

# Appendix II

Employment Site Survey Forms

# Site Survey Forms Order

1	Allington (20/20 Business Park) - ME16 0LQ							
2	Aylesford Industrial Estate - Forstal Road, ME20 7AD							
3	Hermitage Mills - Hermitage Lane, ME16 9NP							
4	The Old Forge - Forge Lane, Bearsted, ME14 4DT							
5	Viewpoint - Dove Hill Works, Boxley, ME14 2DZ							
7	Detling Aerodrome - ME14 3HU							
8	Marley Works - Dickley Lane, Maidstone, ME17 2DE							
10	Galants Business Centre - East Farleigh, ME15 0JS							
11	Tenacre Park/Station Road - Harrietsham, ME17 1JA							
12	Roebuck Business Pk, Harrietsham, ME17 1AB							
13	Headcorn South - TN27 9LW							
15	Barradale Farm, Headcorn, TN27 9PJ							
16	Franks Bridge - Headcorn							
17	Woodfalls Industrial Estate - Laddingford, ME18 6DA							
18	Warmlake Business Estate, Langley Heath, ME17 3LQ							
19	Lenham Centre - ME17 2LH							
20	Ashmills Business Park, Lenham ME17 2GQ							
21	The Forstal, Lenham Heath ME17 2JB							
22	Shepherds Farm Estate - Rose Lane, Lenham Heath ME17 2JN							
23	Lordswood - M2, ME5 8UD							
24	Eclipse Business Park - J7 M20, ME14 3EN							
25	Turkey Mill - Ashford Road, ME14 5PP							
26	Park Wood Trading Estate - ME15 9YF							
27	Bredhurst Business Park - Westfield Sole Road, ME14 3EH							
28	Former Poundstop - Crismill Lane, ME14 4NT							
32	South Park Business Village - ME15 6JZ							
34	Unit 2 - Wharf Road, Maidstone, ME15 6RR							
35	The Old Brewery - Buckland Road, ME16 0DZ							
37	Lested Farm - Plough Wents Road, ME17 3SA							
39	Hart Street Commercial Centre							
40	Wheelbarrrow Park Estate, Pattenden Lane - Marden, TN12 9QJ							
42	Honeycrest Industrial Park - Staplehurst, TN12 0QW							
44	Barham Court - Teston, ME18 5BZ							
45	Nortons Industrial Estate - Collier Street, TN12 9RR							
46 & 48	Tovil Green Business Park/Burial Ground Lane - ME15 6RJ & ME15 6TA							
47	Ecclestone Road - Tovil, ME15 6QN							
49	Yalding (Former Syngenta Works)- Hampstead Lane, ME18 6HN							



Site R	ef 1Site Name Allingt	ton (20/20	) Busine	ess Park)	Survey Date	15/07/2014		
Addre	ss_ME16 0LQ				_Surveyor: Martyr	ı & Laura		
	SITE DESCRIPTION Site Area: 24.16ha							
Policy	designation: Active Employmen	t Site						
Location (nearest town or cluster description): Motorway Corridor								
The si	te is best described as a:							
	Out of Town Office Campus			Town Centre				
	High Quality Business Park		_	Incubator/SME Clus	ter Site			
	Research and Technology/Science Park	<		Specialised Freight				
×	Warehouse/Distribution Park			Sites for Specific Oc				
X	General Industry/Business Area				ental Industries Sites			
	Heavy/Specialist Industrial Site			Other - Storage				
Locati	on character							
	Well established commercial area							
×		lontial area r	noarby					
	Mixed commercial and residential area	ientiai area i	пеагру					
	Mainly residential with few commercial u		araial waa	_				
	Mainly residential or rural area with no c	orner comme	erciai use:	5				
Closes	st trunk road (name and distand	e) <u>A20 (</u>	0.6 mile	es) & M20 (1 mile)	)			
Rail Access Barming (1.7 miles) Buckland Hill (2.3 miles) Aylesford (2.3 miles) Maidstone Barracks (2.3 miles) Maidstone West (2.7 miles) Maidstone East (3.1 miles)  Bus routes 71 (London Road to the South of the site to Maidstone Barracks Station) Access by bus, limited								
Nature	e/significance of existing occup	iers						
	International	× F	Regional					
X	National	X L	_ocal					
Sector	s present							
X	Distribution		Engineeri	ng				
	Storage (open)	× F	Product m	nanufacturing				
X	Storage (warehouse)	<b>□</b> F	Food prod	luction				
	Creative industries	$\boxtimes$	Office acti	vity (describe type)				
X	Other (inc non-B class) Car rep	oair cent	re & Tra	ade Counter use	es			



