
- Established commercial area, with residential area nearby (X)
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  _B1015_  Quality of Roads

Rail Access  _Southend Victoria Station_  Bus routes  _4 routes from adj Stadium Greyhound Way Stop_

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
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</tr>
<tr>
<td>Regional</td>
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<td>[ ]</td>
<td>[ ]</td>
<td>[X]</td>
</tr>
<tr>
<td>Local</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Vacancy</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
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<td>[ ]</td>
</tr>
</tbody>
</table>

Sectors present (%)

- x... Distribution
- x... Storage (open)
- .... Storage (warehouse)
- .... Creative industries
- .... Marine
- .... Engineering
- x... Product manufacturing
- .... Food production
- .... Aggregates
- x... Office activity (describe type) _Real Estate, Bus Company_
General comments / description of site

B2 and B8 with some retail.

Mixed quality but the majority are quite good.

Occupiers include: Arriva, French Property, Urban Design & Print, Royal Mail, The Range.

Access to the A13 via Queensway to the south.

In proximity to a range of amenities to the south.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
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<tr>
<td>2000 – 2009</td>
<td></td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- Other

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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<th>50-75%</th>
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<tr>
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</tr>
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<td></td>
<td></td>
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</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td>☒</td>
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</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

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

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

Good- proximate access to the A13

Two accesses from the south, HGV access slightly restricted but adequate.

Good, proximate bus and rail links.

Adequate

Adequate

Good
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 Policy E4

Physical Considerations:

- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Physical Considerations</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topography</td>
<td></td>
</tr>
<tr>
<td>Contamination</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Physical Considerations: Level site.

Opportunity for Intensification

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Land

<table>
<thead>
<tr>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (re-use)

<table>
<thead>
<tr>
<th>Vacant Buildings (re-use)</th>
<th>Yes</th>
<th>No</th>
<th>If Yes, number of vacant buildings</th>
</tr>
</thead>
</table>

Vacant Buildings (refurb)

<table>
<thead>
<tr>
<th>Vacant Buildings (refurb)</th>
<th>Yes</th>
<th>No</th>
<th>If Yes, number of vacant buildings</th>
</tr>
</thead>
</table>

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
- No evidence of recent development
- Evidence of marketing & duration

<table>
<thead>
<tr>
<th>Development activity</th>
<th>B class</th>
<th>Non-B class</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Some vacant land that could provide further B-class uses. Also potential to intensify some of the open storage uses.

Recommendations on future use / potential

Protect and maintain B-class employment uses.
Site Ref  S7  Local Authority Southend-on-Sea Borough Council

Site Name  Thanet Grange

Address  SS0 0EJ

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area:  5.4ha

Policy designation:  Existing Site

Location (nearest town or cluster description):  Westcliff-on-Sea

The site is best described as a:

☐ 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 uses

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

Rail Access  Southend Airport Station  Bus routes  1 route from o/s Tesco Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Sectors present (%)

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

November 2017  gva.co.uk
General comments / description of site

B1 office use occupied by RBS Group. Site neighbours a Premier Inn and Beefeater.

High Quality site.

Direct access to the A127.

Few local amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Very good</td>
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<tr>
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<td>Good</td>
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<td>1970 – 1989</td>
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<td>Poor</td>
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<td>1990 – 1999</td>
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<td>Very poor</td>
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<tr>
<td>2000 – 2009</td>
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<td>None</td>
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<tr>
<td>Since 2010</td>
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<td></td>
<td>Other</td>
<td></td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Type</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Retail</td>
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<tr>
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<tr>
<td>Other</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)
☐ Very good ☒ Good
☐ Poor ☐ Very poor

Environment appropriate for current uses?
☒ Yes ☐ No

Neighbouring uses
☐ Residential ☐ Leisure
☒ Retail ☐ Town centre
☒ Airport ☐ Rail
☒ Road ☐ Office
☐ Industrial ☦ Warehousing
☐ Higher Education ☦ Further Education

Evidence of pollutants
☐ Noise ☐ Air
☐ Traffic ☦ Lighting
☐ 24hr operation

Access & parking (comment on issues)
☐ Road Network (Strategic Road Network)

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

☐ Public transport inc HS1 and Pedestrian

☐ Servicing

☐ Internal Circulation

☐ Parking

Access and parking is adequate for the uses within the site
☒ Yes ☐ No ☐ Don’t know

DEVELOPMENT CONTEXT

Hotel and Restaurant.

Good – direct access to A127.

Good, relatively new road network.

Several bus routes located in proximity.

Good

Good

Good

Good
Planning Considerations*:

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

Vacant Buildings (refurb)

- Yes
- No

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

% of site developable

Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Landscaped rear that could be used for further B-class employment use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref S8 Local Authority Southend-on-Sea Borough Council

Site Name Comet Way

Address SS2 6GB

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 7.1ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) B1013 Quality of Roads

Rail Access Southend Airport Station Bus routes 1 route from Eastwoodbury Lane Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
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<tr>
<td>National</td>
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<td>Regional</td>
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<td>Local</td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
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</tr>
</tbody>
</table>

Nature/occupier type

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Suppliers, Vets, Car dealership, wholesaler

Nature/significance of existing occupiers

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) Aircraft repair office

November 2017 gva.co.uk
General comments / description of site

B1/B2/B8 uses with retail/vets. Average quality units.

Occupiers include: Enigma Telematics, Rotable Repairs, Essex Timber & Plywood, Booker Wholesale, Inchcape Volkswagen, Medivet Southend, BK Electronics.

Potential residential use to the west of the site.

Access to the A127 to the south via Nestuda Way.

Few amenities in proximity to the site.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Period</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>X</td>
</tr>
<tr>
<td>1990 – 1999</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>2000 – 2009</td>
<td>☑</td>
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<td>☑</td>
<td>☑</td>
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<tr>
<td>Since 2010</td>
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</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Period</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</tr>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>Since 2010</td>
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<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

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

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

B1/B2/B8 uses with retail/vets. Average quality units.

Hairdressers

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<td>☑</td>
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<tr>
<td>Community</td>
<td>☑</td>
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<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Other</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>
South Essex Authorities

South Essex EDNA

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434

Close to one or two services

No services in close proximity

**Quality of environment for current uses**

(Comment on issues)

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

**Evidence of pollutants**

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

**Access & parking**

(Comment on issues)

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

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

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk (Zone 2 – half of site) adj. to Main River Line
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

*Industry and warehousing (E4) site

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  □ Yes  □ No  

Vacant Land  □ Yes  □ No

Vacant Buildings (re-use)  □ Yes  □ No  If Yes, number of vacant buildings

(Can be reoccupied in current form)

Vacant Buildings (refurb)  □ Yes  □ No  If Yes, number of vacant buildings

(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable

Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to add to B-class uses/intensify.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref S9  Local Authority Southend-on-Sea Borough Council

Site Name Airborne Close

Address SS9 4EN

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 2ha

Policy designation: Existing Site

Location (nearest town or cluster description): Leigh-on-Sea

The site is best described as a:

- 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 nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

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

Rail Access Southend Airport Station  Bus routes 0 routes

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Category</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Auto dealership

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
**General comments / description of site**

B1/B2/B8 – includes some car dealership use. Average quality.

Occupiers: Metrow Foods, Veolia, Big Yellow Self Storage.

Direct access from A127.

Few local amenities.

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
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<th>25-50%</th>
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<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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<tr>
<td>1940 – 1969</td>
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</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th>Housing</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community</td>
<td></td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**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
<table>
<thead>
<tr>
<th><strong>Close to one or two services</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>No services in close proximity</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
</table>

**Environment appropriate for current uses?**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Neighbouring uses**

<table>
<thead>
<tr>
<th>Residential</th>
<th>Leisure</th>
<th>Retail</th>
<th>Town centre</th>
<th>Airport</th>
<th>Rail</th>
<th>Road</th>
<th>Office</th>
<th>Industrial</th>
<th>Warehousing</th>
<th>Higher Education</th>
<th>Further Education</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
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</tr>
</tbody>
</table>

**Evidence of pollutants**

<table>
<thead>
<tr>
<th>Noise</th>
<th>Air</th>
<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Access & parking**  
*comment on issues*

<table>
<thead>
<tr>
<th>Road Network (Strategic Road Network)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
</tr>
<tr>
<td>Public transport inc HS1 and Pedestrian</td>
</tr>
<tr>
<td>Servicing</td>
</tr>
<tr>
<td>Internal Circulation</td>
</tr>
<tr>
<td>Parking</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>
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

*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

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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
- No evidence of recent development
- Evidence of marketing & duration

Development

B class

Non-B class

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref S10  Local Authority Southend-on-Sea Borough Council

Site Name  Airborne Industrial Estate

Address  Southend Arterial Rd, SS9 4EX

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area: 1.4ha

Policy designation:  Existing Site

Location (nearest town or cluster description):  Leigh-on-Sea

The site is best described as a:

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

Location character

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

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

Rail Access  Southend Airport Station  Bus routes 0 routes

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
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</tbody>
</table>

Sectors present (%)

- Distribution...
- Storage (open)...
- Storage (warehouse)...
- Creative industries...
- Marine...
- Other (inc non-B class)...

Superstore

Engineering

Product manufacturing

Food production

Aggregates

Office activity (describe type)
General comments / description of site

Occupier – DJ Superstore.

Average quality site with good access from A127.

Few local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Pre 1940</td>
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<tr>
<td>Since 2010</td>
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Quality of Buildings

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<tbody>
<tr>
<td>Very good</td>
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<tr>
<td>Good</td>
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<td>Poor</td>
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<td>☒</td>
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<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
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</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</tr>
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<tbody>
<tr>
<td>Housing</td>
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<td>Retail</td>
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<tr>
<td>Community</td>
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<td>☐</td>
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<tr>
<td>Other</td>
<td>☐</td>
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<tr>
<td>B-Class</td>
<td>☐</td>
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<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)
☑ Very good ☐ Good
☐ Poor ☐ Very poor

Environment appropriate for current uses?
☑ Yes ☐ No

Neighbouring uses
☑ Residential ☐ Leisure
☐ Retail ☐ Town centre
☐ Airport ☐ Rail
☑ Road ☐ Office
☑ Industrial ☐ Warehousing
☐ Higher Education ☐ Further Education

Evidence of pollutants
☐ Noise ☐ Air
☐ Traffic ☐ Lighting
☐ 24hr operation

Access & parking (comment on issues)
☑ Road Network (Strategic Road Network)
☑ Vehicular Access (HGV, Vans, Cars, Bicycles)
☑ Public transport inc HS1 and Pedestrian
☑ Servicing
☑ Internal Circulation
☑ Parking

Access and parking is adequate for the uses within the site
☑ Yes ☐ No ☐ Don’t know
**DEVELOPMENT CONTEXT**

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

*Industry and warehousing (E4) site

**Physical Considerations**:
- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Physical Considerations</th>
<th>Level Site</th>
</tr>
</thead>
</table>

**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
- Evidence of marketing & duration
- No evidence of recent development

- B class
- Non-B class

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Current use does not appear to be B-class, although likely some ancillary office.

Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain existing use.
Site Ref S11 Local Authority Southend-on-Sea Borough Council

Site Name Laurence Industrial Estate

Address Eastwoodbury Lane, SS2 6RH

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 1.3ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) B1013 Quality of Roads

Rail Access Southend Airport Station Bus routes 2 routes from adj Comet Way

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
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</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) retail, merchants
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) 

November 2017 gva.co.uk
General comments / description of site

B2 Light Industrial Units. Average quality.


A127 accessible to the south by the B1013/Nestuda Way.

Few local amenities.

EXISTING CONDITIONS

<table>
<thead>
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<th>Age of Buildings</th>
<th>Quality of Buildings</th>
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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

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Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)
☐ Very good
☒ Good
☐ Poor
☐ Very poor

Environment appropriate for current uses?
☒ Yes
☐ No

Neighbouring uses
☐ Residential
☐ Retail
☒ Airport
☐ Road
☐ Industrial
☐ Higher Education

Evidence of pollutants
☐ Noise
☐ Air
☐ Traffic
☐ Lighting
☐ 24hr operation

Access & parking
(comment on issues)
☐ Road Network (Strategic Road Network)

Proximate access to A127

Adequate access for current uses – potentially difficult for HGV

Proximate bus links

Good

Adequate

Access and parking is adequate for the uses within the site
☒ Yes
☐ No
☐ Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk (Zone 2) adj. to Main River Line
- 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  | B class  | Non-B class
- Evidence of recent development in the immediate surrounding area  | B class  | Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: S12  Local Authority: Southend-on-Sea Borough Council

Site Name: Aviation Way

Address: SS2 6GH

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 1.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

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

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

Closest trunk road (name and distance): B1013  Quality of Roads: _________

Rail Access: Southend Airport Station  Bus routes: 2 routes from adj Comet Way

Nature/significance of existing occupiers

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Sectors present (%)
- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type): _____________________________

Wholesale
General comments / description of site

B1/B8 use – occupied by Hi-Tec/Magnum. Average quality site.

Good access to the A127 to the south.

Few local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
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Quality of Buildings

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<tbody>
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<tr>
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<tr>
<td>Very poor</td>
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<td>□</td>
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</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

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<td>B-Class</td>
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<td>□</td>
<td>□</td>
<td>X</td>
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</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Quality of environment for current uses</strong> (comment on issues)</td>
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</tr>
<tr>
<td>❌ Very good</td>
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</tr>
<tr>
<td><strong>Environment appropriate for current uses?</strong></td>
<td></td>
</tr>
<tr>
<td>❌ Yes</td>
<td>❌ No</td>
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<tr>
<td><strong>Neighbouring uses</strong></td>
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<tr>
<td>❌ Residential</td>
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<tr>
<td>❌ 24hr operation</td>
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<tr>
<td><strong>Access &amp; parking (comment on issues)</strong></td>
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<tr>
<td>❌ Road Network (Strategic Road Network)</td>
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<td>❌ Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
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<td>❌ Internal Circulation</td>
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<td>❌ Parking</td>
<td></td>
</tr>
<tr>
<td><strong>Access and parking is adequate for the uses within the site</strong> ❌ Yes ❌ No ❌ Don’t know</td>
<td></td>
</tr>
</tbody>
</table>

Good access to the A127

Proximate bus links

Adequate

Adequate

Adequate
**DEVELOPMENT CONTEXT**

**Planning Considerations***:
- Flood Risk *South of Site (Zone 2) adj. to Main River Line*
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

*Industry and warehousing (E4) site*

<table>
<thead>
<tr>
<th>Physical Considerations:</th>
<th>Level site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topography</td>
<td></td>
</tr>
<tr>
<td>Contamination</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

| Opportunity for Intensification | Yes | No |
| Vacant Land                     | Yes | No |

- **Vacant Buildings (re-use)**
  - Yes
  - No
  - If Yes, number of vacant buildings

- **Vacant Buildings (refurb)**
  - Yes
  - No
  - If Yes, number of vacant buildings

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

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
</table>

**Development activity**

- 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

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

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Site suits current occupier – little opportunity to increase/intensify B-class use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.
Site Ref: S13  Local Authority: Southend-on-Sea Borough Council

Site Name: Temple Farm

Address: Tailor Ct, SS2 5SX

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 18.8ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A1159  Quality of Roads

Rail Access: Southend Airport Station  Bus routes: 4 routes from adj The Candlemakers Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sector Type</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>National</td>
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<tr>
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<tr>
<td>Local</td>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine

- Other (inc non-B class) Retail, suppliers, merchants, wholesales, gym, car dealer/repair, café,

November 2017 gva.co.uk
**General comments / description of site**

B2/B8 alongside non B-class uses. Average to low quality.


Several access from Chandlers Way which leads down to the A127.

Few local amenities.

**EXISTING CONDITIONS**

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>1940 – 1969</td>
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<td>☒</td>
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<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>2000 – 2009</td>
<td>☐</td>
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<tr>
<td>Since 2010</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Good</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

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

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Community</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>B-Class</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

**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
<table>
<thead>
<tr>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality of environment for current uses</td>
<td>(comment on issues)</td>
</tr>
<tr>
<td>Very good</td>
<td>☒ Good</td>
</tr>
<tr>
<td>Environment appropriate for current uses?</td>
<td>☒ Yes</td>
</tr>
<tr>
<td>Neighbouring uses</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
<td>☐</td>
</tr>
<tr>
<td>Airport</td>
<td>☒</td>
</tr>
<tr>
<td>Road</td>
<td>☒</td>
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<tr>
<td>Industrial</td>
<td>☐</td>
</tr>
<tr>
<td>Higher Education</td>
<td>☐</td>
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<tr>
<td>Evidence of pollutants</td>
<td></td>
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<tr>
<td>Noise</td>
<td>☐</td>
</tr>
<tr>
<td>Traffic</td>
<td>☐</td>
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<tr>
<td>24hr operation</td>
<td>☐</td>
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<tr>
<td>Access &amp; parking (comment on issues)</td>
<td></td>
</tr>
<tr>
<td>Road Network (Strategic Road Network)</td>
<td>☐</td>
</tr>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>☐</td>
</tr>
<tr>
<td>Public transport inc HS1 and Pedestrian</td>
<td>☐</td>
</tr>
<tr>
<td>Servicing</td>
<td>☐</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td>☐</td>
</tr>
<tr>
<td>Parking</td>
<td>☐</td>
</tr>
<tr>
<td>Access and parking is adequate for the uses within the site</td>
<td>☒ Yes</td>
</tr>
</tbody>
</table>
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

Physical Considerations:

- Topography
- Contamination
- Other

Physical Considerations: Level site

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

Development activity

- Evidence of recent development within the site
- B class
- Non-B class

- Evidence of recent development in the immediate surrounding area
- B class
- Non-B class

- No evidence of recent development

- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class employment use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref  S14 Local Authority Southend-on-Sea Borough Council

Site Name  Stock Road

Address  Cedar Park, Stock Road, SS2 5PT

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area:  21.3ha

Policy designation:  Existing Site

Location (nearest town or cluster description):  Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance)  A1159  Quality of Roads

Rail Access  Prittlewell Station  Bus routes  4 routes from opp Stock Close Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National</td>
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<td></td>
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<tr>
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<td></td>
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<td></td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B1/B2/B8 – includes non B class uses. Stock quality mixed.

Occupiers include: Olympus KeyMed, Premier Metals, Rapid Wheels, Acorn Print, Dolphin Services, Jewson, Solopress, Veolia, Solopress, Essex Fascias and Windows, Kranzle.

Good access to the A1159 to the south of the site which leads to the A127/A13.

Several bus routes pass through the site and Prittlewell Station is in proximity to the site.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<td>1970 – 1989</td>
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<tr>
<td>Since 2010</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Good</td>
<td>☑</td>
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<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

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 ☑
South Essex Authorities

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

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

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

- Cemetery

**Evidence of pollutants**

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

- None Evident

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

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

- Access to the A127/A13 via A1159
- Good, access to the site from the north and south.
- Access to bus and rail routes.
- Adequate
- Good
- Adequate

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

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

*Industry and warehousing (E4) site

Physical Considerations:

- Topography
- Contamination
- Other

Level site

Opportunity for Intensification  ☒ Yes  ☐ No  Vacant Land  ☒ Yes  ☐ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable_______________  Estimated Quantity_______

Development activity

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Some land to the west of the site that could be used for B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: S15  Local Authority: Southend-on-Sea Borough Council

Site Name: Priory Works

Address: Priory Ave, SS2 6LD

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 1ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A1159  Quality of Roads

Rail Access: Pritlewell Station  Bus routes: 2 routes from Sutton Road (E-bound) Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution: 10%
- Storage (open): 10%
- Storage (warehouse): 10%
- Creative industries: 5%
- Marine: 1%
- Other (inc non-B class): 1%

Engineering: 10%
Product manufacturing: 15%
Food production: 5%
Aggregates: 1%
Office activity (describe type): Vehicle repair,
### General comments / description of site

Dated B2/B8 uses. Low Quality.