Large mixed B class site with large storage distribution warehouses (Maidstone Distribution Centre), offices, trade counter, car repairs, aggregates etc.							
Large vacancy rat	Large vacancy rate in office units, but good occupancy and activity on other parts of site.						
EXISTING CONDITION	NS						
Age of Buildings			Quality of E	Buildings	5		
0-25%	25-50% 50-75%			0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good Good				
1970 - 1989		0	Poor	<u> </u>	$\boxtimes$		<u> </u>
1990 - 1999			Very poor				
since 2000							
On-site amenities	. 🗖 -						
Convenience retai  Restaurant/cafe	Comparison  Hotel	retail					
Gym/sports	☐ Creche						
Bank	Education						
X None	Other						
Proportion of Floorsp	nace in Non-R-cla	 ISS 11888					
0-25%	25-50% 50-75%		Only evic	dence of	non B-cla	ss is Car r	epairs and
Housing			trade co				•
Retail							
Community U							
All B-Class		_					
Neighbouring amenit	ies						
	entre with a wide range	and quantity of	services				
	tre with a reasonable ra	ange and quanti	y of services				
☐ Close to a limited	range and quantity of b	asic services					
Close to one or tw	o services						
☐ No services in clos	se proximity						
Quality of environment (comment on issues)	nt for current use	No	issues with er	nvironme	ent observ	ed	
☐ Very good	X Good						
Poor	☐ Very poor						
Environment appropr  Yes	_	ses?					
X Yes	<b>□</b> No	<u> </u>					



Neigh	ouring uses			
X	Residential		Leisure	Close to Allington centre
	Retail	X	Town centre	(including primary school, supermarket, post office,
	Airport		Rail	premier inn etc.)
X			Office	
	Industrial			
		_	Warehousing	
Ц	Higher Education		Further Education	
Fyiden	ce of pollutants			None evident
	Noise	П	Air	
	Traffic	Ц	Lighting	
	24hr operation			
٨٥٥٥٥	s & parking (com	mont	on issues)	
_		mem	OH ISSUES)	Good access off St Laurence Avenue, which is off A20
Ц	Car			- London Road
	HGV			Good
	Public transport			Nearest bus stops in Allington Centre
	Servicing			Large individual yard space associated with many
				warehouse units
				Walenesse sinte
	Internal Circulation			Good - large internal roads
	Parking			Good provision for each unit – some on street parking
				in certain areas, but doesn't have significant impact
				on internal circulation
_		_		
Acces	s and parking is	adeq	uate for the uses	within the site X Yes  No Don't know
DEVE	ODMENT CONT	EVT		
DEVEL	OPMENT CONTI			
Physic	al Consideration	s:		None evident
	Topography			None evident
	Contamination			
	Other			
_				
Oppor	tunity for Intensi	vacant Land ☐ Yes ☒ No		
Vaca	nt Buildings (re-	use)	⊠Yes □No I	f Yes, number of vacant buildings - predom. Office units



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 - remainder of site being developed
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
This is a generally well-used mixed employment site, however there is significant (long-term) vacancy in the office units, which could indicate issues with the suitability of the type and quality of the stock when compared with market demand. Stock may provide inappropriate scale or inflexible floorplates, the specification may also be weaker than competing offers.
innexible nootplates, the specification may also be weaker than competing oners.
Quality of many units in the site is good, however some are in need of refurbishment – particularly the warehouse units within Orchard Business Centre which are less well maintained.
Recommendations on future use / potential
This site should be Protect and Maintained as a key employment location within the borough for a mix of B class uses, with a particular focus on supporting the larger scale industrial and warehouse activities. There is limited scope to intensify or expand the site through redevelopment, however selective redevelopment should be supported as stock becomes out-dated or poorly maintained.
A long term approach to reproviding the office capacity within the site may be required to ensure it provides the appropriate quality and nature of space within this employment setting, however this is unlikely to deliver additional capacity.



#### **Site Occupier**

- DHL
- Sekisui
- MJ Autosprays
- Ferns Training
- Husqvama Construction Products
- Hanson Maidstone Premix
- P & H Snack Direct Ltd.
- Kew Electrical Ltd.
- Balreed Digitec Group Ltd.
- NHS
- Maidstone Depot
- Obsidian Security Ltd.
- Dolphin Self Storage
- Chris Gammon Bedding Centre 2 separate units
- Farningham Group
- Summers PVC Ltd. 2 separate units
- Fairdeal Windows Ltd. 2 separate units
- Loadtake
- Fenway Business Services
- Abacus Décor
- Septodont Ltd. 2 separate units