Occupiers include: DGM Service Centre, BJ Broadway, Flyguard, W B Lemon Fencing.

Access to the A1159 via Priory Avenue/Crescent.

Bus routes at the end of Priory Crescent, Prittlewell Station to the south.

### EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>Very good</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>✓</td>
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<tr>
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<td>✓</td>
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<tr>
<td>1990 – 1999</td>
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<td></td>
<td>✓</td>
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<td>2000 – 2009</td>
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<td>✓</td>
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<tr>
<td>Since 2010</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

#### On-site amenities

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

#### Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>Community</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
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<td>✓</td>
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</tbody>
</table>

#### 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
<table>
<thead>
<tr>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Quality of environment for current uses</strong> (comment on issues)</td>
<td></td>
</tr>
<tr>
<td>- Very good</td>
<td>X Good</td>
</tr>
<tr>
<td>- Poor</td>
<td>- Very poor</td>
</tr>
<tr>
<td><strong>Environment appropriate for current uses?</strong></td>
<td></td>
</tr>
<tr>
<td>X Yes</td>
<td>- No</td>
</tr>
<tr>
<td><strong>Neighbouring uses</strong></td>
<td></td>
</tr>
<tr>
<td>- Residential</td>
<td>- Leisure</td>
</tr>
<tr>
<td>- Retail</td>
<td>- Town centre</td>
</tr>
<tr>
<td>- Airport</td>
<td>X Rail</td>
</tr>
<tr>
<td>- Road</td>
<td>- Office</td>
</tr>
<tr>
<td>- Industrial</td>
<td>- Warehousing</td>
</tr>
<tr>
<td>- Higher Education</td>
<td>- Further Education</td>
</tr>
<tr>
<td><strong>Evidence of pollutants</strong></td>
<td></td>
</tr>
<tr>
<td>- Noise</td>
<td>- Air</td>
</tr>
<tr>
<td>- Traffic</td>
<td>- Lighting</td>
</tr>
<tr>
<td>- 24hr operation</td>
<td></td>
</tr>
<tr>
<td><strong>Access &amp; parking</strong> (comment on issues)</td>
<td></td>
</tr>
<tr>
<td>- Road Network (Strategic Road Network)</td>
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<tr>
<td>- Servicing</td>
<td></td>
</tr>
<tr>
<td>- Internal Circulation</td>
<td></td>
</tr>
<tr>
<td>- Parking</td>
<td></td>
</tr>
</tbody>
</table>

Proximity to A1159

Adequate for existing uses, difficult for HGVs

Proximate bus and rail links

Adequate

Adequate

Adequate

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

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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

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)

Vacant Buildings (refurb)  □ Yes  □ No
(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable

Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Suits existing occupiers

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref   S16   Local Authority Southend-on-Sea Borough Council

Site Name   Prince Close

Address   Prince Ave, SS0 0JS

Survey Date  02/02/2016   Surveyor   MS & LG

SITE DESCRIPTION

Site Area:   0.9ha

Policy designation:   Existing Site

Location (nearest town or cluster description):   Westcliff-on-Sea

The site is best described as a:

☑ 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 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

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Regional</td>
<td>☑</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Local</td>
<td>☑</td>
<td>☑</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Sectors present (%)

... Distribution       ... Engineering
... Storage (open)     x... Product manufacturing
x... Storage (warehouse)  ... Food production
... Creative industries ... Aggregates
... Marine             ... Office activity (describe type)
☐... Other (inc non-B class) Recording Studio
General comments / description of site

B2 and B8 uses. Average quality.

Occupiers include: Rotary Watches, Bleeding Ear Studios, Lyon Fencing.

Site access from the A127.

Poor public transport links.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Period</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
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<td>1940 – 1969</td>
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<tr>
<td>1970 – 1989</td>
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<td>☑</td>
<td>☑</td>
<td>☕</td>
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<tr>
<td>1990 – 1999</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☐</td>
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</table>

Quality of Buildings

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>☑</td>
<td>☑</td>
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</tr>
<tr>
<td>Good</td>
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<td>☑</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☒</td>
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<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☒</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
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<td>☒</td>
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<tr>
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</table>

Neighbouring amenities

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

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

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

**Evidence of pollutants**

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

**Access & parking**
*comment on issues*

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

- Good access to A127
- Relatively restricted access from the A127
- Poor public transport links.
- Adequate
- Adequate
- Adequate

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

**DEVELOPMENT CONTEXT**
### Planning Considerations*

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order
- Industry and warehousing (E4) site

*Industry and warehousing (E4) site

### Physical Considerations:

<table>
<thead>
<tr>
<th>Topography</th>
<th>Contamination</th>
<th>Other</th>
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<tbody>
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<td></td>
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</tbody>
</table>

### Opportunity for Intensification

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Vacant Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
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<td>X</td>
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</tbody>
</table>

### Vacant Buildings (re-use)

(Can be reoccupied in current form)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
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</table>

### Vacant Buildings (refurb)

(Likely to require refurbishment or redevelopment to be reoccupied)

<table>
<thead>
<tr>
<th>Yes</th>
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<tbody>
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</tbody>
</table>

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

### CONCLUSIONS

(Market perceptions to be considered within report)

### Other Comments / Observations

Some opportunity to increase/intensify B-class employment use to the north of site.

### Recommendations on future use / potential

Manage and monitor site. Potential to release in the medium term.
Site Ref S17       Local Authority Southend-on-Sea Borough Council

Site Name Vanguard Way

Address Sutton Road, SS3 9RA

Survey Date 02/02/2016           Surveyor MS & LG

SITE DESCRIPTION

Site Area: 10.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) A13 Quality of Roads

Rail Access Shoeburyness Station Bus routes 4 routes opp Southchurch Avenue Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
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<tr>
<td>Vacancy</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present (%)

- x.... Distribution      Engineering
- x.... Storage (open)    Product manufacturing
- .... Storage (warehouse) Food production
- .... Creative industries Aggregates
- .... Marine             Office activity (describe type)__________
- x.... Other (inc non-B class) suppliers, retail, vehicle repair, ____________

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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

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tr>
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<table>
<thead>
<tr>
<th>Quality of Buildings</th>
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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
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<th>0-25%</th>
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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)
- No
- Yes: Very good
- Yes: Good
- Yes: Poor
- Yes: Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

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

Proximate access to the A13
Good access from Elm Road
Proximate bus and rail links.
Adequate
Good
Adequate

Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order
- Industry and warehousing (E4) site

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  ☒ Yes ☐ No

Vacant Land  ☐ Yes  ☒ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No

(Can be reoccupied in current form)

If Yes, number of vacant buildings

Vacant Buildings (refurb)  ☐ Yes  ☐ No

(Likely to require refurbishment or redevelopment to be reoccupied)

If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify some open storage uses.

Recommendations on future use / potential

Protect and maintain B-class employment use. Consider in AAP for wider Shoeburyness area strategy.
### SITE DESCRIPTION

**Site Area:** 7.2ha  

**Policy designation:** Existing Site  

**The site is best described as a:**  
- [ ] Out of Town Office Campus  
- [ ] High Quality Business Park  
- [ ] Research and Technology/Science Park  
- [ ] Warehouse/Distribution Park  
- [X] 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  
- [X] Established commercial area, with residential area nearby  
- [ ] Mixed commercial and residential area  
- [ ] Mainly residential with few commercial uses  
- [ ] Mainly residential or rural area with no other commercial uses  

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

**Quality of Roads**  

**Rail Access**  
- Shoeburyness Station  

**Bus routes**  
- 1 from o/s Health Centre Stop  

**Nature/significance of existing occupiers**  

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
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<td>[X]</td>
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<tr>
<td>Vacancy</td>
<td>[ ]</td>
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<td>[ ]</td>
</tr>
</tbody>
</table>

**Sectors present (%)**  

- Distribution  
- Storage (open)  
- Storage (warehouse)  
- Creative industries  
- Marine  
- Engineering  
- Product manufacturing  
- Food production  
- Aggregates  
- Office activity (describe type)
General comments / description of site

B2 and B8 class uses. Average to poor quality units.

Occupiers include: Threeway Sheet Metal, DB Print & Design, Service Garage, R P A Multiform, Sovereign Design, Nutronic, Wok King Express, Wetsuits and More

Site accessed from A13.

Bus stop near entrance to suit and Shoeburyness station is proximity.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
<td>□</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>□</td>
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<tr>
<td>1970 – 1989</td>
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<td>1990 – 1999</td>
<td>□</td>
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<tr>
<td>2000 – 2009</td>
<td>□</td>
</tr>
<tr>
<td>Since 2010</td>
<td>□</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
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<td>Retail</td>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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<td>□</td>
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<tr>
<td>B-Class</td>
<td>□</td>
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</tbody>
</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

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

Adjacent B-class site to the south.
None Evident
Limited strategic access because of reliance on A13
Potential a tight access for HGVs
Good, access to bus and rail.
Adequate
Adequate
Adequate

Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
**DEVELOPMENT CONTEXT**

Planning Considerations*:
- [X] Flood Risk (Zones 2 and 3)
- [ ] Heritage & Conservation (Listed Building, SAM, Cons Area)
- [ ] Environmental Designation (SPA, SAC, SSSI, Ramsar)
- [ ] Tree Preservation Order

*Industry and warehousing (E4) site, adj. to Allotments (R7) and Secondary Shopping Frontage (S5, S7, S9 & E3)

**Physical Considerations:**
- [ ] Topography
- [ ] Contamination
- [ ] Other

<table>
<thead>
<tr>
<th>Physical Considerations:</th>
<th>Level site</th>
</tr>
</thead>
</table>

**Opportunity for Intensification**
- [ ] Yes
- [X] No

**Vacant Land**
- [ ] Yes
- [X] No

**Vacant Buildings (re-use)**
- [ ] Yes
- [ ] No
- If Yes, number of vacant buildings

**Vacant Buildings (refurb)**
- [ ] Yes
- [ ] No
- If Yes, number of vacant buildings

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

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
</table>

**Development activity**
- [ ] Evidence of recent development within the site
- [ ] Evidence of recent development in the immediate surrounding area
- [X] No evidence of recent development
- [ ] Evidence of marketing & duration

<table>
<thead>
<tr>
<th>Evidence of development</th>
<th>B class</th>
<th>Non-B class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence of development</td>
<td>[ ] B class</td>
<td>[ ] Non-B class</td>
</tr>
<tr>
<td>No evidence of development</td>
<td>[X] Non-B class</td>
<td></td>
</tr>
</tbody>
</table>

**CONCLUSIONS**

(Market perceptions to be considered within report)

**Other Comments / Observations**

Little opportunity to increase/intensify B-class employment use.

**Recommendations on future use / potential**

Protect and maintain B-class employment use. Consider in AAP for wider Shoeburyness area strategy.
Site Ref: S19  Local Authority: Southend-on-Sea Borough Council

Site Name: Campfield Road

Address: Shoeburyness, SS3 9FL

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 6.1ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): B1016  Quality of Roads:__________

Rail Access: Shoeburyness Station  Bus routes: 1 from opp Customs and Excise Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tbody>
<tr>
<td>International</td>
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<tr>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Food packaging

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Large B8 units with some production element. Average quality.

Occupiers: E G L Homecare and Cumberland Packaging.

Good access to the A13 via Campfield Road.

Proximate bus links and Shoeburyness station.

### EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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<table>
<thead>
<tr>
<th>Quality of Buildings</th>
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<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
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<tr>
<td>Good</td>
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<td>Poor</td>
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<tr>
<td>Very poor</td>
<td>□</td>
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</tbody>
</table>

#### On-site amenities

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

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>0-25%</th>
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<tbody>
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<tr>
<td>B-Class</td>
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</table>

#### 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
South Essex Authorities

Quality of environment for current uses (comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

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

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

South Essex EDNA

November 2017 gva.co.uk
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk (Zones 2 and 3)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

*Industry and warehousing (E4) site, adj. to War Memorial

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  ❏ Yes  ❌ No
Vacant Land  ❏ Yes  ❌ No

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

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

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

% of site developable  ____________________  Estimated Quantity  ______

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use. Consider in AAP alongside other sites for wider Shoeburyness area strategy.
Site Ref S20 Local Authority Southend-on-Sea Borough Council

Site Name Tickfield Avenue

Address SS2 6LL

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 1.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Southend-on-Sea

The site is best described as a:

☐ 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 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

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<tbody>
<tr>
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</tbody>
</table>

Sectors present (%)

... Distribution ☐... Engineering
... Storage (open) ☐... Product manufacturing
... Storage (warehouse) ☐... Food production
... Creative industries ☐... Aggregates
... Marine ☐... Office activity (describe type) conference centre, digital
☒ Other (inc non-B class) Vehicle Repair
General comments / description of site

Redeveloped by the Council for employment use

Occupiers: q-range.com, The Tickfield Centre, Hills Motors

Access to the A127 via East Street.

Bus routes arguably in walking distance on Sutton Road/A127. Prittlewell station in proximity.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<td>◐</td>
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<tr>
<td>1940 – 1969</td>
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<td>1990 – 1999</td>
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<td>2000 – 2009</td>
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<td>Since 2010</td>
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<td>◐</td>
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On-site amenities

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

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>0-25%</th>
<th>25-50%</th>
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</thead>
<tbody>
<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
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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
<table>
<thead>
<tr>
<th>Service</th>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality of environment for current uses (comment on issues)</td>
<td>Very good</td>
<td>Good</td>
</tr>
<tr>
<td>Environment appropriate for current uses?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Neighbouring uses</td>
<td>Residential</td>
<td>Leisure</td>
</tr>
<tr>
<td>Evidence of pollutants</td>
<td>Noise</td>
<td>Air</td>
</tr>
<tr>
<td>Access &amp; parking (comment on issues)</td>
<td>Strategic access between Southend and A127</td>
<td>Adequate for current uses, unsuitable for HGVs</td>
</tr>
<tr>
<td>Access and parking is adequate for the uses within the site</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order
- Industry and warehousing (E4) site

Physical Considerations:

- Topography
- Contamination
- Other

<table>
<thead>
<tr>
<th>Level site</th>
</tr>
</thead>
</table>

Opportunity for Intensification

- Yes

Vacant Land

- Yes

Vacant Buildings (re-use)

- Yes

Vacant Buildings (refurb)

- Yes

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

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
</table>

| 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 |
| Evidence of marketing & duration |

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Area: 1.1ha

Policy designation: Existing Site

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) A1159 Quality of Roads

Rail Access Prittlewell Station Bus routes 1 route from opp Cemetery Stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Category</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>National</td>
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<tr>
<td>Regional</td>
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<td>Local</td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- x Other (inc non-B class) Wholesale, costume hire, timber merchant, retail

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Principally B2 uses. Average quality units.


Site accessed off the A1159 leading to A127.

Prittlewell Station relatively proximate and bus links to the south on A1159.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
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</table>

<table>
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<tr>
<th>Quality of Buildings</th>
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<tbody>
<tr>
<td>0-25%</td>
</tr>
<tr>
<td>Very good</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Poor</td>
</tr>
<tr>
<td>Very poor</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>☑</td>
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</tr>
</tbody>
</table>

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
- Poor

- Good
- Very poor

**Environment appropriate for current uses?**

- Yes  
- No

**Neighbouring uses**

- Residential  
- Retail  
- Airport  
- Road  
- Industrial  
- Higher Education

- Leisure  
- Town centre  
- Rail  
- Office  
- Warehousing  
- Further Education

**Evidence of pollutants**

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

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

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

- Good access from A1159.
- Access into site suitable for HGV but may struggle within the site.
- Bus and rail links
- Adequate
- Adequate
- Adequate

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

- Yes  
- No  
- Don’t know

---

Cemetery, Greenfield Land, Fire Service

None evident
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

Level site

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  
(Likely to require refurbishment or redevelopment to be reoccupied)

If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

Development activity

- Evidence of recent development within the site  ☐ B class  ☐ Non-B class
- Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class

☑ No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to increase/intensify B-class employment use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Thurrock

Site Ref: T1  Local Authority: Thurrock

Site Name: Plot 14, Juliette Way, Purfleet Industrial Park

Address: RM15 4YD

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.9ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

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 - 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 A1306/A13

Rail Access: Purfleet (2km)  Bus routes: None

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
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</tr>
</tbody>
</table>

Sectors present

- Distribution
- Engineering
- Storage (open)
- Product manufacturing
South Essex Authorities

South Essex EDNA

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489

... Storage (warehouse) ... Food production
... Creative industries ... Aggregates
... Marine ... Office activity (describe type)
... Other (inc non-B class)

General comments / description of site

Open storage – vehicles

Set within the wider Purfleet Industrial Park site (GVA Ref: T2)

Good access from A13/A1306.

Few amenities nearby.

EXISTING CONDITIONS

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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
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</table>
Neighbouring amenities
- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation
- None evident

Access & parking (comment on issues)
- Road Network (Strategic Road Network)
  Accessible from A1306/A13 – accessed through the wider Purfleet Industrial Park
- Vehicular Access
  (HGV, Vans, Cars, Bicycles)
  Good access from A1306
- Public transport
  Poor
- Servicing
  On site
- Internal Circulation
  poor
- Parking
  Onsite adequate

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

Planning Considerations*:

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

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

Physical Considerations:

- Topography
- Contamination
- Other

None evident

Opportunity for Intensification

- Yes
- No

Vacant Land

- Yes
- No

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings ________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings ________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable ________________

Estimated Quantity ________________

Development activity

- Evidence of recent development within the site
- Evidence of recent development in the immediate surrounding area
- No evidence of recent development
- Evidence of marketing & duration

- B class
- Non-B class

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Open storage of vehicles that is in keeping with other uses on the wider Purfleet Industrial Park site – B class use should be protected.

Could accommodate expansion of uses in adjacent site.

Recommendations on future use / potential

Protect and maintain existing B-class employment use as required.
Site Ref T2
Local Authority Thurrock

Site Name Purfleet Industrial Park

Address RM15 4YF

Survey Date: 02/02/2016
Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 23.8ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

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

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

Closest trunk road (name and distance) Accessed by A1306/A13

Rail Access Purfleet (1.5km) Bus routes None

Nature/significance of existing occupiers

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<tr>
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Sectors present
- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
- Car Repairs, Trade Merchants, Waste

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General comments / description of site

Medium sized site with predominantly B2 and B8.

Units are relatively good quality.

Good access from A13/A1306.

Few amenities nearby.

Occupiers include Ensign Bus, Transcars, Goodmayes Motors Sales, Shields Environmental, Regal Engines. (Large amount of vehicle repair).

EXISTING CONDITIONS

Age of Buildings

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Quality of Buildings

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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

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<td>B-Class</td>
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</tr>
</tbody>
</table>

**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

**Quality of environment for current uses**
*(comment on issues)*
- [ ] Very good
- [ ] Good
- [ ] Poor
- [ ] Very poor

**Environment appropriate for current uses?**
- [x] Yes
- [ ] No

**Neighbouring uses**
- [ ] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [x] Airport
- [x] Rail
- [x] Road
- [ ] Office
- [ ] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

**Evidence of pollutants**
- [ ] Noise
- [ ] Air
- [ ] Traffic
- [ ] Lighting
- [ ] 24hr operation

**Access & parking**
*(comment on issues)*
- Access to A13 and A1306
- Relatively good access from the A1306
- Poor
- On site - adequate
- Good
- Parking on units
Access and parking is adequate for the uses within the site □ Yes □ No □ Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:
□ Topography
□ Contamination
□ Other

Opportunity for Intensification □ Yes □ No

Vacant Land □ Yes □ No

If Yes, number of vacant buildings ________________
(Can be reoccupied in current form)

Vacant Buildings (re-use) □ Yes □ No
If Yes, number of vacant buildings ________________
(Likely to require refurbishment or redevelopment to be reoccupied)

Vacant Buildings (refurb) □ Yes □ No
If Yes, number of vacant buildings ________________

% of site developable ________________
Estimated Quantity ___________

Development activity
□ Evidence of recent development within the site □ B class □ Non-B class ________________
□ Evidence of recent development in the immediate surrounding area □ B class □ Non-B class __
□ No evidence of recent development
□ Evidence of marketing & duration ________________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Several neighbouring potential sites which could accommodate site expansion.
Potential to intensify land to north currently used as open storage.