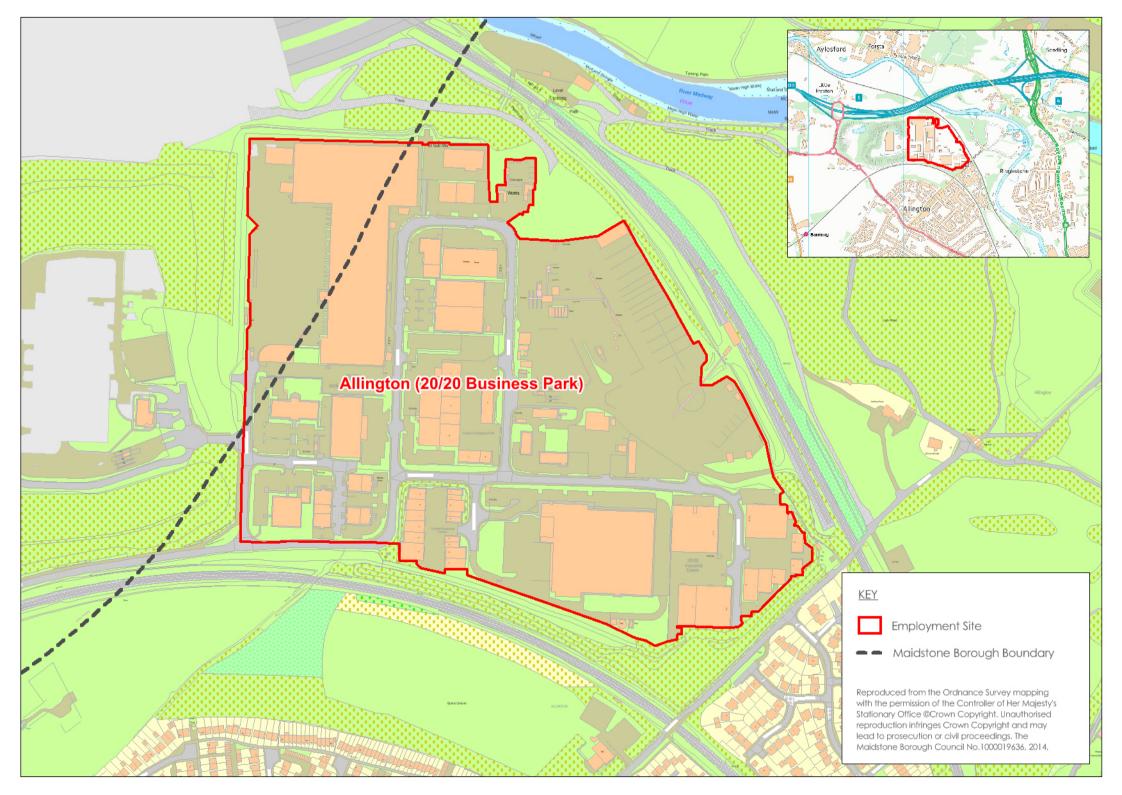














Site Re	Site Ref 2Site Name Aylesford Industrial Estate Survey Date 15/07							
Addres	Address ME20 7AD Surveyor: Martyn & Laura							
SITE D	ESCRIPTION							
Site Ar	<b>ea:</b> 49.19ha							
Policy	designation: Active Employme	nt Site						
Location	Location (nearest town or cluster description): Motorway Corridor							
The sit	e is best described as a:							
	Out of Town Office Campus			Town Centre				
	High Quality Business Park			Incubator/SME Clust	er Site			
	Research and Technology/Science Pa	rk		Specialised Freight 1	erminals			
	Warehouse/Distribution Park			Sites for Specific Occ	cupiers			
X	General Industry/Business Area			Recycling/Environmental Industries Sites				
	Heavy/Specialist Industrial Site			Other - Storage				
Location	on character							
	Well established commercial area							
X	Established commercial area, with resi	dential are	a nearby					
	Mixed commercial and residential area	l						
	Mainly residential with few commercial	uses						
	Mainly residential or rural area with no	other comi	mercial use	es .				
Closes	t trunk road (name and distan	ce) <u>A22</u>	9 (1.1 m	iles) M20				
	ccess Aylesford (1.2 miles) on in the vicinity that would enab	le acces	s to site		Bus routes Appea	ars to be no		
Nature/significance of existing occupiers								
	International	×	Regional					
⊠	National	$\boxtimes$	Local					
	s present		Local					
<b>⊠</b>	-	$\boxtimes$	Engineer	ina				
			_					
×	Storage (open)			nanufacturing				
	Storage (warehouse)		Food pro					
<b>_</b>	Creative industries Office activity (describe type)							
☑ Other (inc non-B class): Car repairs								



X Yes

■ No

This site is divided by the Borough boundary, with the Western half being within Maidstone Borough, including Deacon Estate (off Forstal Road), the majority of the new Waitrose development, and the southern half of Beddow Way.								
Deacon Trading Est	Deacon Trading Estate is a well occupied cluster with large warehouse units with large yard areas.							
It is well maintained plan period.	generally, but so	me units ar	e dated and	l may red	quire repla	acement	over the	
EXISTING CONDITION	<u>S</u>							
Age of Buildings			Quality of E	Buildinas				
0-25%	25-50% 50-75%	75-100%		0-25%	25-50%	50-75%	75-100%	
Pre 1940			Very good Good Poor Very poor		000	0		
On-site amenities								
<ul><li>☐ Convenience retail</li><li>☐ Restaurant/cafe</li><li>☐ Gym/sports</li><li>☐ Bank</li><li>☒ None</li></ul>	☐ Comparison retar	ail						
Proportion of Floorspa	ace in Non-B-class	uses						
O-25% Housing Retail Community Other All B-Class	25-50% 50-75%	75-100%	Car repa	irs				
Neighbouring amenitie	es							
	tre with a wide range an	nd quantity of s	ervices					
	e with a reasonable rang			lesford High	Street			
☐ Close to a limited ra	ange and quantity of bas	ic services						
☐ Close to one or two	services							
☐ No services in close	proximity							
Quality of environmen (comment on issues)	t for current use	No i	ssues with qu	uality of e	environme	ent		
☐ Very good	⊠ Good							
Poor	☐ Very poor							
<b>Environment appropria</b>	ate for current use	es?						



Neigii	ouring uses				
X	Residential		Leisure	Close to Aylesford High Street which provides a range	
X	Retail	X	Town centre	of uses and amenities.	
	Airport		Rail		
X	Road		Office		
X	Industrial		Warehousing		
	Higher Education		Further Education		
	goaacao	_			
Fviden	ce of pollutants			None evident	
	Noise		Air		
	Traffic				
		_	Lighting		
	24hr operation				
<b>A</b>	. 0		t on increal		
_	s & parking (com	men	t on issues)	Adequate access off Forstal Road	
Ш	Car				
	HGV			Adequate - off Forstal Rd and Beddow Way for	
				Waitrose delivery vehicles. Relatively direct route to	
				the M20.	
	Dublic transport			Soveral bus stops york class by an Forstal Board	
	Public transport			Several bus stops very close by on Forstal Road	
	Servicing			Large individual yard space in front of many of the	
				units	
П	Internal Circulation				
	internal Circulation			Good – large internal roads and little if any on-street	
				parking	
П	B 11				
	Parking			Good provision for each unit, little on street	
Acces	s and parking is	adeo	uate for the uses	within the site X Yes  No Don't know	
			,		
DEVFI	OPMENT CONT	EXT			
<u> </u>					
Physic	al Consideration	s:		None ovident	
	Topography			None evident	
	Contamination				
	Other				
Oppor	tunity for Intensi	rıcat	ion 🔲 Yes 🗵 N	vacant Land ☐ Yes ☑ No	
Vacant	: Buildings (re-us	se)	⊠Yes □No I	f Yes, number of vacant buildings - several vacant	



Vacant Buildings (refurb)   ✓ Yes   No If Yes, number of vacant buildings - may need refurbishing
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable - Estimated Quantity
Development activity
☐ Evidence of recent development within the site
□ Evidence of recent development in the immediate surrounding area □ B class □ Non-B class
No evidence of recent development
Evidence of marketing & duration
CONCLUSIONS
Other Comments / Observations
The part of this site which falls within the Maidstone Borough boundary is a well-used industrial cluster with the addition of newer Waitrose storage and distribution units. It functions well within the context of the wider industrial estate (which includes the section out with the Borough) which has similar uses, but does also offer some more modern units. Despite this, the part of the site within Maidstone seems to show better activity levels and occupancy.
Recommendations on future use / potential
The site should be Protected and Maintained as an important employment site given the quality of stock, accessibility and nature of occupiers. Future policy should coordinate the approach across borough boundaries to maintain coherence between these two parts of the site.
There may be a need for some refurbishment of stock over time to raise the overall quality of provision in line with those newer units outside of the borough.



#### **Site Occupier**

- Qualitex plumbing and Bathroom Supplies Ltd. 4 separate units
- Quazar International
- Johnson Vehicle Maintenance Ltd. 2 separate units
- Rss ropeandsling
- ESP Technologies Group Ltd. 3 separate units
- Nu-Venture Coaches Ltd
- Sliderobes (UK) Ltd.
- PTS Renewables