Recommendations on future use / potential

Protect and maintain for continued employment use
Site Ref: T3  Local Authority: Thurrock

Site Name: Milehams Industrial Estate

Address: RM19 1SX

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 1.4ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): A1306 (200m)

Rail Access: Purfleet (1km)  Bus routes: Multiple routes to the south of the site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>National</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
<td></td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present

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

November 2017 gva.co.uk
General comments / description of site

Occupiers include Vosa and Secure Self Storage.
Appears to be B2 and B8 use.
Site buildings are relatively low quality.
Circulation in the site is restricted by intense use.

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>0-25%</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td></td>
</tr>
<tr>
<td>1970 – 1989</td>
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<td>1990 – 1999</td>
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<tr>
<td>2000 – 2009</td>
<td>☒</td>
</tr>
<tr>
<td>Since 2010</td>
<td>☒</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Retail</td>
<td>☒</td>
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<tr>
<td>Community</td>
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<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>
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
- X No services in close proximity

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- Access to the A1306 which leads north to the A13.
- Wide access from the Tank Hill Road – turning in the site may be an issue for HGVs
- Bus stop approx. 10 min walk south
- Adequate on site but turning may be an issue for HGVs
- Adequate
- Adequate on site
Access and parking is adequate for the uses within the site  ☑️Yes  ☐ No  ☐ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:
- ☑️ Flood Risk
- ☐ Heritage & Conservation (Listed Building, SAM, Conservation 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

Some buildings are likely to require upgrading.
Neighbouring sites identified for potential B-class use (GVA Ref: T57) that could accommodate expansion.

Recommendations

Protect and maintain for continued employment use
Site Ref: T4  Local Authority: Thurrock Council

Site Name: Marley Works

Address: Stifford Road, RM15 6RL

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 6.1ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as:

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

Location character

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

Closest trunk road (name and distance): Accessed from B1335

Rail Access: Chafford Hundred (2km)

Bus routes: Multiple routes on B1335 and Foyle Drive

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sector</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tbody>
<tr>
<td>International</td>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Occupiers: ET Clay Products, CHEP UK Ltd, Heritage Clay Tiles.

B2/B8 uses.

Large proportion of B8 open storage use that could be intensified.

Buildings relatively high quality.

Site is stand alone with few nearby amenities.

### EXISTING CONDITIONS

#### Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
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<td>1940–1969</td>
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<tr>
<td>Since 2010</td>
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</table>

#### Quality of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tr>
<td>Since 2010</td>
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</tr>
</tbody>
</table>

#### On-site amenities

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

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Type</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
<td></td>
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</tr>
</tbody>
</table>
Other

B-Class

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

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

Access & parking (comment on issues)
- Road Network (Strategic Road Network)

Accessible from B1335

Vehicular Access
(HGV, Vans, Cars, Bicycles)
Wide access but poor visibility

Public transport
Proximate bus routes

Servicing
On site

Internal Circulation
Good

Parking
Adequate – on site
Access and parking is adequate for the uses within the site  ☑ Yes ☐ No ☐ Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:
- ☐ Topography
- ☐ Contamination
- ☑ Other None evident

Opportunity for Intensification  ☑ Yes ☐ No

Vacant Land  ☑ Yes ☐ No
If Yes, number of vacant buildings ______________________
(Can be reoccupied in current form)

Vacant Buildings (re-use)  ☑ Yes ☐ No
If Yes, number of vacant buildings ______________________
(Likely to require refurbishment or redevelopment to be reoccupied)

Vacant Buildings (refurb)  ☑ Yes ☐ No
If Yes, number of vacant buildings ______________________

% of site developable ______________________ Estimated Quantity ________

Development activity
- ☑ Evidence of recent development within the site ☑ B class ☐ Non-B class ______________________
- ☑ Evidence of recent development in the immediate surrounding area ☑ B class ☐ Non-B class __
- ☑ No evidence of recent development
- ☑ Evidence of marketing & duration ______________________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Neighbouring potential site (GVA Ref: T39) that could accommodate expansion.

Recommendations on future use / potential

Protect and maintain for continued employment use
Site Ref: T38  Local Authority: Thurrock Council

Site Name: Fiddlers Reach

Address: Wouldham Road, South Stifford, RM20 4XB

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 9.9ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

☐ 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 uses

Closest trunk road (name and distance): A126 (400m)

Rail Access: Grays (1.5km)  Bus routes: Multiple routes on A126

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<tr>
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</tr>
<tr>
<td>Vacancy</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Sectors present

... Distribution ... Engineering
... Storage (open) ... Product manufacturing
... Storage (warehouse) ... Food production
... Creative industries ... Aggregates
... Marine ... Office activity (describe type)
... Other (inc non-B class)
General comments / description of site

Site has accommodated meanwhile storage use since its former use, and is currently being redeveloped for Biomass energy use.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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Quality of Buildings

<table>
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<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
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<tr>
<td>Good</td>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
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Neighbouring amenities
- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Opposite Council Depot
None evident
Proximate access to A126
Wide access to Wouldham Road that leads to the site
Proximate bus links
N/A
N/A
N/A
Access and parking is adequate for the uses within the site  ☒ Yes  ☐ No  ☐ Don’t know

DEVELOPMENT CONTEXT

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

Physical Considerations:
☐ Topography
☐ Contamination
☐ Other

Opportunity for Intensification  ☐ Yes  ☒ No

Vacant Buildings (re-use)  ☐ Yes  ☒ No  If Yes, number of vacant buildings ______________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☒ No  If Yes, number of vacant buildings ______________________
(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable 100% ______________________  Estimated Quantity 9.9ha ______

Development activity
☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class _____________
☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __
☒ No evidence of recent development
☐ Evidence of marketing & duration _____________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Recommendations on future use / potential

Protect and maintain – use class will potentially change with completion of Biomass energy development and operation.
Site Ref: T24  Local Authority: Thurrock Council

Site Name: East and West of Heron Way

Address: West Thurrock, RM20 3XD

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 25.6ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as:

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

Location character

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

Closest trunk road (name and distance): Accessed from B186/A126

Rail Access: Grays (3km)  Bus routes: Several routes pass along Heron Way/Motherwell Way

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>International</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
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</tr>
<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
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<td>☑</td>
</tr>
</tbody>
</table>

Vacancy

| ☑ |

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) 
- Car Repairs, Laboratory Equipment Supplier
General comments / description of site

Predominantly non-B class use (retail and wholesale).
B-class uses located to the southwest of site.
Occupiers include: CostCo, B&Q, IKEA, Torque Development International, Walker Crane Services.
Units are high quality.
Forms part of the wider Lakeside site with good connections and access to amenities.

EXISTING CONDITIONS

### Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
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</tbody>
</table>

### Quality of Buildings

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
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<tr>
<td>Very poor</td>
<td>☐</td>
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</tbody>
</table>

### On-site amenities

- ☐ Convenience retail
- ☐ Restaurant/café
- ☐ Gym/sports
- ☒ Bank
- ☐ None
- ☒ Hotel
- ☒ Creche
- ☒ Education
- ☒ Other

### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
<td>☐</td>
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</tbody>
</table>
Other  
B-Class

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

Quality of environment for current uses
(comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)
- Access to A126/B186

- Vehicular Access
  (HGV, Vans, Cars, Bicycles)
  Good access from truck routes

- Public transport
  Proximate bus routes

- Servicing
  On site

- Internal Circulation
  Good

- Parking
  On site
Access and parking is adequate for the uses within the site  □ Yes  □ No  □ Don’t know

DEVELOPMENT CONTEXT

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

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

Physical Considerations:
☐ Topography
☐ Contamination
☐ Other

Opportunity for Intensification  □ Yes  □ No

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

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

% of site developable __________________________  Estimated Quantity_________

Development activity
☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class _____________
☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __
☐ No evidence of recent development
☐ Evidence of marketing & duration _____________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity for further development – although there is some B8 open storage use. Car parks are associated with existing retail uses.

Recommendations on future use / potential

Predominantly retail but protect and maintain for continued employment use.
Site Ref: T25  Local Authority: Thurrock

Site Name: Tank Lane

Address: RM19 1TB

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 5.8ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance) Accessed from A1306

Rail Access: Purfleet (0.6km)  Bus routes: None

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tr>
<td>Vacancy</td>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Vehicle repair and hire

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Occupiers: Scania Purfleet, B K M Transport, Facelift Access Hire, All Night Types

B2/B8 class uses. Large amount of open storage.

Stock quality mixed.

Good access to A1306.

### EXISTING CONDITIONS

#### Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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#### Quality of Buildings

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<tr>
<td>Since 2010</td>
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<td>•</td>
</tr>
</tbody>
</table>

- Very good
- Good
- Poor
- Very poor

#### On-site amenities

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

#### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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</tr>
<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
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<td>Other</td>
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<tr>
<td>B-Class</td>
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</tr>
</tbody>
</table>

#### 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)**

<table>
<thead>
<tr>
<th></th>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
</table>

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Leisure</th>
<th>Retail</th>
<th>Town centre</th>
<th>Airport</th>
<th>Rail</th>
<th>Road</th>
<th>Office</th>
<th>Industrial</th>
<th>Warehousing</th>
<th>Higher Education</th>
<th>Further Education</th>
</tr>
</thead>
</table>
- Yes
- No

**Evidence of pollutants**

<table>
<thead>
<tr>
<th></th>
<th>Noise</th>
<th>Air</th>
<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
</tr>
</thead>
</table>
- Yes
- No

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

- Road Network (Strategic Road Network) Accessed from the A1306
- Vehicular Access (HGV, Vans, Cars, Bicycles) Wide access from Botany with good vision.
- Public transport Poor
- Servicing Adequate on site
- Internal Circulation Good for cars, more difficult for HGVs
- Parking Adequate on site

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

- Yes
- No
- Don’t know

**DEVELOPMENT CONTEXT**

**Planning Considerations***:
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

Proximate site to the south could accommodate expansion. Intensification opportunities where current B8 open storage.

Recommendations on future use / potential

Protect and maintain for continued employment use
Site Ref: T27  Local Authority: Thurrock Council

Site Name: London Road

Address: Purfleet (E1e), RM19 1SD

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 52.5ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): Accessed from A1090

Rail Access: Purfleet (1.5km)  Bus routes: Several routes on London Road to north of site

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)

November 2017 gva.co.uk
General comments / description of site


Uses principally B2/B8 with open storage of cars.

Units are of reasonable quality.

Good access to the A1090 via the London Road to the north of the site.

Forms part of the wider industrial area but few amenities in proximity to the site.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</thead>
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<tr>
<td>Pre 1940</td>
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</tbody>
</table>

On-site amenities

- Convenience retail ☑
- Restaurant/café ☑
- Hotel ☑
- Gym/sports ☑
- Creche ☑
- Bank ☑
- Education ☑
- None ☑
- Other ☑

Broadband infrastructure

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

Proportion of floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☒</td>
</tr>
</tbody>
</table>
### Neighbouring amenities
- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

### Quality of environment for current uses
*Comment on issues*
- Very good
- Good
- Poor
- Very poor

### Environment appropriate for current uses?
- Yes
- No

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

### Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation
- None evident

### Access & parking
*Comment on issues*
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking
- Accessed from A1090
- Relatively narrow access with rail crossing
- Bus routes to the north of the site on London Road.
- Good
- Adequate
- Adequate

### Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

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

Physical Considerations:
- Topography
- Contamination
- Other

Physical Considerations:

Opportunity for Intensification

Vacant Buildings (re-use)

Vacant Buildings (refurb)

% of site developable

Estimated Quantity

Development activity

CONCLUSIONS

Other Comments / Observations

Potential to intensify some of the open storage use to the north of the site (although the B8 car storage use is likely to be heavily linked to the port use). Also some neighbouring potential sites that could accommodate expansion.

Recommendations on future use / potential

Protect and maintain for continued B-class employment use.
Site Ref: T29  Local Authority: Thurrock Council

Site Name: Dolphin Estate/Lafarge

Address: West Thurrock RM19 1ND

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 61.9ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rochford

The site is best described as a:

- 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 - Cash & Carry

Location character

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

Closest trunk road (name and distance): Accessed from the A1090/A1306

Rail Access: Purfleet (1.5km)  Bus routes: Multiple routes on A1090

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>National</td>
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<tr>
<td>Regional</td>
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<td>☑</td>
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<tr>
<td>Local</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe 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 good access to the London Road/A1090 to the south and A282 via a junction to the north.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td></td>
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<td></td>
<td>Very good</td>
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<tr>
<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<td>Poor</td>
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<tr>
<td>1990 – 1999</td>
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<td>Very poor</td>
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<tr>
<td>2000 – 2009</td>
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<td>Since 2010</td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
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</tr>
<tr>
<td>B-Class</td>
<td></td>
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</tr>
</tbody>
</table>

Neighbouring amenities

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

**Quality of environment for current uses** *(comment on issues)*
- Very good
- ☒ Good
- Poor
- ☐ Very poor

**Environment appropriate for current uses?**
- ☒ Yes
- ☐ No

**Neighbouring uses**
- Residential
- ☐ Leisure
- Retail
- ☐ Town centre
- Airport
- ☐ Rail
- ☒ Road
- ☐ Office
- ☒ Industrial
- ☐ Warehousing
- ☐ Higher Education
- ☐ Further Education

**Evidence of pollutants**
- Noise
- ☐ Air
- Traffic
- ☐ Lighting
- 24hr operation

**Access & parking** *(comment on issues)*
- Road Network (Strategic Road Network)
  - Accessed from A1090/A 1306
- Vehicular Access
  - (HGV, Vans, Cars, Bicycles)
  - Good access from truck roads
- Public transport
  - Bus routes in proximity to the site
- Servicing
  - Good on site
- Internal Circulation
  - Good
- Parking
  - Good on site

**Access and parking is adequate for the uses within the site**
- ☒ Yes
- ☐ No
- ☐ Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Conservation 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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Land

| Yes | No |

| Yes | No |

Vacant Buildings (re-use)

| Yes | No |

Vacant Buildings (refurb)

| Yes | No |

% of site developable

Estimated Quantity

Development activity

| Yes | No |

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 report)

Other Comments / Observations

Little opportunity for intensification but there are two potential sites to the north that could accommodate expansion. Site with GVA ref: T44 is already undergoing development.

Recommendations on future use / potential

Protect and maintain for continued B-class employment use.
Site Ref T30  Local Authority Thurrock

Site Name Plot 3, Waterglade Industrial Park, West Thurrock

Address RM20 3LH

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.3ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as:

☐ 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 uses

Closest trunk road (name and distance) London Road/A1090

Rail Access Purfleet (2.3km)  Bus routes Multiple routes on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
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<td>☑</td>
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<tr>
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<td>☑</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
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</tbody>
</table>

Sectors present

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

November 2017 gva.co.uk
General comments / description of site

Open storage site for wooden pallets

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
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<tr>
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<td>☑</td>
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Quality of Buildings

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Good</td>
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<td>☑</td>
<td>☑</td>
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<tr>
<td>Poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
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</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Question</th>
<th>Response Options</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>No services in close proximity</td>
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**Quality of environment for current uses**

<table>
<thead>
<tr>
<th>Grade Options</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Good</td>
<td>☑</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
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</tbody>
</table>

**Environment appropriate for current uses?**

<table>
<thead>
<tr>
<th>Option</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>☑</td>
</tr>
<tr>
<td>No</td>
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</table>

**Neighbouring uses**

<table>
<thead>
<tr>
<th>Use Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>Leisure</td>
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</tr>
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<td>Retail</td>
<td>☐</td>
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<tr>
<td>Town centre</td>
<td>☑</td>
</tr>
<tr>
<td>Airport</td>
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<tr>
<td>Rail</td>
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<tr>
<td>Road</td>
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</tr>
<tr>
<td>Office</td>
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<td>Industrial</td>
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<td>Warehousing</td>
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<td>Higher Education</td>
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<tr>
<td>Further Education</td>
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**Evidence of pollutants**

<table>
<thead>
<tr>
<th>Pollutant</th>
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</thead>
<tbody>
<tr>
<td>Noise</td>
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</tr>
<tr>
<td>Air</td>
<td>☐</td>
</tr>
<tr>
<td>Traffic</td>
<td>☑</td>
</tr>
<tr>
<td>Lighting</td>
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</tr>
<tr>
<td>24hr operation</td>
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</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Access &amp; Parking Option</th>
<th>Response Options</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Network (Strategic Road Network)</td>
<td>☑</td>
<td>Set within a wider industrial site – access to London Road</td>
</tr>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>☑</td>
<td>Widen access from London Road on to Weston Avenue</td>
</tr>
<tr>
<td>Public transport</td>
<td>☑</td>
<td>Proximate bus links</td>
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<tr>
<td>Servicing</td>
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<tr>
<td>Internal Circulation</td>
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</tr>
<tr>
<td>Parking</td>
<td>☑</td>
<td>N/A</td>
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</tbody>
</table>

Access and parking is adequate for the uses within the site

<table>
<thead>
<tr>
<th>Adequate Status</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Yes</td>
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<tr>
<td>No</td>
<td>☑</td>
</tr>
<tr>
<td>Don’t know</td>
<td>☐</td>
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</table>

**DEVELOPMENT CONTEXT**

**Planning Considerations**: 

<table>
<thead>
<tr>
<th>Consideration</th>
<th></th>
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<tbody>
<tr>
<td>Flood Risk</td>
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<tr>
<td>Heritage &amp; Conservation (Listed Building, SAM, Conservation Area)</td>
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<tr>
<td>Environmental Designation (SPA, SAC, SSSI, Ramsar)</td>
<td>☐</td>
</tr>
<tr>
<td>Tree Preservation Order (presumed no)</td>
<td>☐</td>
</tr>
</tbody>
</table>
Physical Considerations:

- Topography
- Contamination
- Other

None evident

Opportunity for Intensification  □ Yes  □ No

Vacant Land  □ Yes  □ No

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

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

% of site developable ________________  Estimated Quantity __________

Development activity

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to reuse site for a more valuable B-class use and accommodate growth from nearby existing sites.

Recommendations on future use / potential

Protect and maintain for continued B-class employment use
Site Ref: T31 Local Authority: Thurrock

Site Name: Lakeside/Wateglade Industrial Estate

Address: RM20 3JQ

Survey Date: 02/02/2016 Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 58.8ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Grays

The site is best described as a:

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

Location character

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

Closest trunk road (name and distance): Accessed from A1306, B186, London Road

Rail Access: Purfleet (2.5km) Bus routes: Multiple routes on London Road and in Lakeside

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tr>
<td>International</td>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
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

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<td>Pre 1940</td>
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<td>1970 – 1989</td>
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<td>Since 2010</td>
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</tbody>
</table>

Quality of Buildings

- Very good
- Good
- Poor
- Very poor

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

- Housing
- Retail
- Community
- Other
- B-Class

Neighbouring amenities

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

South Essex EDNA

November 2017 gva.co.uk

<table>
<thead>
<tr>
<th>Close to a limited range and quantity of basic services</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Close to one or two services</td>
<td></td>
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<tr>
<td>No services in close proximity</td>
<td></td>
</tr>
</tbody>
</table>

**Quality of environment for current uses**

*Comment on issues*

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
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</thead>
</table>

**Environment appropriate for current uses?**

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<th>Yes</th>
<th>No</th>
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**Neighbouring uses**

<table>
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<th>Leisure</th>
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<td>Retail</td>
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<td>Higher Education</td>
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**Evidence of pollutants**

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<th>Air</th>
<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
</tr>
</thead>
</table>

**Access & parking**

*Comment on issues*

<table>
<thead>
<tr>
<th>Road Network (Strategic Road Network)</th>
<th>Access from several truck roads</th>
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</thead>
<tbody>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>Good, several accesses from truck roads</td>
</tr>
<tr>
<td>Public transport</td>
<td>Proximate bus routes</td>
</tr>
<tr>
<td>Servicing</td>
<td>Good</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td>Good</td>
</tr>
<tr>
<td>Parking</td>
<td>On site</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Don’t know</th>
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</table>
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Conservation 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

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

% of site developable

Estimated Quantity

Development activity

- Evidence of recent development within the site
- Evidence of recent development in the immediate surrounding area
- No evidence of recent development

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Lack of opportunities to increase intensity of development but there is a potential site to the east, T64b, which is planned for mixed use that could accommodate some extension for the existing site.