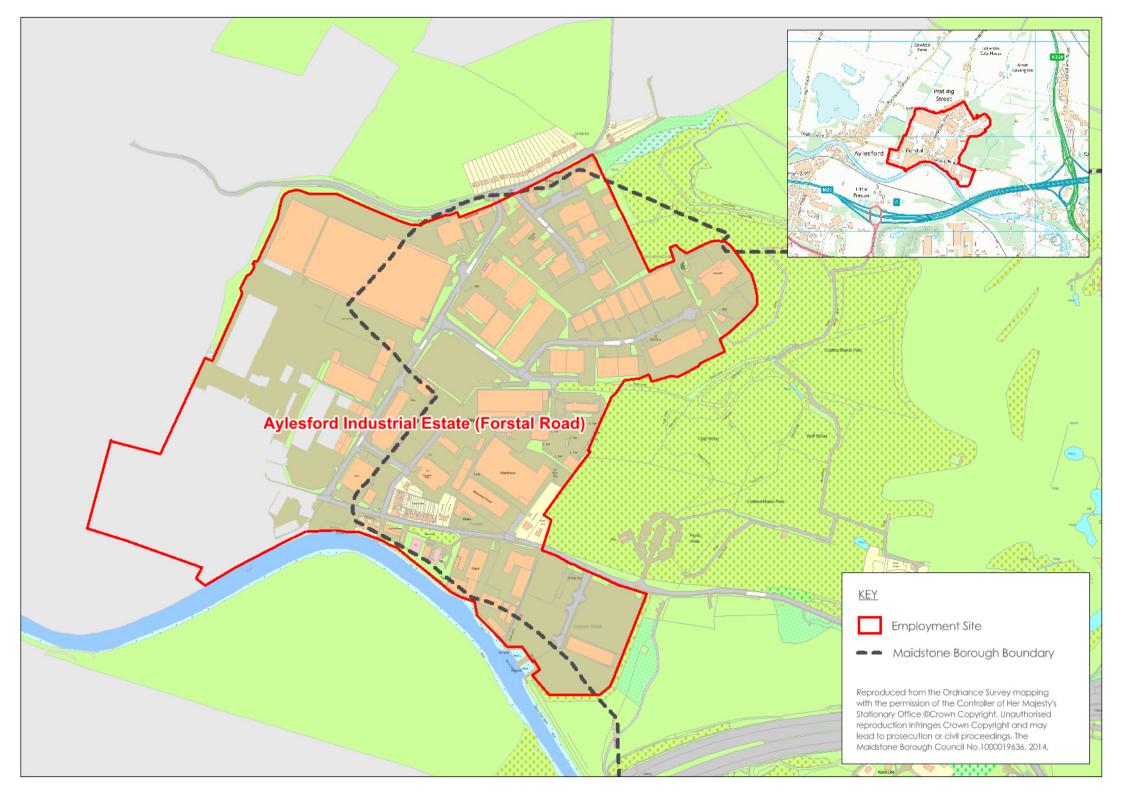














Site Re	ef 3Site Name Herm	itage Mil	lls		Survey Date	15/07/2014			
Address Hermitage Lane, ME16 9NP Surveyor: Martyn & Laura									
	SITE DESCRIPTION  Site Area: 0.98ha								
		. 01							
Policy	designation: Active Employment	nt Site							
Location (nearest town or cluster description): Maidstone Urban Area									
The sit	e is best described as a:								
	Out of Town Office Campus			Town Centre					
	High Quality Business Park			Incubator/SME Clus	ster Site				
	Research and Technology/Science Par	k		Specialised Freight	Terminals				
X	Warehouse/Distribution Park			Sites for Specific O	es for Specific Occupiers				
	General Industry/Business Area			-	Recycling/Environmental Industries Sites				
Ц	Heavy/Specialist Industrial Site			Other - Storage					
Location	on character								
	Well established commercial area								
X	Established commercial area, with resi	dential area	a nearby						
	Mixed commercial and residential area								
	Mainly residential with few commercial	uses							
	Mainly residential or rural area with no	other comr	mercial use	es					
01		\		20040					
Closes	t trunk road (name and distan	ce) <u>Adja</u>	acent to I	32246	_				
	ccess Barming (Adjacent)				Bus routes Various	us bus routes at			
train st	alion	<u>—</u>							
Nature	/significance of existing occup	oiers							
	International	X	Regional						
	National	$\boxtimes$	Local						
Sector	s present								
X	Distribution		Engineer	ing					
	Storage (open)		Product r	nanufacturing					
X	Storage (warehouse)		Food pro	duction					
	Creative industries		Office ac	tivity (describe type)_					
	Other (inc non-B class)								



Single occupier war entrances into site o							of units. <sup>-</sup>	ſwo large
EXISTING CONDITIONS	<u>S</u>							
Age of Buildings				Quality of E	Buildings			
0-25%	25-50%	50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940				Very good				
1940 - 1969			<u> </u>	Good				
1970 - 1989			X	Poor				oxdot
1990 - 1999				Very poor	u	<b>u</b>	ч	
On-site amenities		<b>_</b>	u					
Convenience retail	☐ Con	nparison reta	ail					
Restaurant/cafe	☐ Hote		all					
Gym/sports	☐ Cred							
Bank		ıcation						
<ul><li>■ Bank</li><li>X None</li></ul>	Oth							
None	<u> </u>	CI						
Proportion of Floorspa	ce in No	n-B-class	uses					
0-25%	25-50%	50-75%	75-100%					
Housing								
Retail	_	_	ō					
Community								
Other								
All B-Class								
Neighbouring amenitie	s							
☐ Close to a town cent		ide range an	d quantity of	services				
		_						
Close to one or two		y 01 bas	.0 001 11000					
■ No services in close	proximity							
Quality of environment (comment on issues)	for curre	ent use	No	issues with er	nvironme	nt quality		
■ Very good	X Goo	od						
Poor	☐ Ver	y poor						
Environment appropria	ate for cu	rrent use	es?					
X Yes	☐ No							