Recommendations on future use / potential

Protect and maintain for continued B-class employment use
### SITE DESCRIPTION

**Site Area:** 110.1ha

**Policy designation:** Active Employment Site

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

The site is best described as a:

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

**Location character**

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

**Closest trunk road (name and distance):** A1090 through site

**Rail Access:** Chafford Hundred (1km)  
**Bus routes:** Multiple routes on London Road to the north

### Nature/significance of existing occupiers

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### Sectors present

- [x] Distribution
- [x] Storage (open)
- [x] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- [ ] Other (inc non-B class)

- [x] Engineering
- [ ] Product manufacturing
- [ ] Food production
- [ ] Aggregates
- [ ] Office activity (describe type)
**General comments / description of site**

Site includes a mix of B2 and B8 uses.

Occupiers include: Rykel Automotive group, Crown Partnership, Warton Freight Services, Paramount 26, Agility Logistics, Co-operative retail logistics, Procter & Gamble.

Units are average quality. Predominance of logistics uses.

Indirect access to the London Road and Thurrock Way which connect to the strategic road network.

Sits within a wider industrial site with relatively poor local amenities.

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**On-site amenities**

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

**Broadband infrastructure**

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

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

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<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Community</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
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</tbody>
</table>

**Neighbouring amenities**

- Close to a town centre with a wide range and quantity of services
<table>
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<tbody>
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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)
- Yes
- No

If Yes, number of vacant buildings ________________________

(Can be reoccupied in current form)

Vacant Buildings (refurb)
- Yes
- No

If Yes, number of vacant buildings ________________________

(Likely to require refurbishment or redevelopment to be reoccupied)

% of site developable ________________________ Estimated Quantity ______

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify some of these uses that have open storage to the east of the site. Adjacent potential site also provide opportunities for expansion.

Recommendations on future use / potential

Protect and maintain for continued B-class employment use
Site Ref: T33
Local Authority: Thurrock

Site Name: 434-436 London Road, West Thurrock

Address: RM20 4DB

Survey Date: 01/06/2016
Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 13.4ha

Policy designation:

Location (nearest town or cluster description): Grays

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

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

Closest trunk road: A126
Quality of Roads: Good

Rail Access: No
Bus routes: Several on A126

Nature/significance of existing occupiers

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Sectors present (%)

- Distribution: ..... Engineering
- Storage (open): ..... Product manufacturing
- Storage (warehouse): ..... Food production
- Creative industries: ..... Aggregates
South Essex Authorities

South Essex EDNA

General comments / description of site

Combination of B2 and B8 uses.

Occupiers include: DWS Bodyworks, Arriva Grays Garage, Titan Containers, Container Services, EC Group, Enterprise Rent a Car

Units mixed but relatively good quality.

Access is good from the London Road.

Appear to be few amenities in proximity to the site.

EXISTING CONDITIONS

Age of Buildings

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<td>Very poor</td>
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</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floor space in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
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<tr>
<td>Retail</td>
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<td>Community</td>
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<td>Other</td>
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<tr>
<td>B-Class</td>
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</tbody>
</table>

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

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Close to a limited range and quantity of basic services

Close to one or two services

No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Nearby uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- Good, direct access onto A126

- Good for cars, potentially narrow for HGVs

- Proximate bus links

- Good

- Good

- Good

- Good
Access and parking is adequate for the uses within the site  ☒ Yes  ☐ No  ☐ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations:
- ☐ Flood Risk (Zone ___)
- ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
- ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)
- ☐ Tree Preservation Order

Site borders flood risk zone.

Physical Considerations:
- ☐ Topography
- ☐ Contamination
- ☐ Other

Opportunity for Intensification  ☐ Yes  ☐ No

Vacant Land  ☐ Yes  ☐ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No

(Can be reoccupied in current form)

If Yes, number of vacant buildings

Vacant Buildings (refurb)  ☐ Yes  ☐ No

(Likely to require refurbishment or redevelopment to be reoccupied)

If Yes, number of vacant buildings

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

% of site developable: ________________

Estimated Quantity: ________________

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity for intensification but the site is well defined.

Recommendations on future use / potential

Maintain and Protect B-class employment use
Site Ref: T35  Local Authority: Thurrock

Site Name: West Thurrock Works, Stoneness Road, West Thurrock

Address: RM20 3AG

Survey Date: 01/06/2016  Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 26.1ha

Policy designation:

Location (nearest town or cluster description): Grays

The site is best described as a:

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

Location character

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

Closest trunk road: A282  Quality of Roads: Good

Rail Access: Nearest in Grays  Bus routes: 22 and 44 on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

Includes the XPO Logistics suit – mix of B2/B8 use.

Units are average quality.

Access from the A1090 which provides access to the London Road.

Few amenities in proximity to the site.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
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<td>Pre 1940</td>
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Quality of Buildings

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<tbody>
<tr>
<td>Very good</td>
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<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
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<tr>
<td>Very poor</td>
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</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None

- Comparison retail
- Hotel
- Creche
- Education
- Other

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
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</table>

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

Quality of environment for current uses
(comment on issues)

- Very good
- ☒ Good
- Poor
- ☒ Very poor

Environment appropriate for current uses?

- ☒ Yes
- ☒ No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- ☒ Road Network (Strategic Road Network)

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

- Public transport

- Servicing

- Internal Circulation

- Parking

Good - A1090 passes site

Good access from A1090

Moderate

Good

Adequate

Good
Access and parking is adequate for the uses within the site  ❌ Yes  ☑ No  ☐ Don’t know

**DEVELOPMENT CONTEXT**

Planning Considerations:
- ☒ Flood Risk (Zone 3)
- ☑ Heritage & Conservation (Listed Building, SAM, Cons Area)
- ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)
- ☐ Tree Preservation Order

In relation to flood risk – site benefits from flood defences.

Physical Considerations:
- ☐ Topography
- ☐ Contamination
- ☐ Other

Opportunity for Intensification  ☒ Yes  ☑ No

Vacant Land  ☑ Yes  ☒ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No

If Yes, number of vacant buildings

Vacant Buildings (refurb)  ☐ Yes  ☐ No

If Yes, number of vacant buildings

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

% of site developable: ________________

Estimated Quantity: ________________

Development activity
- ☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class
- ☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class
- ☒ No evidence of recent development
- ☐ Evidence of marketing & duration

**CONCLUSIONS**

(Market perceptions to be considered within report)

Other Comments / Observations

Little scope for intensification on the site but adjacent potential site could accommodate expansion.

Recommendations on future use / potential

Protect and maintain B-class employment use
Site Ref: T46  Local Authority: Thurrock Council

Site Name: Chafford Hundred North West Zone

Address: RM16 6YJ

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.3 ha

Policy designation: Existing Site

Location (nearest town or cluster description): 9

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area Ascension Business Park
- Heavy/Specialist 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): A126, B186  Quality of Roads

Rail Access: Chafford Hundred Station  Bus routes: 2 routes from Fleming Road stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type): Lawyer Offices
Other (inc non-B class)  

--- Beauty Services

**General comments / description of site**

SMEs of mixed-uses – solicitors offices, beauty and tanning salon  
Good access from B186  
Chafford Hundred rail station falls within site.  
Good amenities with crossing to Lakeside Retail Park

**EXISTING CONDITIONS**

### Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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### Quality of Buildings

<table>
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<th>Quality</th>
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<td>Very poor</td>
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</tbody>
</table>

### On-site amenities

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

Non-evident

### Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Type</th>
<th>0-25%</th>
<th>25-50%</th>
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</tbody>
</table>

### Neighbouring amenities

- Close to a town centre with a wide range and quantity of services *(Not really a TC but lots of services)*
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity
### Quality of environment for current uses

**Comment on issues**

- [ ] Very good
- [ ] Good
- [ ] Poor
- [x] Very poor

### Environment appropriate for current uses?

- [x] Yes
- [ ] No

### Neighbouring uses

- [x] Residential
- [ ] Leisure
- [x] 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**

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

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

- [x] 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  [x] No
Vacant Land  [ ] Yes  [x] No

Vacant Buildings (re-use)  [ ] Yes  [x] No
(Not occupied in current form)
If Yes, number of vacant buildings

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

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  [x] 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

Site relatively constrained and little opportunity for expansion. Forms one of the few sites Thurrock that offers standalone B1 office use.

Recommendations on future use / potential

Protect and maintain for B-class employment use
SITE DESCRIPTION

Site Area: 6.6ha

Policy designation: Existing Site

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

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

Closest trunk road (name and distance) B186/A126 0.5km

Quality of Roads

Rail Access

Bus routes

Several on Motherwell Way

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
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</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) Leisure, retail, equipment rental, car repair
General comments / description of site

Predominantly B2 uses/retail and recreation.

Occupiers include: Intelligent Finish Solutions, Electromarket, Prestige Vehicle Repairs, Jump Giants, Screwfix.

Site has good access with road to east of the site connecting to A282 and London Road.

Site forms within a wider industrial/retail area and has several amenities in proximity.

Some units are dated.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
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Quality of Buildings

<table>
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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
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<tr>
<td>Community</td>
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<td>Other</td>
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<tr>
<td>B-Class</td>
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</table>

Neighbouring amenities

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

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

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

Access & parking (comment on issues)

- Road Network (Strategic Road Network)
  - Good access to strategic network
- Vehicular Access (HGV, Vans, Cars, Bicycles)
  - Good
- Public transport inc HS1 and Pedestrian
  - Bus routes on road passing south of site
- 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 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 __________

Vacant Buildings (refurb):  
- Yes
- No
- If Yes, number of vacant buildings __________

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

% of site developable __________  Estimated Quantity __________

Development activity: 
- Evidence of recent development within the site  
- B class
- Non-B class __________
- Evidence of recent development in the immediate surrounding area  
- B class
- Non-B class __________
- No evidence of recent development
- Evidence of marketing & duration __________

CONCLUSIONS  
(Market perceptions to be considered within report)

Other Comments / Observations

Little capacity for intensification but potential site to the north allocated for mixed use which could accommodate expansion.

Recommendations on future use / potential

Protect and maintain for B-class employment use
Site Ref  T66  Local Authority  Thurrock Council

Site Name  Zone D1b (Hanson)

Address  RM20 3XD

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area: 5.3ha

Policy designation:  Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- 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

Location character

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

Closest trunk road (name and distance)  A126 0.5km  Quality of Roads

Rail Access  Chafford Hundred  Bus routes  Several on Motherwell way

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<tbody>
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</tbody>
</table>

Sectors present (%)

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

November 2017 gva.co.uk
General comments / description of site

Recently developed site with a mix of B2 and B8 uses.
Also includes some retail.
Occupiers include: West Indies Freight, Carmax, Grass Direct, Electric Center, The makeover Centre.
Units are similar floorplates and all high quality.
Site has good access with road to east of the site connecting to A282 and London Road.
Site forms within a wider industrial/retail area and has several amenities in proximity.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
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</thead>
<tbody>
<tr>
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<td>0-25%</td>
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</tbody>
</table>

On-site amenities
- Convenience retail ☑
- Comparison retail ☑
- Restaurant/cafe ☑
- Hotel ☑
- Gym/sports ☑
- Creche ☑
- Bank ☑
- Education ☑
- None ☑
- Other ☑

Broadband infrastructure
- ADSL ☑
- ADSL2+ ☑
- Fibre optic ☑ (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
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<td>B-Class</td>
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</tbody>
</table>

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

- Yes
- No

### Quality of environment for current uses

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

- Very good
- Good
- Poor
- Very poor

#### Environment appropriate for current uses?

- Yes
- No

#### Neighbouring uses

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

#### Evidence of pollutants

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

### Access & parking

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

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

#### Good – proximate access to strategic road network

- Good

#### Bus routes in proximity

- Good

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

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

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

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification
- Yes
- No

Vacant Land
- Yes
- No

Vacant Buildings (re-use)
- Yes
- No

Vacant Buildings (refurb)
- Yes
- No

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
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS

Other Comments / Observations

Little capacity for intensification but potential site to the north allocated for mixed use which could accommodate expansion.

Recommendations on future use / potential

Protect and maintain for B-class employment use
Site Ref: T74b  Local Authority: Thurrock Council

Site Name: E9A/CSSP2/CSSP4 Employment - Gatx Terminal a

Address: RM17 5XR

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 5.3ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:
- 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 nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) _Accessed from A126_ Quality of Roads _________

Rail Access: Grays 1km  Bus routes: Several routes on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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</table>

Sectors present (%)

- .... Distribution  ....  Engineering
- x.... Storage (open)  ....  Product manufacturing
- .... Storage (warehouse)  ....  Food production
- .... Creative industries  ....  Aggregates
- .... Marine  ....  Office activity (describe type) _________________________
- x.... Other (inc non-B class)  ....  Vehicle hire and repair
General comments / description of site

B2 and B8 open storage.

Occupiers include: Scott Hire, Rt Trucks, MPS Enterprises, Height for Hire, DeeJay Truck Repairs.

Units are mixed quality with relatively small floorplates.

Accessed from London Road through wider industrial site.

Given industrial character of locality, few amenities in proximity to site.

EXISTING CONDITIONS

Age of Buildings

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<th>25-50%</th>
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</table>

On-site amenities

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

Broadband infrastructure

- ✗ ADSL
- ✗ ADSL2+
- ✗ Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
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</tbody>
</table>

Neighbouring amenities

- ☑ Close to a town centre with a wide range and quantity of services
- ☑ Close to local centre with a reasonable range and quantity of services
- ☑ Close to a limited range and quantity of basic services
- ☑ Close to one or two services
- ✗ No services in close proximity
### Quality of environment for current uses
*(comment on issues)*
- □ Very good
- ■ Good
- □ Poor
- □ Very poor

### Environment appropriate for current uses?
- ■ Yes
- □ No

### Neighbouring uses
- ■ Residential
- □ Leisure
- □ Retail
- □ Town centre
- □ Airport
- □ Rail
- ■ Road
- □ Office
- ■ Industrial
- □ Warehousing
- □ Higher Education
- □ Further Education

### Evidence of pollutants
- □ Noise
- □ Air
- □ Traffic
- □ Lighting
- □ 24hr operation

### Access & parking *(comment on issues)*
- □ Road Network (Strategic Road Network)
- □ Vehicular Access (HGV, Vans, Cars, Bicycles)
- □ Public transport inc HS1 and Pedestrian
- □ Servicing
- □ Internal Circulation
- □ Parking

Wider site has direct access to London Road A126
- Single wide access from London Road
- Several routes on London Road
- Adequate
- Single access with one route through the site
- Adequate

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

### DEVELOPMENT CONTEXT

**Planning Considerations***:
- □ Flood Risk Zone 3
- ■ 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)

Vacant Buildings (refurb)  ☐ Yes ☐ No  
(If Yes, number of vacant buildings)

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

% of site developable  __________  Estimated Quantity  __________

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify existing open storage uses.

Recommendations on future use / potential

Protect and maintain for B-class employment use.
Site Ref: T54a
Local Authority: Thurrock Council

Site Name: Former West Thurrock Power Station
Address: RM20 3AL

Survey Date: 02/02/2016
Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 5.8ha
Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- 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

Location character

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

Closest trunk road (name and distance): Accessed from A1090
Quality of Roads: ________

Rail Access: Chafford Hundred 1.5km
Bus routes: Several on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
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<tr>
<td>Local</td>
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</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Occupied by Daily Mail/Metro

Access to London Road via A1090

Relatively good quality.

Few amenities in proximity.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<tr>
<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
<td>☑</td>
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Quality of Buildings

<table>
<thead>
<tr>
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<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>Good</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Retail</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Community</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>Other</td>
<td>☑</td>
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<td>☑</td>
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<tr>
<td>B-Class</td>
<td>☑</td>
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</tbody>
</table>

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

November 2017 gva.co.uk
No services in close proximity

<table>
<thead>
<tr>
<th>Quality of environment for current uses (comment on issues)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Very poor</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environment appropriate for current uses?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbouring uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Leisure</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
</tr>
<tr>
<td>Town centre</td>
<td></td>
</tr>
<tr>
<td>Airport</td>
<td></td>
</tr>
<tr>
<td>Rail</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
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<tr>
<td>Office</td>
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</tr>
<tr>
<td>Further Education</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Evidence of pollutants</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise</td>
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</tr>
<tr>
<td>Air</td>
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<tr>
<td>Traffic</td>
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</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>24hr operation</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access &amp; parking (comment on issues)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Good, direct access to A1090 that leads to A126</td>
<td></td>
</tr>
<tr>
<td>Fairly narrow but access services a single unit</td>
<td></td>
</tr>
<tr>
<td>Poor, routes are set at a distance from the site</td>
<td></td>
</tr>
<tr>
<td>Adequate</td>
<td></td>
</tr>
<tr>
<td>Adequate</td>
<td></td>
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<tr>
<td>Adequate</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access and parking is adequate for the uses within the site</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Don’t know</td>
<td></td>
</tr>
</tbody>
</table>
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

No topography

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings

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

Other Comments / Observations

Potential to intensify west of site dependent on need for carpark. Neighbouring potential site could accommodate site expansion.

Recommendations on future use / potential

Protect and maintain for B-class employment use.
Site Ref: T85  
Local Authority: Thurrock Council

Site Name: CSSP2/CSTP6 Primary Industrial and Commercial Area

Address: RM20 3BJ

Survey Date: 02/02/2016  
Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 122.2ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- 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

Location character

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

Closest trunk road (name and distance): Accessed from A126

Quality of Roads:

Rail Access: Chafford Hundred 1km

Bus routes: Several on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sector Present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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</thead>
<tbody>
<tr>
<td>International</td>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Local</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
<td>☐</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Trade Counter

---

November 2017 gva.co.uk
General comments / description of site

B2/8 use.

Occupiers include Ziegler UK, Crusely Trailer Engineering, Dornack Internation.

Site has direct access from London Road.

Few amenities proximately located.

#EXISTING CONDITIONS

## Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
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<td>⬛</td>
<td>⬛</td>
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<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
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<tr>
<td>Since 2010</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
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</table>

## Quality of Buildings

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
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</tr>
<tr>
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<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
<td>Poor</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
<td>Very poor</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
</tbody>
</table>

## On-site amenities

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

## Broadband infrastructure

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

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

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
<td>Retail</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
<tr>
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<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
<td>⬛</td>
</tr>
</tbody>
</table>

## 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*

<table>
<thead>
<tr>
<th></th>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>✗</td>
<td>☐</td>
<td>☐</td>
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</table>

### Environment appropriate for current uses?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>☐</td>
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</table>

### Neighbouring uses

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Leisure</th>
<th>Retail</th>
<th>Town centre</th>
<th>Airport</th>
<th>Rail</th>
<th>Road</th>
<th>Office</th>
<th>Industrial</th>
<th>Warehousing</th>
<th>Higher Education</th>
<th>Further Education</th>
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<tbody>
<tr>
<td></td>
<td>☒</td>
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<td>☒</td>
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<td></td>
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</table>

### Evidence of pollutants

<table>
<thead>
<tr>
<th></th>
<th>Noise</th>
<th>Air</th>
<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td>☒</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Access & parking

*Comment on issues*

<table>
<thead>
<tr>
<th></th>
<th>Road Network (Strategic Road Network)</th>
<th>Access from London Road A126</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Vehicular Access (HGV, Vans, Cars, Bicycles)</th>
<th>Several accesses - adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☐</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Public transport inc HS1 and Pedestrian</th>
<th>Accessible bus routes</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>Servicing</th>
<th>Adequate</th>
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<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Internal Circulation</th>
<th>Adequate</th>
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<tr>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Parking</th>
<th>Adequate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☒</td>
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<td>☐</td>
</tr>
</tbody>
</table>

### DEVELOPMENT CONTEXT

**Planning Considerations***:

<table>
<thead>
<tr>
<th></th>
<th>Flood Risk <strong>Zone 3</strong></th>
<th>Heritage &amp; Conservation (Listed Building, SAM, Cons Area)</th>
<th>Environmental Designation (SPA, SAC, SSSI, Ramsar)</th>
<th>Tree Preservation Order</th>
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<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
Protected with flood defence

Physical Considerations:
- 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 ________________________

Vacant Buildings (refurb) [ ] Yes [ ] No
- If Yes, number of vacant buildings ________________________

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 [X]
- Evidence of marketing & duration ________________________

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Protect and maintain for B-class employment use.
Site Ref T73  Local Authority Thurrock Council

Site Name E9B/CSSP2/CSSP4 Employment - Gatx Terminal

Address RM17 5XR

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 3.1ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:
- 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 – Open Storage

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

Closest trunk road (name and distance) Accessed from A126  Quality of Roads

Rail Access Grays 1km Bus routes Several on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
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<td></td>
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</tr>
<tr>
<td>Local</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Open storage and salvage site – B8.

Accessed from London Road through wider industrial site.

Few local amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Quality of Buildings</td>
<td>Very good</td>
<td>Good</td>
<td>Poor</td>
<td>Very poor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
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<tr>
<td>Community</td>
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</tr>
<tr>
<td>Other</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)

<table>
<thead>
<tr>
<th>Choice</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
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<tr>
<td>Poor</td>
<td></td>
</tr>
<tr>
<td>Very poor</td>
<td></td>
</tr>
</tbody>
</table>

Environment appropriate for current uses?

<table>
<thead>
<tr>
<th>Choice</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
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</tbody>
</table>

Neighbouring uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
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<tr>
<td>Leisure</td>
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<td>Retail</td>
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<tr>
<td>Town centre</td>
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<tr>
<td>Airport</td>
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<tr>
<td>Rail</td>
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<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Office</td>
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</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Warehousing</td>
<td></td>
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<tr>
<td>Higher Ed</td>
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<tr>
<td>Further Ed</td>
<td></td>
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</tbody>
</table>

Evidence of pollutants

<table>
<thead>
<tr>
<th>Pollutant</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Noise</td>
<td></td>
</tr>
<tr>
<td>Air</td>
<td></td>
</tr>
<tr>
<td>Traffic</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td></td>
</tr>
<tr>
<td>24hr op</td>
<td></td>
</tr>
</tbody>
</table>

Access & parking  
(comment on issues)

<table>
<thead>
<tr>
<th>Access Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Network (Strategic Road Network)</td>
<td>Direct access from A126</td>
</tr>
<tr>
<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td>Good access from London Road A126</td>
</tr>
<tr>
<td>Public transport inc HS1 and Pedestrian</td>
<td>Several bus routes on London Road</td>
</tr>
<tr>
<td>Servicing</td>
<td>Adequate</td>
</tr>
<tr>
<td>Internal Circulation</td>
<td>Single access with one route through industrial site</td>
</tr>
<tr>
<td>Parking</td>
<td>Adequate</td>
</tr>
</tbody>
</table>

Access and parking is adequate for the uses within the site

<table>
<thead>
<tr>
<th>Choice</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Don't know</td>
<td></td>
</tr>
</tbody>
</table>

DEVELOPMENT CONTEXT

Planning Considerations*:

<table>
<thead>
<tr>
<th>Planning Consideration</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Risk Zone 3</td>
<td></td>
</tr>
<tr>
<td>Heritage &amp; Conservation (Listed Building, SAM, Cons Area)</td>
<td></td>
</tr>
<tr>
<td>Environmental Designation (SPA, SAC, SSSI, Ramsar)</td>
<td></td>
</tr>
<tr>
<td>Tree Preservation Order</td>
<td></td>
</tr>
</tbody>
</table>
Effective 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

Vacant Buildings (refurb)
- Yes
- No

If Yes, number of vacant buildings

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

% of site developable

Estimated Quantity

Development activity

Evidence of recent development within the site
- B class
- Non-B class

Evidence of recent development in the immediate surrounding area
- B class
- Non-B class

No evidence of recent development

Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify the use on the existing site.

Recommendations on future use / potential

Protect and maintain for B-class employment use.
South Essex Authorities

Site Ref: T26  Local Authority: Thurrock

Site Name: Former BPB, Purfleet (reduced area)

Address: RM19 1RE

Survey Date: 01/06/2016  Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 1.2ha

Policy designation:

Location (nearest town or cluster description):

The site is best described as a:

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

Location character

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

Closest trunk road: A282  Quality of Roads: Good

Rail Access: Nearest in Purfleet  Bus routes: 44 on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
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</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td></td>
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<tr>
<td>Local</td>
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<td></td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Sectors present (%)

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

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General comments / description of site

B8 storage use – falls within wider T63 site.

Access from London Road through the T63 site.

Few local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>1990 – 1999</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>2000 – 2009</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Since 2010</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Good</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Poor</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Very poor</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
</tbody>
</table>

On-site amenities

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

None

On-site amenities

- None

Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Desk Based

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Retail</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Community</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
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<tr>
<td>Other</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>B-Class</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
</tbody>
</table>

Neighbouring amenities

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

**Quality of environment for current uses**

*comment on issues*

- Very good
- Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

**Evidence of pollutants**

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

**Access & parking**

*comment on issues*

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

- London Road leads to A1090
- From lane leading from London Road
- Proximate Bus Links
- Good
- Good
- Good
Access and parking is adequate for the uses within the site  X Yes  □ No  □ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations:

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

Protected by flood defences

Physical Considerations:

- □ Topography
- □ Contamination
- □ Other

Opportunity for Intensification  X 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: 100%  Estimated Quantity: _______________

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Evidence of site clearing – potential to develop/intensify use

Recommendations on future use / potential

Protect and maintain for B-class employment use
South Essex Authorities

Site Ref: T62  Local Authority: Thurrock Council

Site Name: CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address: RM19 1QT

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 1.5ha

Policy designation: Existing Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- 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 – Car Park and Open Storage

Location character

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

Closest trunk road (name and distance) : Accessed from A126  Quality of Roads

Rail Access: Purfleet (0.1km)  Bus routes: Several on A126 (London Road)

Nature/significance of existing occupiers

International

National

Regional

Local

Vacancy

Sectors present (%)

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

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General comments / description of site

Car Park and open Storage use

Appears to be linked to nearby Purfleet station

Good access to London Road.

Few proximate amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</thead>
<tbody>
<tr>
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<tr>
<td>Very poor</td>
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<td>□</td>
<td>□</td>
<td>□</td>
</tr>
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On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
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<tr>
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<td>□</td>
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<tr>
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<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Other</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>B-Class</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

Car Park use

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity
Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

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

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

DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk Zone 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order
Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No  Vacant Land  Yes  No

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

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

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

% of site developable  Estimated Quantity

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

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential for intensification but existing use likely required to be retained.

Recommendations on future use / potential

Retain existing use and protect for future potential B class use.
Site Ref  T63  Local Authority  Thurrock Council

Site Name  CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address  RM19 1RE

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area: 19.0 ha

Policy designation:  Existing Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- 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 – open storage

Location character

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

Closest trunk road (name and distance)  Accessed from A126  Quality of Roads

Rail Access  Purfleet (0.5km)  Bus routes  Several on London road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Includes B8 warehouse and open storage use. Units are relatively high quality.

Occupier: International Timber

Good access from London Road.

Few proximate amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tr>
<td>Since 2010</td>
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</table>

<table>
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<th>Quality of Buildings</th>
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<tbody>
<tr>
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<td></td>
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<tr>
<td>Poor</td>
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</tr>
<tr>
<td>Very poor</td>
<td></td>
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</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
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<td>Other</td>
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<tr>
<td>B-Class</td>
<td></td>
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</table>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity
Quality of environment for current uses
(comment on issues)

- [ ] Very good
- [ ] Good
- [ ] Poor
- [ ] Very poor

Environment appropriate for current uses?

- [x] Yes
- [ ] No

Neighbouring uses

- [ ] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [x] Airport
- [x] Road
- [x] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

Evidence of pollutants

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

Access & parking (comment on issues)

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

Access and parking is adequate for the uses within the site

- [x] 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

November 2017 gva.co.uk
Protected by flood defence

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Vacant Land</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings ________________

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings ________________

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

% of site developable ________________  Estimated Quantity ________________

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use. Southeast of the site also appears to be vacant that could be developed.

Recommendations on future use / potential

Protect and retain for B-class employment use.
Site Ref T69  Local Authority Thurrock Council

Site Name E9B/CSSP2/CSSP4 Employment - Powell Duffryn - Purfleet Centre Site

Address RM19 1PP

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 1.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:

- 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

Location character

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

Closest trunk road (name and distance) A126

Quality of Roads

Rail Access Purfleet (0.1km) Bus routes Several on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
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Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B2 and B8 open storage.

Occupiers: MK Express and KBC logistics.

Units are medium sized and relatively good quality.

Access to London Road via Botany Way.

EXISTING CONDITIONS

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</thead>
<tbody>
<tr>
<td>Quality of Buildings</td>
<td>Very good</td>
<td>Good</td>
<td>Poor</td>
<td>Very poor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

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

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

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</table>

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
- Poor
- Good
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education

- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

**Evidence of pollutants**

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

**Access & parking**

*comment on issues*

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

- Good, accessible from London Road (A126)
- Good- Accessed from the wider Botany Way site access
- Proximate bus and rail links
- Good
- Adequate
- Adequate

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

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

Protected by flood defence

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  ☒ Yes  ☐ No

Vacant Land  ☐ Yes  ☒ No

Vacant Buildings (re-use)  ☐ Yes  ☒ No  If Yes, number of vacant buildings

(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☒ No  If Yes, number of vacant buildings

(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable  ____________  Estimated Quantity  ____________

Development activity
- Evidence of recent development within the site  ☐ B class  ☒ Non-B class
- Evidence of recent development in the immediate surrounding area  ☐ B class  ☒ Non-B class
- ☒ No evidence of recent development
- Evidence of marketing & duration  ___________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage uses.

Recommendations on future use / potential

Protect and maintain for B-class employment use.
Site Ref: T70  Local Authority: Thurrock Council

Site Name: E9B/CSSP2/CSSP4 Employment - Powell Duffryn - Purfleet Centre Site

Address: RM19 1SR

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 0.8ha

Policy designation: Existing Site

Location (nearest town or cluster description): Purfleet

The site is best described as a:
- [ ] 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
- [X] Recycling/Environmental Industries Sites
- [ ] Other - Storage

Location character
- [ ] Well established commercial area
- [X] Established commercial area, with residential area nearby
- [ ] Mixed commercial and residential area
- [ ] Mainly residential with few commercial uses
- [ ] Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A126  Quality of Roads

Rail Access: Purfleet (0.2km)  Bus routes: Several on London Road

Nature/significance of existing occupiers

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<th></th>
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</tbody>
</table>

Sectors present (%)

- [ ] Distribution
- [X] Storage (open)
- [X] Storage (warehouse)
- [ ] Creative industries
- [ ] Marine
- [ ] Other (inc non-B class)
- [ ] Engineering
- [ ] Product manufacturing
- [ ] Food production
- [ ] Aggregates
- [ ] Office activity (describe type)
General comments / description of site

B8 storage and open storage.
Occuper Cruseley Trailer Engineering
Units are average quality.
Access via Botany Way to London Road.
Few Local Amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
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Quality of Buildings

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On-site amenities

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

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

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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
- Poor
- Good
- Very poor

Environment appropriate for current uses?
- Yes
- No

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

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

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

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

DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk Zone 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order
Protected by flood defences

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification
- Yes
- No

Vacant Land
- Yes
- No

Vacant Buildings (re-use)
- Yes
- No

- If Yes, number of vacant buildings ____________________

Vacant Buildings (refurb)
- Yes
- No

- If Yes, number of vacant buildings ____________________

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

% of site developable ____________ Estimated Quantity ____________

Development activity
- Evidence of recent development within the site
  - B class
  - Non-B class ______________
- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class ___________
- No evidence of recent development
- Evidence of marketing & duration ____________________

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

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

Recommendations on future use / potential

Retain existing B-class employment use.
South Essex Authorities

South Essex EDNA

Site Ref  T43a   Local Authority  Thurrock Council

Site Name  Watts Wood

Address  Ship Lane, Aveley RM19 1YX

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 22.5ha

Policy designation:  Vacant Site

Location (nearest town or cluster description):  9

The site is best described as a:

- 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-

Location character

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

Closest trunk road (name and distance)  A1306, A282  Quality of Roads

Rail Access  Purfleet Station  Bus routes  1 route from Back Lane stop

Nature/significance of existing occupiers

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</tr>
<tr>
<td>Regional</td>
<td></td>
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</tr>
<tr>
<td>Local</td>
<td>X</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B2/8 use – recent associated planning applications.

Difficult to guage building quality from the road.

Access to A282 junction from Ship Lane to the south.

Few proximate amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
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<tr>
<td>1940 – 1969</td>
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<td>2000 – 2009</td>
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<tr>
<td>Since 2010</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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</table>

Quality of Buildings

<table>
<thead>
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<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Good</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

On-site amenities

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

Non-evident

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
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<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community</td>
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<td>☐</td>
<td>☐</td>
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<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>B-Class</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>No services in close proximity</th>
</tr>
</thead>
</table>

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

- No services in close proximity
- **Quality of environment for current uses** *(comment on issues)*
  - Very good
  - Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

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

- Thurrock Football club and a hotel opposite to East of site

**Evidence of pollutants**

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

- Non-evident

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

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

- Access from A1306
- Satellite imagery shows HGVs on site
- Bus stops outside of site
- NA
- NA
- NA

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

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk Zone 3 – adjacent to Main River line
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order - Ancient Woodland

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification Yes No Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings

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

% of site developable Estimated Quantity

Development activity

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Site lies adjacent to wider potential site that could accommodate expansion (not likely to come forward in plan period).

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: T61  Local Authority: Thurrock Council

Site Name: CSSP2/CSTP6 Primary Industrial and Commercial Area - Purfleet Centre Site

Address: RM19 1SR

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 30.8ha

Policy designation: Existing Site

Location (nearest town or cluster description):

The site is best described as a:

- 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 nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A126  Quality of Roads: 

Rail Access: Purfleet (0.3km)  Bus routes: Several on London Road

Nature/significance of existing occupiers:

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>❑</td>
<td>❑</td>
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<tr>
<td>National</td>
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<td>❑</td>
</tr>
<tr>
<td>Local</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
</tr>
<tr>
<td>Vacancy</td>
<td>❑</td>
<td>❑</td>
<td>❑</td>
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<td>❑</td>
</tr>
</tbody>
</table>

Sectors present (%):

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

x.... Other (inc non-B class)  Training services and vehicle repair
General comments / description of site

Site includes a large Carpetright distribution centre to the east and a mixed B2/B8 use to the west.

Occupiers to the east include: Youngs Transport, KBC Logistics, Robinson Training Services, G C Distribution, Brocks Haulage, Titan Equipment & Tools.

Units are mixed in quality but typically low to average.

Access to London Road via Botany Way.

Few proximate amenities.

EXISTING CONDITIONS

**Age of Buildings**

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
<td>1940 – 1969</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
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<tr>
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<td>Since 2010</td>
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**Quality of Buildings**

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</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>Very good</td>
<td>☑</td>
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<td>☑</td>
</tr>
<tr>
<td>1940 – 1969</td>
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<td>☑</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>Poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>1990 – 1999</td>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
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<td>☑</td>
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<tr>
<td>Since 2010</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

**On-site amenities**

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

**Broadband infrastructure**

- ☑ ADSL
- ☑ ADSL2+
- ☑ Fibre optic

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

<table>
<thead>
<tr>
<th>Type</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Retail</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Community</td>
<td>☑</td>
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<td>☑</td>
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<tr>
<td>Other</td>
<td>☑</td>
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</tr>
<tr>
<td>B-Class</td>
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</table>

**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

Site includes a large Carpetright distribution centre to the east and a mixed B2/B8 use to the west.
<table>
<thead>
<tr>
<th>No services in close proximity</th>
</tr>
</thead>
</table>

**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**
- [x] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [ ] Airport
- [x] 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)*
- [ ] Road Network (Strategic Road Network)
- [ ] Vehicular Access (HGV, Vans, Cars, Bicycles)
- [ ] Public transport inc HS1 and Pedestrian
- [ ] Servicing
- [ ] Internal Circulation
- [ ] Parking

- Good, access from A126
- Good, accessed from Botany Way wider site access
- Good, bus and rail links
- Adequate
- Adequate – single route
- Adequate

**Access and parking is adequate for the uses within the site**
- [x] Yes
- [ ] No
- [ ] Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

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

Protected by flood defences

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  ☒ Yes ☐ No  Vacant Land  ☐ Yes ☒ No

Vacant Buildings (re-use)  ☐ Yes ☐ No  If Yes, number of vacant buildings __________________

(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes ☐ No  If Yes, number of vacant buildings __________________

(Likely to require refurbishment or redevelopment to be reoccupied)

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

% of site developable _________  Estimated Quantity _________

Development activity

- Evidence of recent development within the site  ☐ B class  ☐ Non-B class ________________

- Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class _______

- No evidence of recent development

- Evidence of marketing & duration ____________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage uses.

Recommendations on future use / potential

Retain existing B-class employment use.
South Essex Authorities

South Essex EDNA

Site Ref T16 Local Authority Thurrock Council

Site Name: Derry Avenue, South Ockenden

Address: RM15 5DZ

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 0.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): 10

The site is best described as a:

- 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

Location character

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

Closest trunk road (name and distance) B1335 Quality of Roads

Rail Access Ockendon Station Bus routes 3 routes from Dawley Green stop

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Category</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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</tr>
<tr>
<td>Vacancy</td>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Include a Royal Mail distribution use, Tesco Express and Knight of Aveley.

Site has adequate access but South Ockendon area fairly disconnected from strategic road network.