Neight	oouring uses			
X	Residential		Leisure	Close to some local services i.e. Tesco Express,
X	Retail		Town centre	Hospital, Domino's etc.
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
٨٠٠٥٥	s & parking (com	mon	t on issues)	
	Car	men	t on issues)	Good
	Car			
	HGV			Good - wide entrances and good visibility turning into
				and out of site entrances
	5.15			Due stone no orby on Hormita as Lanc
	Public transport			Bus stops nearby on Hermitage Lane
	Servicing			
	- commig			Internal yard
_				
ш	Internal Circulation			N/A unit occupies site with only access from road
				frontage.
П	Parking			
_	Faiking			Some provision in yard in front of units
۸۲۲۵۶۰	s and narking is	ahe	ulate for the lises	s within the site 🗵 Yes 🔲 No Don't know
70003	o and parking is	uuc	fudic for the uses	William the Site 🖾 Tes 🚨 No Bontoniow
DEVEL	OPMENT CONT	EXT		
Physic	al Consideration	·s·		
ysic □	Topography			None evident
	Contamination			
	Other			
_				
Oppor	tunity for Intensi	ficat	ion 🔲 Yes 🗵 N	lo Vacant Land ☐ Yes ☒ No
Vaca	ınt Buildings (re-	use	☐Yes ☒No	If Yes, number of vacant buildings



Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable - remainder of site being developed
Development activity
Evidence of recent development within the site  B class  Non-B class
Evidence of marketing & duration
CONCLUSIONS
Other Comments / Observations
Single occupier (Dempson) site with large storage/distribution warehouse units. Units are tired, but seem appropriate for uses.
The group of three small buildings behind the warehousing (accessed off Oakapple Lane) are in non B class NHS use.  Recommendations on future use / potential
Protect and maintain in current B Class use. However should the site become vacant it may be appropriate for alternate (non-B class) uses given the character of the surrounding area.
Site Occupier
• Dempson











Site Re	ef <u>4</u> Site Name Old F	orge			Survey Date	09/07/2014				
Addres	Address Bearsted Surveyor Martyn & Laura									
					, <u></u>					
SITE D	ESCRIPTION									
Site Ar	<b>ea:</b> 0.74ha									
Policy	designation: Active Employe	ment Site	Δ							
,	accignation / touve Employ.									
Location	on (nearest town or cluster de	scriptio	<b>n):</b> Motor	way Corridor						
The sit	e is best described as a:									
	Out of Town Office Campus			Town Centre						
	High Quality Business Park			Incubator/SME Cluster S	ite					
	Research and Technology/Science Par	rk		Specialised Freight Term	inals					
	Warehouse/Distribution Park			Sites for Specific Occupie	ers					
X	General Industry/Business Area			Recycling/Environmental	Industries Sites					
	Heavy/Specialist Industrial Site			Other - Storage						
1 00041	-									
_	on character									
	Well established commercial area									
	Established commercial area, with resi		a nearby							
u	Mixed commercial and residential area									
×	Mainly residential with few commercial									
Ц	Mainly residential or rural area with no	other com	mercial use	S						
Closes	t trunk road (name and distan	ce) A20	) (0 7 mile	:s)						
0.0000	a trainic roug (riamo ana arotan	<u> </u>	(011 111110	,,,,,						
Rail Ac	ccess Bearsted (0.2 miles)			Bus routes	19 (runs on Th	ie St)				
Matura	/significance of existing occup	niore								
	International	piers	Regional							
		lacksquare	Local							
_	National		Lucai							
Sector	s present									
X		X	Engineeri	ng						
	Storage (open)		•	nanufacturing						
X	Storage (warehouse)		Food prod	_						
	Creative industries	lacksquare		ivity (describe type)						
	Other (inc non-B class)		5 0.00	, ( · · · · · · · · · · · · · · · · · ·						
_										
	Garages									