Site has good access to a range of amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
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<td>2000 – 2009</td>
<td>X</td>
</tr>
<tr>
<td>Since 2010</td>
<td>X</td>
</tr>
</tbody>
</table>

On-site amenities

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

Tesco, pub

Broadband infrastructure

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

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
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<th>50-75%</th>
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<tr>
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</tr>
<tr>
<td>B-Class</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

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
- Poor
- Good
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

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

Evidence of pollutants

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order
### Physical Considerations:
- Topography
- Contamination
- Other

### Opportunity for Intensification
- Yes
- No

### Vacant Land
- Yes
- No

### Vacant Buildings (re-use)
- Yes
- No
  - If Yes, number of vacant buildings

### Vacant Buildings (refurb)
- Yes
- No
  - If Yes, number of vacant buildings

Note: all vacant buildings/sites etc to be marked on accompanying site plan

### % of site developable

### Estimated Quantity

### Development activity
- Evidence of recent development within the site
- B class
- Non-B class
- Evidence of recent development in the immediate surrounding area
- B class
- Non-B class Residential
- No evidence of recent development
- Evidence of marketing & duration

### CONCLUSIONS
(Market perceptions to be considered within report)

### Other Comments / Observations
Little opportunity for intensification or expansion.

### Recommendations on future use / potential
Monitor and manage – sites in South Ockendon appear to be under pressure – much of the site also not B-class employment.
Site Ref  T17    Local Authority  Thurrock Council  

Site Name  Aveley Industrial Estate, South Ockendon  

Address  RM15 5SJ  

Survey Date  02/02/2016    Surveyor  MS&LG  

SITE DESCRIPTION  

Site Area:  3.7ha  

Policy designation:  Existing Site  

Location (nearest town or cluster description):  11  

The site is best described as a:  
- 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 commercial area  
- Established commercial area, with residential area nearby  
- Mixed commercial and residential area  
- Mainly residential with few commercial uses  
- Mainly residential or rural area with no other commercial uses  

Closest trunk road (name and distance)  B186  

Quality of Roads  

Rail Access  Ockendon Station    Bus routes  4 routes from Arisdale Avenue stop  

Nature/significance of existing occupiers  

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
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<td></td>
<td>X</td>
</tr>
<tr>
<td>National</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
<td>X</td>
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<td></td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Sectors present (%):  
- Distribution  X  
- Storage (open)  
- Storage (warehouse)  X  
- Creative industries  
- Marine  
- Engineering  
- Product manufacturing  
- Food production  
- Aggregates  
- Office activity (describe type)  

November 2017 gva.co.uk
General comments / description of site

Barrier entry could not access
Google maps says site belongs to Next – Next Distribution Warehouse

East and North of site rural – West and South a mixture of residential and small commercial units

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Very good</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1940 – 1969</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Good</td>
<td></td>
<td></td>
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<tr>
<td>1970 – 1989</td>
<td></td>
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<td>Poor</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1990 – 1999</td>
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<td></td>
<td>Very poor</td>
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<tr>
<td>2000 – 2009</td>
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<td>Since 2010</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities
- ☐ Convenience retail
- ☐ Comparison retail
- ☐ Restaurant/cafe
- ☐ Hotel
- ☐ Gym/sports
- ☐ Creche
- ☐ Bank
- ☐ Education
- ☐ None
- ☐ Other

Non evident

Broadband infrastructure
- ☒ ADSL
- ☒ ADSL2+
- ☒ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>B-Class</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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?

- Yes [x]
- No

Neighbouring uses

- Residential [x]
- Leisure
- Retail
- Town centre
- Airport [x]
- Rail
- Road
- Office
- Industrial [x]
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

- Road Network (Strategic Road Network) [x]
- Vehicular Access (HGV, Vans, Cars, Bicycles) [x]
- Public transport inc HS1 and Pedestrian
- Servicing [x]
- Internal Circulation
- Parking [x]

Access and parking is adequate for the uses within the site

- Yes [x]
- No
- Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar) [x]
- Tree Preservation Order
Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No
Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No  If Yes, number of vacant buildings
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No  If Yes, number of vacant buildings
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable
Estimated Quantity

Development activity

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity for site intensification. Potential for expansion of use on proximate potential sites.

Recommendations on future use / potential

Protect and maintain for B-class employment use
Site Ref T58a Local Authority Thurrock Council

Site Name Land to the North of the West Road, South Ockendon

Address RM15 6PG

Survey Date 02/02/2016 Surveyor MS & LG

SITE DESCRIPTION

Site Area: 0.2ha

Policy designation: Existing Site

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A13 3km Quality of Roads

Rail Access South Ockendon (0.3km) Bus routes Several on West Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Local</td>
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<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☐</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type)
General comments / description of site

Site used for storage use. Relatively small.

Proximate to rail station but poor access to strategic road network.

### EXISTING CONDITIONS

**Age of Buildings**

<table>
<thead>
<tr>
<th>Age</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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<td>☑</td>
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<tr>
<td>1940 –</td>
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<td>1989</td>
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<td>2000 –</td>
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<td>2009</td>
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<tr>
<td>Since 2010</td>
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</tbody>
</table>

**Quality of Buildings**

<table>
<thead>
<tr>
<th>Quality</th>
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<th>50-75%</th>
<th>75-100%</th>
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<tbody>
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<td>Very good</td>
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<tr>
<td>Good</td>
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<td>☑</td>
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<tr>
<td>Poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

**On-site amenities**

- ☑ Convenience retail
- ☑ Comparison retail
- ☑ Restaurant/cafe
- ☑ Hotel
- ☑ Gym/sports
- ☑ Creche
- ☑ Bank
- ☑ Education
- ☑ None
- ☑ Other

**Broadband infrastructure**

- ☑ ADSL
- ☑ ADSL2+
- ☑ Fibre optic
- (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
<td>☑</td>
<td>☑</td>
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<td>☑</td>
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<td>Community</td>
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<tr>
<td>Other</td>
<td>☑</td>
<td>☑</td>
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<td>☑</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

**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

Site used for storage use. Relatively small.

Proximate to rail station but poor access to strategic road network.
Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know
**DEVELOPMENT CONTEXT**

**Planning Considerations**:  
- Flood Risk Zone 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

**Physical Considerations**:  
- Topography
- Contamination
- Other

**Opportunity for Intensification**  
- Yes
- No

**Vacant Land**  
- Yes
- No

**Vacant Buildings (re-use)**  
- Yes
- No
  - If Yes, number of vacant buildings ________________

**Vacant Buildings (refurb)**  
- Yes
- No
  - If Yes, number of vacant buildings ________________

*Note: all vacant buildings/sites etc to be marked on accompanying site plan*

<table>
<thead>
<tr>
<th>% of site developable</th>
<th>Estimated Quantity</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

**Development activity**  
- Evidence of recent development within the site
  - B class
  - Non-B class ________________
- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class ________________
- No evidence of recent development
- Evidence of marketing & duration ________________

**CONCLUSIONS**  
(Market perceptions to be considered within report)

**Other Comments / Observations**

Adjoins a potential site for which this site could form an access. However, access is poor.

**Recommendations on future use / potential**

Protect and maintain existing use as required.
Site Ref: T76  Local Authority: Thurrock Council

Site Name: CSSP2/CSTP6 Employment - Secondary Industrial

Address: RM15 5FS

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 18.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): South Ockendon

The site is best described as a:

- 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 – mixed industrial and residential

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A13 (2.5km)  Quality of Roads

Rail Access: Ockendon (0.3km)  Bus routes: Several on Arisdale Avenue

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<td>☑</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class) Vehicle repair, suppliers

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
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

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25% 25-50% 50-75% 75-100%</td>
</tr>
<tr>
<td>Pre 1940</td>
<td>x</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>x</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>x</td>
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<tr>
<td>1990 – 1999</td>
<td>x</td>
</tr>
<tr>
<td>2000 – 2009</td>
<td>x</td>
</tr>
<tr>
<td>Since 2010</td>
<td>x</td>
</tr>
</tbody>
</table>

Quality of Buildings

- Very good: x
- Good: x
- Poor: x
- Very poor: x

On-site amenities

- Convenience retail: x
- Comparison retail: x
- Restaurant/cafe: x
- Hotel: x
- Gym/sports: x
- Creche: x
- Bank: x
- Education: x
- None: x
- Other: x

Broadband infrastructure

- ADSL: x
- ADSL2+: x
- Fibre optic: x

Proportion of Floorspace in Non-B-class uses

- Housing: x
- Retail: x
- Community: x
- Other: x
- B-Class: x

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services: x
- Close to local centre with a reasonable range and quantity of services: x
- Close to a limited range and quantity of basic services: x
Close to one or two services
☐ No services in close proximity

Quality of environment for current uses
(comment on issues)

☐ Very good
☒ Good
☐ Poor
☐ Very poor

Environment appropriate for current uses?
☒ Yes
☐ No

Neighbouring uses

☒ Residential
☐ Leisure
☐ Retail
☐ Town centre
☐ Airport
☒ Rail
☐ Road
☐ Office
☐ Industrial
☐ Warehousing
☐ Higher Education
☐ Further Education

Evidence of pollutants

☐ Noise
☐ Air
☐ Traffic
☐ Lighting
☐ 24hr operation

Access & parking (comment on issues)

☐ Road Network (Strategic Road Network)

☐ Vehicular Access (HGV, Vans, Cars, Bicycles)

☐ Public transport inc HS1 and Pedestrian

☐ Servicing

☐ Internal Circulation

☐ Parking

Access and parking is adequate for the uses within the site
☒ Yes
☐ No
☐ Don't know
DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk Zone 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification Yes No
Vacant Land Yes No

Vacant Buildings (re-use) Yes No
If Yes, number of vacant buildings ____________

Vacant Buildings (refurb) Yes No
If Yes, number of vacant buildings ____________

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable 20% Estimated Quantity______

Development activity
- Evidence of recent development within the site B class Non-B class Residential__
- Evidence of recent development in the immediate surrounding area B class Non-B class ____________
- No evidence of recent development
- Evidence of marketing & duration ____________

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use in area A. Potential for B-class use development on cleared site but likely to see residential.

Recommendations on future use / potential

Protect and maintain existing B-class uses within the site.
Site Ref T12  Local Authority Thurrock Council

Site Name Grays Town Centre North

Address RM17 5BT

Survey Date 02/02/2016  Surveyor MS & LG

SITE DESCRIPTION

Site Area: 0.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): 8

The site is best described as a:

- 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

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126 Quality of Roads

Rail Access Grays Station  Bus routes 17 routes from Grays Station (0.3 miles away)

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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<td>Vacancy</td>
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</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) ☑
General comments / description of site

Royal mail site – B8 distribution.
High quality unit.
Access to London Road via Eastern Way.
Proximity to Grays Town Centre with range of amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
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<td>Since 2010</td>
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<td>❌</td>
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</tbody>
</table>

Quality of Buildings

<table>
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<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>Good</td>
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<td>Poor</td>
<td>❌</td>
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<td>❌</td>
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<tr>
<td>Very poor</td>
<td>❌</td>
<td>❌</td>
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</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>❌</td>
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<tr>
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<tr>
<td>Other</td>
<td></td>
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<td>❌</td>
<td>❌</td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td>❌</td>
<td>❌</td>
<td>❌</td>
</tr>
</tbody>
</table>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
No services in close proximity

Quality of environment for current uses (comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

Neighbouring uses
- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Proximate to A1012

Bus stop 0.3 miles from site

Access and parking is adequate for the uses within the site
- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:
- Flood Risk Zones 2 & 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification
- Yes
- No
Vacant Land
- Yes
- No

Vacant Buildings (re-use)
- Yes
- No
If Yes, number of vacant buildings

Vacant Buildings (refurb)
- Yes
- No
If Yes, number of vacant buildings

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable
Estimated Quantity

Development activity
- Evidence of recent development within the site
  - B class
  - Non-B class
- Evidence of recent development in the immediate surrounding area
  - B class
  - Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Future potential to intensify parking site to the rear.

Recommendations on future use / potential

Protect and Maintain B-class employment use.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>T79</th>
<th>Local Authority</th>
<th>Thurrock Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>CSSP2/CSTP6 Employment - Secondary Industrial - Thames Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>RM17 6JT</td>
<td></td>
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<td>Survey Date</td>
<td>02/02/2016</td>
<td>Surveyor</td>
<td>MS &amp; LG</td>
</tr>
</tbody>
</table>

**SITE DESCRIPTION**

Site Area: 0.6ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A126 (0.7km)

Quality of Roads

Rail Access: Grays (0.5km)

Bus routes: Nearest at Grays Station

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<th>80-100%</th>
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</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

Site includes B2 and B8 open storage uses. Occupiers unclear.

Access to London Road from B189 which leads over the rail line.

Amenities fairly proximate in Grays Town Centre to the north.

EXISTING CONDITIONS

**Age of Buildings**

<table>
<thead>
<tr>
<th>Period</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</tr>
</tbody>
</table>

**On-site amenities**

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

**Broadband infrastructure**

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

**Proportion of Floorspace in Non-B-class uses**

<table>
<thead>
<tr>
<th>Use</th>
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<tr>
<td>Housing</td>
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</tr>
</tbody>
</table>

**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)
**Environment appropriate for current uses?**

<table>
<thead>
<tr>
<th>Very good</th>
<th>Good</th>
<th>Poor</th>
<th>Very poor</th>
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<tbody>
<tr>
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**Neighbouring uses**

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<th>Residential</th>
<th>Leisure</th>
<th>Airport</th>
<th>Town centre</th>
<th>Retail</th>
<th>Rail</th>
<th>Road</th>
<th>Office</th>
<th>Industrial</th>
<th>Warehousing</th>
<th>Higher Education</th>
<th>Further Education</th>
</tr>
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<tbody>
<tr>
<td>✗</td>
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<td>Further Education</td>
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**Evidence of pollutants**

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<th>Traffic</th>
<th>Lighting</th>
<th>24hr operation</th>
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<tr>
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**Access & parking (comment on issues)**

<table>
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<td>Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
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<table>
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<tr>
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<th>No</th>
<th>Don't know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access and parking is adequate for the uses within the site</td>
<td>✗</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

November 2017 gva.co.uk
### 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 ________________

### Vacant Buildings (refurb)
- Yes
- No
  - If Yes, number of vacant buildings ________________

Note: all vacant buildings/sites etc to be marked on accompanying site plan

### 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

### CONCLUSIONS
(Market perceptions to be considered within report)

### Other Comments / Observations

Continued B-class use of the site is likely unsuitable given neighbouring residential uses.

### Recommendations on future use / potential

Monitor and Manage - Given the existing pattern of development, there is scope for residential use on the site.
South Essex Authorities

Site Ref. T78       Local Authority Thurrock Council

Site Name  CSSP2/CSTP6 Employment - Secondary Industrial - Grays West

Address RM17 5QT

Survey Date 02/02/2016       Surveyor MS & LG

SITE DESCRIPTION

Site Area:  12.6ha

Policy designation:  Existing Site

Location (nearest town or cluster description):  Grays

The site is best described as a:

- 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

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A126       Quality of Roads

Rail Access  Grays (0.3km)       Bus routes Several routes on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)

Engineering
Product manufacturing
Food production
Aggregates
Office activity (describe type) Trade Counter, Suppliers, Vehicle Repair
General comments / description of site

Mixed site – B2 uses to the north and non B-class uses to the south.

Occupiers: include Travis Perkins, Cooks Fitness, Grays Sikh Temple, Esso, Grays Motor Company, Topps Tiles, Halfords.

Good access to London Road via Eastern Way.

Large range of proximate amenities in Grays Town Centre.

EXISTING CONDITIONS

Age of Buildings

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<tr>
<th></th>
<th>0-25%</th>
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Quality of Buildings

<table>
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<tr>
<th></th>
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<th>25-50%</th>
<th>50-75%</th>
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</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>Good</td>
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<tr>
<td>Poor</td>
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</tr>
<tr>
<td>Very poor</td>
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</tbody>
</table>

On-site amenities

- ☐ Convenience retail
- ☐ Comparison retail
- ☐ Restaurant/cafe
- ☐ Hotel
- ☒ Gym/sports
- ☐ Creche
- ☐ Bank
- ☐ Education
- ☐ None
- ☐ Other

Broadband infrastructure

- ☒ ADSL
- ☒ ADSL2+
- ☒ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
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<tbody>
<tr>
<td>Housing</td>
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<td>Retail</td>
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<tr>
<td>Community</td>
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<td>☐</td>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
<td>☐</td>
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</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Question</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>No services in close proximity</td>
<td>![ ] No services in close proximity</td>
</tr>
<tr>
<td>Quality of environment for current uses</td>
<td>![ ] Very good, ![ ] Good, ![ ] Poor, ![ ] Very poor</td>
</tr>
<tr>
<td>Environment appropriate for current uses?</td>
<td>![ ] Yes, ![ ] No</td>
</tr>
<tr>
<td>Access &amp; parking (comment on issues)</td>
<td>![ ] Road Network (Strategic Road Network), ![ ] Vehicular Access (HGV, Vans, Cars, Bicycles), ![ ] Public transport inc HS1 and Pedestrian, ![ ] Servicing, ![ ] Internal Circulation, ![ ] Parking</td>
</tr>
<tr>
<td>Access and parking is adequate for the uses within the site</td>
<td>![ ] Yes, ![ ] No, ![ ] Don't know</td>
</tr>
</tbody>
</table>
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
   (Can be reoccupied in current form)  If Yes, number of vacant buildings

Vacant Buildings (refurb)  Yes  No
   (Likely to require refurbishment or redevelopment to be reoccupied)  If Yes, number of vacant buildings

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable Estimated Quantity

Development activity

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS
   (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify uses on car parking areas dependent on need.

Recommendations on future use / potential

Protect and maintain B-class uses on the site. Potential to adjust site area to better capture B-class employment use area.
Site Ref: T77 Local Authority: Thurrock Council

Site Name: CSSP2/CSTP6 Employment - Land for New Development - Titan Pit

Address: RM17 5BB

Survey Date: 02/02/2016 Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 4.4ha

Policy designation: Existing Site

Location (nearest town or cluster description): Grays

The site is best described as a:

- 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 – 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): A1012/A126 Quality of Roads

Rail Access: Grays 1km Bus routes: Nearest on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>International</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>National</td>
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<tr>
<td>Local</td>
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<td>☐</td>
<td>☒</td>
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<tr>
<td>Vacancy</td>
<td>☐</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B8 warehouse and open storage use.

Occupiers unclear but vacant land to the north of site.

Site is accessed through the industrial site to the south – access to London Road via Eastern Way.

Site is set at a distance from Grays Town Centre.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
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<td>☐</td>
<td>☐</td>
<td>Very good</td>
<td>☐</td>
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<td>1940 – 1969</td>
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<td>1970 – 1989</td>
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<td>Poor</td>
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<tr>
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<td>Very poor</td>
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<td>2000 – 2009</td>
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<td>Since 2010</td>
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</tbody>
</table>

On-site amenities

☐ Convenience retail ☐ Comparison retail
☐ Restaurant/cafe ☐ Hotel
☐ Gym/sports ☐ Creche
☐ Bank ☐ Education
☒ None ☐ Other

Broadband infrastructure

☒ ADSL ☒ ADSL2+ ☒ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
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<tbody>
<tr>
<td>Housing</td>
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<tr>
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<tr>
<td>Other</td>
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<tr>
<td>B-Class</td>
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<td>☒</td>
</tr>
</tbody>
</table>

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
- [X] Good
- [ ] Poor
- [ ] Very poor

Environment appropriate for current uses?
- [X] Yes
- [ ] No

Neighbouring uses
- [X] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [ ] Airport
- [ ] Rail
- [X] Road
- [ ] Office
- [ ] Industrial
- [X] Warehousing
- [ ] Higher Education
- [ ] Further Education

Evidence of pollutants
- [ ] Noise
- [ ] Air
- [ ] Traffic
- [ ] Lighting
- [ ] 24hr operation

Access & parking (comment on issues)
- [ ] Road Network (Strategic Road Network)
- [ ] Vehicular Access (HGV, Vans, Cars, Bicycles)
- [ ] Public transport inc HS1 and Pedestrian
- [ ] Servicing
- [ ] Internal Circulation
- [ ] Parking

Access and parking is adequate for the uses within the site
- [X] Yes
- [ ] No
- [ ] Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:
- [ ] Flood Risk Zone 3
- [ ] Heritage & Conservation (Listed Building, SAM, Cons Area)
- [ ] Environmental Designation (SPA, SAC, SSSI, Ramsar)
- [ ] Tree Preservation Order
Protected by Flood Defence

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  ❌ Yes  ☐ No  Vacant Land  ☐ Yes  ❌ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ____________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ____________________
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable__________  Estimated Quantity__________

Development activity
- Evidence of recent development within the site  ☐ B class  ☐ Non-B class ____________
- Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class __________
- No evidence of recent development
- Evidence of marketing & duration ____________________

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use and develop the vacant area of the site. Intensified use of the site may require and addition access – potential to do this from the A1012 that runs adjacent to the west of the site.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: T14  Local Authority: Thurrock

Site Name: Manor Way Industrial Estate

Address: RM17 6BG

Survey Date: 01/06/2016  Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 2.2ha

Policy designation:

Location (nearest town or cluster description): Grays

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089 Dock Approach Road  Quality of Roads: Adequate

Rail Access: Nearest in Grays  Bus routes: No Bus Stop in walking distance

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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</tr>
</tbody>
</table>

Sectors present (%)

- 20% Distribution  20% Engineering
- 20% Storage (open) .... Product manufacturing
- 30% Storage (warehouse) .... Food production
- .... Creative industries .... Aggregates
Marine 10% Office activity (describe type): 
Port related activities Other (inc non-B class): Car repair

General comments / description of site

Primarily B2 uses. Occupiers include West Thurrock Coachworks, City Electrical Factors, Pinmill Products, Specialised Engines, Acorn Decorators, RB Power.

Appears to be a retail element to these uses.

Access is relatively restricted, passing through a significant amount of residential development before accessing the B189 that leads north to the London Road.

Few amenities within proximity of the site.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
<tr>
<td>Pre 1940</td>
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Quality of Buildings

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<tr>
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<tbody>
<tr>
<td>Very good</td>
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<td>☐</td>
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<tr>
<td>Good</td>
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<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>Poor</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None

Comparison retail
Hotel
Creche
Education
Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
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<td>B-Class</td>
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</tr>
</tbody>
</table>

Trade counter use – Acorn Decorators Merchants

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
Close to a limited range and quantity of basic services
☒ No services in close proximity

**Quality of environment for current uses**

*Comment on issues*

- Very good
- √ Good
- Poor
- Very poor

**Environment appropriate for current uses?**

- Yes
- No

**Neighbouring uses**

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

**Access & parking**

*Comment on issues*

- Road Network (Strategic Road Network)

  - Access through resident estate, set away from strategic roads

- Vehicular Access (HGV, Vans, Cars, Bicycles)

  - Sufficient for existing use

- Public transport

  - Poor – inaccessible within walking distance

- Servicing

- Internal Circulation

  - Good

- Parking

  - Good
Access and parking is adequate for the uses within the site  X  Yes    ☐  No    ☐  Don’t know

**DEVELOPMENT CONTEXT**

Planning Considerations:

- X Flood Risk (Zone __)
- ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
- ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)  ☐ Tree Preservation Order

In relation to flood risk – site benefits from flood defences.

Physical Considerations:

- ☐ Topography
- ☐ Contamination
- ☐ Other

<table>
<thead>
<tr>
<th>Opportunity for Intensification</th>
<th>☐ Yes  ☐ No</th>
<th>Vacant Land</th>
<th>☐ Yes  X No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Buildings (re-use)</td>
<td>☐ Yes  ☐ No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Can be reoccupied in current form)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant Buildings (refurb)</td>
<td>☐ Yes  ☐ No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Likely to require refurbishment or redevelopment to be reoccupied)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: ________________  Estimated Quantity: ________________

**Development activity**

- ☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class
- ☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class
- ☐ No evidence of recent development
- ☐ Evidence of marketing & duration

**CONCLUSIONS**  
(Market perceptions to be considered within report)

Other Comments / Observations

Consideration for resi - Potential – there is a large amount of industrial/commercial land in the area that these businesses could be relocated to. The site is well connected to an existing residential area and is accessed through it with poor strategic linkages. Moreover, the setting against the railway forms a site boundary – residential development would not result in unsustainable site extension.

**Recommendations on future use / potential**

Site suits existing use but has potential for residential development – see above.
Site Ref: T15  
Local Authority: Thurrock

Site Name: Globe Works, Towers Road, Little Thurrock, Grays

Address: RM17 6SU

Survey Date: 01/06/2016  
Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 8ha

Policy designation:

Location (nearest town or cluster description): Grays

The site is best described as a:
- [ ] Out of Town Office Campus
- [ ] High Quality Business Park
- [ ] Research and Technology/Science Park
- [ ] Warehouse/Distribution Park
- [x] 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
- [x] Established commercial area, with residential area nearby
- [ ] Mixed commercial and residential area
- [ ] Mainly residential with few commercial uses
- [ ] Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089  
Quality of Roads: Good

Rail Access: Nearest in Grays  
Bus routes: 22A and 66 on Dock Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>[x]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>National</td>
<td>[ ]</td>
<td>[x]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Regional</td>
<td>[ ]</td>
<td>[x]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Local</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[x]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
<tr>
<td>Vacancy</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Sectors present (%)

| y. Distribution     | .... | Engineering |
| y. Storage (open)    | .... | Product manufacturing |
| y. Storage (warehouse)| .... | Food production |
| .... Creative industries | .... | Aggregates |
| .... Marine          | .... | Office activity (describe type): |
General comments / description of site

Mix of B2 and B8 uses. – some open storage to the south west of the site.

Occupiers include: P & G Fabrications, Crayford Freight Services, Avisave, M&BM Motors, Sunlight Interiors, Thurrock Hardwoods, Cook Transport Engineers, A T Technicians, BL Autos.

Site has access to the London Road via the A126 that runs to the south of the site.

Site has access to limited range of amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>0-25%</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>25-50%</td>
</tr>
<tr>
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<tr>
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</tr>
<tr>
<td>2000 – 2009</td>
<td></td>
</tr>
<tr>
<td>Since 2010</td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>Retail</th>
<th>Community</th>
<th>Other</th>
<th>B-Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
<td>25-50%</td>
<td>50-75%</td>
<td>75-100%</td>
<td></td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Close to one or two services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality of environment for current uses (comment on issues)</td>
<td></td>
</tr>
<tr>
<td>❐ Very good</td>
<td>❐ Good</td>
</tr>
<tr>
<td>❐ Poor</td>
<td>❐ Very poor</td>
</tr>
<tr>
<td>Environment appropriate for current uses?</td>
<td></td>
</tr>
<tr>
<td>❐ Yes</td>
<td>❐ No</td>
</tr>
<tr>
<td>Neighbouring uses</td>
<td></td>
</tr>
<tr>
<td>❐ Residential</td>
<td>❐ Leisure</td>
</tr>
<tr>
<td>❐ Retail</td>
<td>❐ Town centre</td>
</tr>
<tr>
<td>❐ Airport</td>
<td>❐ Rail</td>
</tr>
<tr>
<td>❐ Road</td>
<td>❐ Office</td>
</tr>
<tr>
<td>❐ Industrial</td>
<td>❐ Warehousing</td>
</tr>
<tr>
<td>❐ Higher Education</td>
<td>❐ Further Education</td>
</tr>
<tr>
<td>Evidence of pollutants</td>
<td></td>
</tr>
<tr>
<td>❐ Noise</td>
<td>❐ Air</td>
</tr>
<tr>
<td>❐ Traffic</td>
<td>❐ Lighting</td>
</tr>
<tr>
<td>❐ 24hr operation</td>
<td></td>
</tr>
<tr>
<td>Access &amp; parking (comment on issues)</td>
<td></td>
</tr>
<tr>
<td>❐ Road Network (Strategic Road Network)</td>
<td></td>
</tr>
<tr>
<td>❐ Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
<td></td>
</tr>
<tr>
<td>❐ Public transport</td>
<td></td>
</tr>
<tr>
<td>❐ Servicing</td>
<td></td>
</tr>
<tr>
<td>❐ Internal Circulation</td>
<td></td>
</tr>
<tr>
<td>❐ Parking</td>
<td></td>
</tr>
</tbody>
</table>

- Direct access to A126
- Multiple accesses – A126 and Rectory Road
- Adequate bus links
- Good
Access and parking is adequate for the uses within the site  Yes  No  Don’t know

DEVELOPMENT CONTEXT

Planning Considerations:
- Flood Risk (Zone ___)  
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)  
- Tree Preservation Order

Borders flood risk zone protected by flood defences on South East corner.

Physical Considerations:
- Topography  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  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration  

CONCLUSIONS  (Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage uses. Desirable given neighbouring residential uses – potential to reduce issues such as noise pollution.

Recommendations on future use / potential

Protect and maintain B-class employment use
Site Ref: T18  Local Authority: Thurrock Council

Site Name: Wick Place Farm Industrial Estate

Address: Brentwood Road, West Horndon, RM14 3TL

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 3.7ha

Policy designation: Existing Site

Location (nearest town or cluster description): 12

The site is best described as a:
- 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

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

<table>
<thead>
<tr>
<th>Category</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>National</td>
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<tr>
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<td></td>
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</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sectors present (%)
- Distribution
- Storage
- Product manufacturing
- Food production
- Aggregates
- Office activity

November 2017 gva.co.uk
South Essex Authorities

South Essex EDNA

November 2017 gva.co.uk

General comments / description of site

Poor quality
Open storage and B2 uses.
Difficult access for large vehicles

Occupiers: SouthEast Customs, Thurrock Car & Van Rental, Ultimate Minibuses.

Accessed from A128 that leads south to the A13 and north to the A127 but set at quite a distance.

Little access to amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
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<tr>
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<td>☑</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Quality of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td>☐</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Good</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Poor</td>
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</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☑</td>
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<td>☑</td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Comparison retail
- Hotel
- Restaurant/cafe
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Non evident

Broadband infrastructure

- FIBRE optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>B-Class</td>
<td>☑</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

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?**

- Yes [x]
- No

**Neighbouring uses**

- [x] Residential
- [ ] Leisure
- [ ] Retail
- [ ] Town centre
- [ ] Airport
- [ ] Rail
- [x] Road
- [ ] Office
- [x] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

Vacant open space, Boston Timber, Sims Milling Services, Glenwood B&B

**Evidence of pollutants**

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Non-evident on visit

**Access & parking**
(comment on issues)

- [x] Road Network (Strategic Road Network)
- [x] Vehicular Access (HGV, Vans, Cars, Bicycles)

Access from A128

Difficult access for large vehicles

No public transport evident

NA

NA

NA

NA

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know
DEVELOPMENT CONTEXT

Planning Considerations*:

- [ ] Flood Risk
- [ ] Heritage & Conservation (Listed Building, SAM, Cons Area)
- [ ] Environmental Designation (SPA, SAC, SSSI, Ramsar)
- [ ] Tree Preservation Order

Physical Considerations:

- [ ] Topography
- [ ] Contamination
- [ ] Other

Opportunity for Intensification  ❌ Yes  ☑ No

Vacant Land  ❌ Yes  ☑ No

Vacant Buildings (re-use)  ❌ Yes  ☑ No

If Yes, number of vacant buildings ____________________________

(Vacant Buildings can be reoccupied in current form)

Vacant Buildings (refurb)  ❌ Yes  ☑ No

If Yes, number of vacant buildings ____________________________

(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable________________________  Estimated Quantity______

Development activity

- [ ] Evidence of recent development within the site  ☑ B class  ☑ Non-B class ______________
- [ ] Evidence of recent development in the immediate surrounding area  ☑ B class  ☑ Non-B class ______________
- [ ] No evidence of recent development
- [ ] Evidence of marketing & duration ____________________________

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Site is not high quality and little land to intensify use/add to the site but serves local purpose.

Recommendations on future use / potential

Protect and maintain B-class employment use
Site Ref: T59a  Local Authority: Thurrock Council

Site Name: Blue House Farm

Address: Low Street Lane, West Tilbury, CM13 3LX

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 4.9ha

Policy designation: Existing Site

Location (nearest town or cluster description): Cluster 4

The site is best described as a:

- 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 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

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
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<th>80-100%</th>
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<tbody>
<tr>
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<td></td>
<td></td>
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<td></td>
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<tr>
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<tr>
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<td>☑</td>
<td>□</td>
<td>□</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open) ☑
- Storage (warehouse) ☑
- Creative industries
- Marine
- Engineering
- Product manufacturing ☑
- Food production
- Aggregates
- Office activity (describe type)
General comments / description of site

B2 and B8 open storage use

Occupier: AV Group - manufacturer

Access to A127 from A128 leading north – set at a distance.

No local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>0-25%</th>
<th>25-50%</th>
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</tbody>
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Quality of Buildings

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</tbody>
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On-site amenities

- ☐ Convenience retail
- ☐ Comparison retail
- ☐ Restaurant/cafe
- ☐ Hotel
- ☐ Gym/sports
- ☐ Creche
- ☐ Bank
- ☐ Education
- ☐ None
- ☐ Other

Non evident

Broadband infrastructure

- ☒ ADSL
- ☒ ADSL2+
- ☒ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Non-B-class uses</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Retail</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
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</tr>
</tbody>
</table>

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  
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</tbody>
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<table>
<thead>
<tr>
<th>Environment appropriate for current uses?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbouring uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Residential</td>
</tr>
<tr>
<td>☑ Retail</td>
</tr>
<tr>
<td>☑ Airport</td>
</tr>
<tr>
<td>☑ Road</td>
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<tr>
<td>☑ Industrial</td>
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</table>

<table>
<thead>
<tr>
<th>Access &amp; parking (comment on issues)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Road Network (Strategic Road Network)</td>
</tr>
<tr>
<td>☑ Vehicular Access (HGV, Vans, Cars, Bicycles)</td>
</tr>
<tr>
<td>☑ Public transport inc HS1 and Pedestrian</td>
</tr>
<tr>
<td>☑ Servicing</td>
</tr>
<tr>
<td>☑ Internal Circulation</td>
</tr>
<tr>
<td>☑ Parking</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Evidence of pollutants</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Noise</td>
</tr>
<tr>
<td>☑ Traffic</td>
</tr>
<tr>
<td>☑ 24hr operation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Evidence of pollutants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-evident on visit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access and parking is adequate for the uses within the site</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Yes</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Land</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Vacant Buildings (re-use)

- Yes
- No

If Yes, number of vacant buildings ____________________________

Vacant Buildings (refurb)

- Yes
- No

If Yes, number of vacant buildings ____________________________

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

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify to open storage use – lies adjacent to an employment site.

Recommendations on future use / potential

Protect and maintain existing B-class employment use. Suits existing occupier.
Site Ref: T9          Local Authority: Thurrock

Site Name: Durox Works, Linford

Address: SS17 OPY

Survey Date: 01/06/2016          Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 14.5ha

Policy designation:

Location (nearest town or cluster description):

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry.Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A13          Quality of Roads: Good

Rail Access: East Tilbury          Bus routes: 374

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>National</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Regional</td>
<td>☑</td>
<td>☑</td>
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<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Local</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution: ....  - Engineering
- Storage (open): ....  - Product manufacturing
- Storage (warehouse): ....  - Food production
- Creative industries: ....  - Aggregates
General comments / description of site

B2 and B8 class uses. Includes open storage.

Occupier: Tarmac Building Products

Access from Buckingham Hill Road with some blind spots – little difficult for HGVs.

Road leads north an eventually connects to A13.

No local amenities.

<table>
<thead>
<tr>
<th>EXISTING CONDITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age of Buildings</strong></td>
</tr>
<tr>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
</tr>
<tr>
<td>1940 – 1969</td>
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</tr>
<tr>
<td>2000 – 2009</td>
</tr>
<tr>
<td>Since 2010</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-site amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Convenience retail</td>
</tr>
<tr>
<td>☐ Restaurant/cafe</td>
</tr>
<tr>
<td>☐ Gym/sports</td>
</tr>
<tr>
<td>☐ Bank</td>
</tr>
<tr>
<td>☒ None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Broadband infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ ADSL</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proportion of Floorspace in Non-B-class uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25%</td>
</tr>
<tr>
<td>Housing</td>
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<tr>
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</tr>
<tr>
<td>Community</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td>B-Class</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Neighbouring amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Close to a town centre with a wide range and quantity of services</td>
</tr>
<tr>
<td>☐ Close to local centre with a reasonable range and quantity of services</td>
</tr>
<tr>
<td>Close to a limited range and quantity of basic services</td>
</tr>
<tr>
<td>---------------------------------------------------------</td>
</tr>
</tbody>
</table>

**Quality of environment for current uses**  
*comment on issues*

<table>
<thead>
<tr>
<th>Very good</th>
<th>☑ Good</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor</td>
<td>☑ Very poor</td>
</tr>
</tbody>
</table>

**Environment appropriate for current uses?**

| ☑ Yes | ☑ No |

**Neighbouring uses**

- ☑ Residential
- || Leisure
- || Town centre
- || Airport
- || Rail
- || Road
- || Office
- || Industrial
- || Warehousing
- || Higher Education
- || Further Education

**Evidence of pollutants**

- ☑ Noise
- || Air
- || Traffic
- || Lighting
- || 24hr operation

**Access & parking**  
*comment on issues*

- ☑ Road Network (Strategic Road Network)

- Accessed from Buckingham Hill Road that leads north to A13/ A1013

- Wide but potential blind spot

- Bus access

- Good

- Good

- Good
Access and parking is adequate for the uses within the site  Yes  No  Don’t know

DEVELOPMENT CONTEXT

Planning Considerations:
- Flood Risk (Zone __)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  Yes  No  Vacant Land  Yes  No

Vacant Buildings (re-use)  Yes  No  If Yes, number of vacant buildings
(Can be reoccupied in current form)

Vacant Buildings (refurb)  Yes  No  If Yes, number of vacant buildings
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: 10%  Estimated Quantity: 

Development activity
- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: T80  Local Authority: Thurrock Council

Site Name: Barya Close, Stanford-Le-Hope

Address: SS17 0JE

Survey Date: 02/02/2016  Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 2.0ha

Policy designation: Existing Site

Location (nearest town or cluster description): Stanford-Le-Hope

The site is best described as a:

- 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

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A126  Quality of Roads

Rail Access: Stanford-Le-Hope (0.1km)  Bus routes: Several on London Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sectors present (%)</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
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</thead>
<tbody>
<tr>
<td>International</td>
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<tr>
<td>Vacancy</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Office activity (describe type)
- Vehicle Repair, suppliers

x.... Other (inc non-B class)
General comments / description of site

B2 class uses. Average quality units.
Occumiers include: Benchsound Ltd, Daybreak Windows, Claridon Group.
Direct access from London Road.
Proximate to a range of amenities in Stanford le hope.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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<tr>
<td>1970 – 1989</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑️</td>
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<tr>
<td>1990 – 1999</td>
<td>☐</td>
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<td>☐</td>
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Quality of Buildings

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</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>☐</td>
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</tr>
<tr>
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<td>☑️</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
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<td>☐</td>
<td>☑️</td>
<td>☐</td>
</tr>
<tr>
<td>Very poor</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☑️</td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Venue – welcome club

Broadband infrastructure

- ☑️ ADSL
- ☑️ ADSL2+
- ☑️ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
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<td>☐</td>
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</table>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity
Quality of environment for current uses (comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

- Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

- Road Network (Strategic Road Network)
- Good, accessed from A126

- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Adequate for use, potentially difficult for HGV

- Public transport inc HS1 and Pedestrian
- Good proximate rail and bus

- Servicing
- Adequate

- Internal Circulation
- Adequate

- Parking
- Adequate

Access and parking is adequate for the uses within the site

- Yes
- No
- Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

- Flood Risk Zone 3
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Tree Preservation Order

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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

Vacant Buildings (refurb)  
Yes  No  
If Yes, number of vacant buildings

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable
Estimated Quantity

Development activity

- Evidence of recent development within the site  B class  Non-B class
- Evidence of recent development in the immediate surrounding area  B class  Non-B class
- No evidence of recent development
- Evidence of marketing & duration

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Little opportunity to intensify use.

Recommendations on future use / potential

Protect and maintain existing B-class employment use.
**Site Ref** T7  **Local Authority** Thurrock Council

**Site Name**  Thames Industrial Estate

**Address**  Princess Margaret Road, East Tilbury, RM18 8RH

**Survey Date**  02/02/2016  **Surveyor**  MS & LG

### SITE DESCRIPTION

**Site Area:** 14.4ha

**Policy designation:**  Existing Site

**Location (nearest town or cluster description):**  14

#### The site is best described as a:

- 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

#### Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

**Closest trunk road (name and distance)**  A1013/A13  **Quality of Roads**  __________

**Rail Access**  East Tilbury Station  **Bus routes**  1 route from Gloucester Avenue

#### Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

#### Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)  
- Creative industries
- Marine
- Other (inc non-B class)  
- Retail

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office 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.