	site is a small mi. all office units.	xed emp	oloymen	t site wi	th predominan	tly light inc	dustrial ac	tivity and	some
The	site is located c	lose to tl	ne village	e centre	e and train stat	ion.			
EXIST	ING CONDITION	<u>s</u>							
Age o	f Buildings				Quality of	f Buildings	6		
	0-25%	25-50%	50-75%	75-1009	_	0-25%	25-50%	50-75%	75-100%
	1940				Very good				
	0 - 1969 <b></b> 0 - 1989 <b></b>	☒			Good Poor				
	0 - 1999			ō	Very poor	<u> </u>	Ğ	ä	
sino	ce 2000 🔲								
On-sit	te amenities								
	Convenience retail	☐ Co	mparison re	etail					
	Restaurant/cafe	☐ Ho							
	Gym/sports Bank		eche ucation						
×	None	Oth							
_		_							
Propo	ortion of Floorspa	ce in No	n-B-clas	s uses					
	0-25%	25-50%	50-75%	75-1009	%				
Hou Reta	using <b>Ц</b> ail <b>П</b>								
	nmunity $\Box$		ō						
Oth	=								
All I	3-Class X								
_	bouring amenitie								
			•	·	•				
	Close to local centre			-	-				
<u>IX</u>	Close to a limited ra Close to one or two		iantity of ba	sic service	es				
	No services in close								
 Qualit	y of environmen		ent use	_					
	nent on issues)								
	Very good	⊠ Go							
∐ Envir	Poor onment appropria		ry poor urrant us	052					
Enviro X	Yes	No	arr <del>e</del> nt us	1 65					



Neighb	oouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			None observed
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Narrow access (single track drive)
	Car			Small approach roads - on street parking makes it
				single carriageway.
	HGV			Poor entrance visibility and tight turn into site – not accessible for anything larger than transit van
				accessible for anything larger than transit vari
П	Dublic torreson			Wolking distance to station
	Public transport			Walking distance to station
П	Comicina			
_	Servicing			From within site, albeit on common parts for most units
	Internal Circulation			Difficult - single carriageway internally
				Difficult Single carriageway internally
	Parking			Adequate for each unit
				Adequate for each drift
A	a and narking ia	- d - a	uete for the uses	within the site D. V
ACCES	s and parking is	au <del>c</del> q	uate for the uses	within the site  Yes  No  Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideration	าร:		
	Flood Risk (Zone			Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SPA, SAC, SSSI, Ran	
Physic	al Consideration	ıs:		
	Topography			
	Contamination			
u	Other			
Oppor	tunity for Intensi	ficati	on 🔲 Yes 🗵 No	Vacant Land ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	A
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	
<u>CONCLUSIONS</u>	
Other Comments / Observations	
Suitable for locally orientated activity and does not appear overly constrained by limited acce However, given these issues and the small scale of the site it is unlikely to play a major role in the future economic growth of the borough.	
Recommendations on future use / potential	
Protect and maintain as a locally orientated employment site	