EXISTING CONDITIONS

Age of Buildings  
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<td>Since 2010 ❌ ❌ ❌ ❌</td>
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</tbody>
</table>

On-site amenities

- Convenience retail ❌
- Comparison retail ❌
- Restaurant/cafe ❌
- Hotel ❌
- Gym/sports ❌
- Creche ❌
- Bank ❌
- Education ❌
- None ❌
- Other ❌

No evidence

Broadband infrastructure

- ADSL ❌
- ADSL2+ ❌
- Fibre optic (Desk Based) ❌

Proportion of Floorspace in Non-B-class uses

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</tr>
<tr>
<td>Other ❌ ❌ ❌ ❌</td>
</tr>
<tr>
<td>B-Class ❌ ❌ ❌ ❌</td>
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</tbody>
</table>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services ❌
- Close to local centre with a reasonable range and quantity of services ❌
- Close to a limited range and quantity of basic services ❌
- Close to one or two services ❌
No services in close proximity

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

Neighbouring uses
- X Residential
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Vacant open spaces, primary school, post office, residential houses

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

None evident

Access & parking
(comment on issues)

- X Road Network (Strategic Road Network)

Nearest trunk road A1013/A13

- X Vehicular Access (HGV, Vans, Cars, Bicycles)

Good access

- Public transport inc HS1 and Pedestrian

Bus stop outside site

- Servicing

NA

- 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 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

Vacant Buildings (refurb)

- Yes
- No

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
- No evidence of recent development

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Vacant site to the north that could accommodate expansion. Site appears to suit existing occupiers.

Recommendations on future use / potential

Protect and maintain existing B-class uses.
Site Ref: T21
Local Authority: Thurrock

Site Name: Thurrock Park

Address: RM18 7HZ

Survey Date: 01/06/2016
Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 21.4ha

Policy designation:

Location (nearest town or cluster description):

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park – bit of distribution.
- General Industry/Business Area
- Heavy/Specialist Industrial Site

- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089
Quality of Roads: Good

Rail Access: Nearest Tilbury Town
Bus routes: 22A/66/99 Asda

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th>Sector</th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td></td>
<td></td>
<td>□</td>
<td></td>
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</tr>
<tr>
<td>National</td>
<td>□</td>
<td>□</td>
<td>![x]</td>
<td>□</td>
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<tr>
<td>Regional</td>
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<td>![x]</td>
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<td>![x]</td>
<td>□</td>
</tr>
<tr>
<td>Local</td>
<td>![x]</td>
<td>![x]</td>
<td>□</td>
<td>![x]</td>
<td>□</td>
</tr>
<tr>
<td>Vacancy</td>
<td>![x]</td>
<td>![x]</td>
<td>□</td>
<td>![x]</td>
<td>□</td>
</tr>
</tbody>
</table>

- International – national closer to port

Sectors present (%) – check imagination and SDV...

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

B2 and B8 uses alongside retail/wholesale.

Strong links with port activity / function

Vacancy levels in some parts of the area


Good Access from A1089.

Some proximate amenities.

EXISTING CONDITIONS

<table>
<thead>
<tr>
<th>Age of Buildings</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-25%</td>
</tr>
<tr>
<td>Pre 1940</td>
<td>□</td>
</tr>
<tr>
<td>1940 – 1969</td>
<td>□</td>
</tr>
<tr>
<td>1970 – 1989</td>
<td>□</td>
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<tr>
<td>1990 – 1999</td>
<td>□</td>
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<tr>
<td>2000 – 2009</td>
<td>□</td>
</tr>
<tr>
<td>Since 2010</td>
<td>□</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>On-site amenities</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience retail</td>
<td>Very good</td>
</tr>
<tr>
<td>Restaurant/cafe</td>
<td>Good</td>
</tr>
<tr>
<td>Gym/sports</td>
<td>Poor</td>
</tr>
<tr>
<td>Bank</td>
<td>Very poor</td>
</tr>
<tr>
<td>None</td>
<td>Not on site but next to Asda</td>
</tr>
<tr>
<td>Restaurant/cafe</td>
<td></td>
</tr>
<tr>
<td>Gym/sports</td>
<td></td>
</tr>
<tr>
<td>Bank</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Broadband infrastructure</th>
<th>Quality of Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADSL</td>
<td>Very good</td>
</tr>
<tr>
<td>ADSL2+</td>
<td>Good</td>
</tr>
<tr>
<td>Fibre optic</td>
<td>Poor</td>
</tr>
<tr>
<td>(Desk Based)</td>
<td>Not on site but next to Asda</td>
</tr>
</tbody>
</table>

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Neighbouring amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Close to a town centre with a wide range and quantity of services</td>
</tr>
</tbody>
</table>
South Essex Authorities

Close to local centre with a reasonable range and quantity of services
Close to a limited range and quantity of basic services
Close to one or two services
No services in close proximity

Quality of environment for current uses (comment on issues)
- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?
- Yes
- No

Neighbouring uses
- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Evidence of pollutants
- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)
- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Good

Good – connects to road straight out to A13
Good access from A1089
Bus routes
Within site, alongside units
Good
Adequate

November 2017 gva.co.uk 662
Access and parking is adequate for the uses within the site  

**DEVELOPMENT CONTEXT**

Planning Considerations:
- **Flood Risk (Zone 3)**  
- **Heritage & Conservation (Listed Building, SAM, Cons Area)**
- **Environmental Designation (SPA, SAC, SSSI, Ramsar)**  
- **Tree Preservation Order**

**In relation to flood risk – site benefits from flood defences**

Physical Considerations:
- Topography
- Contamination
- Other

**Opportunity for Intensification**  

<table>
<thead>
<tr>
<th>Vacant Buildings (re-use)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Can be reoccupied in current form)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vacant Buildings (refurb)</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Likely to require refurbishment or redevelopment to be reoccupied)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: 10  
Estimated Quantity:  

**Development activity – yes B class**

- Evidence of recent development within the site
- 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 report)

**Other Comments / Observations**

Some vacant land to the north east that could accommodate expansion.

**Recommendations on future use / potential**

Protect and maintain B-class employment use.
Site Ref: T22
Local Authority: Thurrock

Site Name: Tilbury South

Address: RM18 7NH

Survey Date: 01/06/2016
Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 27.5

Policy designation:

Location (nearest town or cluster description): Tilbury

The site is best described as a:

☑ Out of Town Office Campus
☑ High Quality Business Park
☑ Research and Technology/Science Park
☑ Warehouse/Distribution Park
☑ General Industry/Business Area
☑ Heavy/Specialist Industrial Site

☑ Town Centre
☑ Incubator/SME Cluster Site
☑ Specialised Freight Terminals
☑ Sites for Specific Occupiers
☑ Recycling/Environmental Industries Sites
☑ Other - Storage

Location character

☑ Well established commercial area
☑ Established commercial area, with residential area nearby
☑ Mixed commercial and residential area
☑ Mainly residential with few commercial uses
☑ Mainly residential or rural area with no other commercial uses

Closest trunk road: A1089
Quality of Roads: Good

Rail Access: Tilbury Town
Bus routes: 99

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>National</td>
<td>☑</td>
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<tr>
<td>Regional</td>
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<tr>
<td>Local</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td>Vacancy</td>
<td>☑</td>
<td>☑</td>
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</tr>
</tbody>
</table>

Secators present (%)

- Distribution
- Engineering
- Storage (open)
- Product manufacturing
- Storage (warehouse)
- Food production
- Creative industries
- Aggregates
General comments / description of site

B8 warehouse and open storage use – cars.

Occupiers; Fortress Distribution, mayalogistics, ATL Haulage, Basepoint

Good access from A1089.

Few proximate amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
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<tbody>
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</tr>
</tbody>
</table>

Quality of Buildings

| Very good | Good | Poor | Very poor |
| 0-25%     | 25-50% | 50-75% | 75-100% |
| □         | □      | □      | □        |

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Housing</th>
<th>Retail</th>
<th>Community</th>
<th>Other</th>
<th>B-Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

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
<table>
<thead>
<tr>
<th>Close to a limited range and quantity of basic services</th>
<th>No services in close proximity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Close to one or two services</td>
<td></td>
</tr>
</tbody>
</table>

**Quality of environment for current uses**  
*Comment on issues*
- **Very good**
- **Good**
- **Poor**
- **Very poor**

**Environment appropriate for current uses?**  
- **Yes**
- **No**

**Neighbouring uses**
- **Residential**
- **Leisure**
- **Retail**
- **Town centre**
- **Airport**
- **Rail**
- **Road**
- **Office**
- **Industrial**
- **Warehousing**
- **Higher Education**
- **Further Education**

**Evidence of pollutants**
- **Noise**
- **Air**
- **Traffic**
- **Lighting**
- **24hr operation**

**Access & parking**  
*Comment on issues*
- **Excellent, direct access onto A1089**
- **Good**
- **Poor direct access**
- **Good**
- **Good**

- **Road Network (Strategic Road Network)**

- **Vehicular Access (HGV, Vans, Cars, Bicycles)**

- **Public transport**

- **Servicing**

- **Internal Circulation**

- **Parking**
Access and parking is adequate for the uses within the site  ☒ Yes  ☐ No  ☐ Don’t know

DEVELOPMENT CONTEXT

Planning Considerations:

☒ Flood Risk (Zone 3)  ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)  ☐ Tree Preservation Order

In relation to flood risk – site benefits from flood defences.

Physical Considerations:

☐ Topography
☐ Contamination
☐ Other

Opportunity for Intensification  ☐ Yes  ☒ No

Vacant Land  ☒ Yes  ☐ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ______________________________

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ______________________________

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: __________________________  Estimated Quantity: __________________________

Development activity

☐ Evidence of recent development within the site  ☒ B class  ☐ Non-B class
☐ Evidence of recent development in the immediate surrounding area  ☒ B class  ☐ Non-B class
☐ No evidence of recent development
☐ Evidence of marketing & duration ______________________________

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Potential to intensify open storage use but currently related to port activity.

Recommendations on future use / potential

Protect and maintain B-class employment use.
Site Ref: T23
Local Authority: Thurrock Council

Site Name: Land adjacent to Tilbury
Address: North Tilbury, RM18 8UL

Survey Date: 02/02/2016
Surveyor: MS & LG

SITE DESCRIPTION

Site Area: 8.4ha
Policy designation: Existing Site

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

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance): A1089
Quality of Roads

Rail Access
- Tilbury Town Station
- Bus routes: NA

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
<th>20-40%</th>
<th>40-60%</th>
<th>60-80%</th>
<th>80-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>International</td>
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<td></td>
</tr>
<tr>
<td>National</td>
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<tr>
<td>Local</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacancy</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sectors present (%)

- Distribution: Engineering
- Storage (open): Product manufacturing
- Storage (warehouse): Food production
- Creative industries: Aggregates
- Marine: Office activity (describe type): Sewage works
- Other (inc non-B class)
General comments / description of site

Couldn’t access site
South of site part of Tilbury Sewage Treatment Works

Good access to A1089 via Fort Road.

No local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th></th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1940 – 69</td>
<td></td>
<td></td>
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<tr>
<td>1970 – 89</td>
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<tr>
<td>1990 – 99</td>
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<tr>
<td>2000 – 09</td>
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</tr>
<tr>
<td>Since 2010</td>
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<td></td>
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</tr>
</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
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<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very good</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
<td>↔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poor</td>
<td></td>
<td>↔</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very poor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B-Class</td>
<td></td>
<td>↔</td>
<td></td>
<td>↔</td>
</tr>
</tbody>
</table>

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
- [x] Good
- [ ] Poor
- [ ] Very poor

Environment appropriate for current uses?

- [x] Yes
- [ ] No

Neighbouring uses

- [x] Residential
- [x] Leisure
- [x] Retail
- [x] Town centre
- [ ] Airport
- [ ] Rail
- [ ] Road
- [ ] Office
- [x] Industrial
- [ ] Warehousing
- [ ] Higher Education
- [ ] Further Education

Evidence of pollutants

- [ ] Noise
- [ ] Air
- [ ] Traffic
- [ ] Lighting
- [ ] 24hr operation

Although air pollution has been an issue in the past

Access & parking (comment on issues)

- [x] Road Network (Strategic Road Network)
- [x] Vehicular Access (HGV, Vans, Cars, Bicycles)
- [x] Public transport inc HS1 and Pedestrian
- [ ] Servicing
- [x] Internal Circulation
- [ ] Parking

Proximate to A1089 to the west

Poor – narrow access from station approach road.

No access to site by public transport

NA

Good

NA

Access and parking is adequate for the uses within the site  
- [ ] Yes  
- [ ] No  
- [ ] Don’t know

DEVELOPMENT CONTEXT

Planning Considerations*:

- [x] Flood Risk Zone 3
- [ ] Heritage & Conservation (Listed Building, SAM, Cons Area)
- [x] Environmental Designation (SPA, SAC, SSSI, Ramsar) Local Wildlife Site
- [ ] Tree Preservation Order
Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification  

- Yes  
- No

Vacant Land  

- Yes  
- No

Vacant Buildings (re-use)  

- Yes  
- No

If Yes, number of vacant buildings _______________________

*(Can be reoccupied in current form)*

Vacant Buildings (refurb)  

- Yes  
- No

If Yes, number of vacant buildings _______________________

*(Likely to require refurbishment or redevelopment to be reoccupied)*

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable ________________  Estimated Quantity ______

Development activity

- Evidence of recent development within the site  
  - B class  
  - Non-B class

- Evidence of recent development in the immediate surrounding area  
  - B class  
  - Non-B class

- No evidence of recent development

- Evidence of marketing & duration _______________________

CONCLUSIONS  

*Market perceptions to be considered within report*

Other Comments / Observations

- Much of the site on the northern side appears undeveloped – potential to develop out.

Recommendations on future use / potential

- Protect and maintain employment use – is not necessarily B-class.
Site Ref  T37  Local Authority  Thurrock Council

Site Name  Coward Road Trading Estate

Address  RM16 4JU

Survey Date  02/02/2016  Surveyor  MS & LG

SITE DESCRIPTION

Site Area:  3.8ha

Policy designation:  Existing Site

Location (nearest town or cluster description):  Cluster 6

The site is best described as a:

- 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

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance)  A1089  Quality of Roads

Rail Access  Tilbury Town 2.5km  Bus routes 374 on Linford Road

Nature/significance of existing occupiers

<table>
<thead>
<tr>
<th></th>
<th>0-20%</th>
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<tr>
<td>Vacancy</td>
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</tr>
</tbody>
</table>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- Other (inc non-B class)  Coach Works

- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type)

November 2017  gva.co.uk
General comments / description of site

Predominantly B2/B8 uses. Some open storage.

Occupiers include: HWP Coachworks, other occupiers unclear. Appears to be a distribution use.

Access to strategic road network is convoluted. Also access passes through residential area.

Few local amenities.

EXISTING CONDITIONS

Age of Buildings

<table>
<thead>
<tr>
<th>Age Range</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
<th>75-100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1940</td>
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<td>1940-1969</td>
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<td>Since 2010</td>
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</tbody>
</table>

Quality of Buildings

<table>
<thead>
<tr>
<th>Quality</th>
<th>0-25%</th>
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</thead>
<tbody>
<tr>
<td>Very good</td>
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<td>Good</td>
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<td>Poor</td>
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<td>Very poor</td>
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</tbody>
</table>

On-site amenities

☐ Convenience retail ☐ Comparison retail
☐ Restaurant/cafe ☐ Hotel
☐ Gym/sports ☐ Creche
☐ Bank ☐ Education
☒ None ☐ Other

Broadband infrastructure

☒ ADSL ☐ ADSL2+ ☒ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

<table>
<thead>
<tr>
<th>Use</th>
<th>0-25%</th>
<th>25-50%</th>
<th>50-75%</th>
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<tbody>
<tr>
<td>Housing</td>
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</tbody>
</table>

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?

- Yes [X]
- No

Neighbouring uses

- Residential [X]
- Leisure
- Retail
- Town centre
- Airport
- Rail
- Road
- Office
- Industrial
- Warehousing
- Higher Education
- Further Education

Evidence of pollutants

- Noise
- Air
- Traffic
- Lighting
- 24hr operation

Access & parking (comment on issues)

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport inc HS1 and Pedestrian
- Servicing
- Internal Circulation
- Parking

Access and parking is adequate for the uses within the site

- Yes [X]
- 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

November 2017 gva.co.uk
Physical Considerations:
- Topography
- Contamination
- Other

Opportunity for Intensification  ✔ Yes  ☐ No
Vacant Land  ☐ Yes  ✔ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ________________
(Can be reoccupied in current form)

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings ________________
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable___________  Estimated Quantity___________

Development activity
- Evidence of recent development within the site  ☐ B class  ☐ Non-B class ________________
- Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class ___________
- No evidence of recent development  ✔
- Evidence of marketing & duration ________________

CONCLUSIONS
(Market perceptions to be considered within report)

Other Comments / Observations

Appears to be a portion of land to the south west than could accommodate expansion.

Recommendations on future use / potential

Protect and maintain existing B-class use.
Site Ref: T20(19) Local Authority: Thurrock

Site Name: Stanford Industrial Estate

Address: SS17 0EH

Survey Date: 01/06/2016 Surveyors: MS, LG, RJ, ZV

SITE DESCRIPTION

Site Area: 7.4ha

Policy designation:

Location (nearest town or cluster description): Stanford – le - hope

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1014 Quality of Roads: Poor

Rail Access: No Bus routes: No

Nature/significance of existing occupiers

<table>
<thead>
<tr>
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Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Engineering
- Product manufacturing
- Food production
- Aggregates
General comments / description of site

Include B2 and B8 use with some open storage.

Occupiers include: LTW Supplies, Standford Coachworks, FBS Motor Salvage, Travis Perkins.

Access is restricted and set at a distance from the A1014/A13 junction the north. (site came about because of connection to the rail line)

No proximate amenities. Site confined by rail line and River Thames to the south.

EXISTING CONDITIONS

Age of Buildings

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On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

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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
- **X** No services in close proximity

**Quality of environment for current uses**
(Comment on issues)
- **X** Very good
- **X** Good
- **X** Poor
- **X** Very poor

**Environment appropriate for current uses?**
- **X** Yes
- **X** No

**Neighbouring uses**
- **X** Residential
- **X** Rail
- **X** Industrial
- **X** Higher Education
- **X** Rural
- **X** Leisure
- **X** Town centre
- **X** Office
- **X** Warehousing
- **X** Further Education

**Evidence of pollutants**
- **X** Noise
- **X** Air
- **X** Traffic
- **X** Lighting

**Access & parking (Comment on issues)**
- **X** Road Network (Strategic Road Network)
- **X** Vehicular Access (HGV, Vans, Cars, Bicycles)
- **X** Public transport
- **X** Servicing
- **X** Internal Circulation
- **X** Parking

Poor on site

Rural

Poor

Adequate but blind bends

Poor

Adequate

Adequate
Access and parking is adequate for the uses within the site  ☒ Yes  ☐ No  ☐ Don't know

**DEVELOPMENT CONTEXT**

Planning Considerations:
- ☐ Flood Risk (Zone __)  ☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
- ☐ Environmental Designation (SPA, SAC, SSSI, Ramsar)  ☐ Tree Preservation Order

Site borders flood risk zone (3) – some flood defence.

Physical Considerations:
- ☐ Topography
- ☐ Contamination
- ☐ Other

Opportunity for Intensification  ☐ Yes  ☐ No  Vacant Land  ☐ Yes  ☐ No

Vacant Buildings (re-use)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

Vacant Buildings (refurb)  ☐ Yes  ☐ No  If Yes, number of vacant buildings

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: ___________________________  Estimated Quantity: ___________________________

Development activity
- ☐ Evidence of recent development within the site  ☐ B class  ☐ Non-B class
- ☐ Evidence of recent development in the immediate surrounding area  ☐ B class  ☐ Non-B class
- ☐ No evidence of recent development
- ☐ Evidence of marketing & duration

**CONCLUSIONS**  (Market perceptions to be considered within report)

Other Comments / Observations

Potential site to the south could accommodate expansion of the site.

Recommendations on future use / potential

Protect and maintain B-class employment use as required.