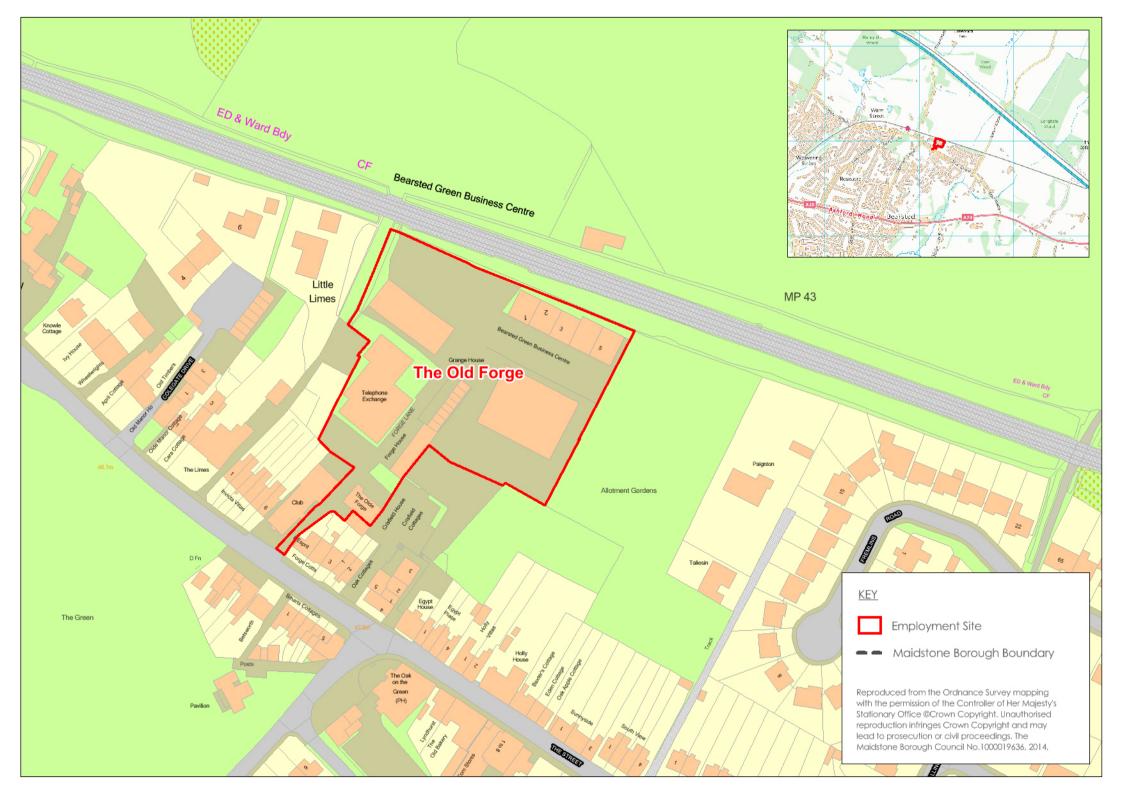














Site Re	ef 5Site Name View	Survey Date	15/07/2014							
Addres	Address Boxley, ME14 2DZ Surveyor: Martyn & Laura									
	SITE DESCRIPTION Site Area: 0.67ha									
Policy	designation: Active Employmen	nt Site								
Location	Location (nearest town or cluster description): Motorway Corridor									
The sit	te is best described as a:									
	Out of Town Office Campus			Town Centre						
	High Quality Business Park			Incubator/SME Cluster Site						
	Research and Technology/Science Par	·k		Specialised Freight Terminals						
	Warehouse/Distribution Park			Sites for Specific Occupiers						
$\boxtimes$	General Industry/Business Area			Recycling/Environmental Industries Sites						
Ц	Heavy/Specialist Industrial Site			Other - Storage						
Locati	on character									
	Well established commercial area									
	Established commercial area, with residual	dential are	a nearby							
	Mixed commercial and residential area									
X	Mainly residential with few commercial	uses								
	Mainly residential or rural area with no		mercial use	S						
	•									
Closes	st trunk road (name and distan	<b>ce)</b> <u>A24</u>	19 (0.5 mi	les) & M20 (1.1 miles)						
Rail A	ccess Maidstone East (1.4 miles	s)		Bus routes 130, 79						
Naturo	/significance of existing occup	niars								
	International		Regional							
	National	$\blacksquare$	Local							
Sector	s present		Local							
	Distribution		Engineeri	na						
	Storage (open)		_	nanufacturing						
$\overline{\mathbf{x}}$	Storage (warehouse)		Food prod	<b>G</b>						
	Creative industries			ivity (describe type)						
×		_	Onice act	ivity (describe type)						
اكا	Other (inc non-B class) - Trade Cou	untel								



Good quality site, w refurbishment.		ell maint	ained an	d appears to I	have ber	nefitted fro	om a high	n standard
EXISTING CONDITIONS	<u>S</u>							
Age of Buildings				Quality of E	Buildings			
0-25%  Pre 1940  1940 - 1969  1970 - 1989  1990 - 1999  since 2000	25-50%	50-75%	75-100%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
On-site amenities								
<ul><li>□ Convenience retail</li><li>□ Restaurant/cafe</li><li>□ Gym/sports</li><li>□ Bank</li><li>☒ None</li></ul>	Hot	che ucation	ail					
Proportion of Floorspa	ce in No	n-B-class	uses					
O-25% Housing Retail Community Other All B-Class	25-50%	50-75%	75-100%					
Neighbouring amenitie	<b>S</b>							
Close to a town cent Close to local centre Close to a limited rai Close to one or two	re with a w with a reasinge and qu services	sonable rang	ge and quan					
Quality of environment	for curr	ent use	- KI	logues with	work co. '	roper out f	W 110 20 2.	oito
(comment on issues)	_		No	issues with cu	irrent envi	ronment fo	or uses on	SITE
Very good	⊠ Goo							
Poor		y poor						
Environment appropria	ite for cu	irrent use	95 (					



Neigh	oouring uses			
	Residential Retail Airport Road Industrial Higher Education		Leisure Town centre Rail Office Warehousing Further Education	
Evider	Noise Traffic 24hr operation		Air Lighting	None evident
Acces:	s & parking (com	ment	on issues)	Adequate
	HGV			Difficult accessing via tight turn and level change, potentially some issues moving within site
	Public transport			Several bus stops on Boxley Road
	Servicing			Servicing from within 'shared space' within the site.
	Internal Circulation			Adequate for cars, larger vehicles may face issues to the rear of the site.
	Parking			Adequate
Acces	s and parking is a	adeq	uate for the uses	within the site 🗵 Yes - possibly 🔲 No Don't know
DEVEL	OPMENT CONTI	<u>EXT</u>		
Physical Control Contr	cal Consideration Topography Contamination Other	s:		None evident
Oppor	tunity for Intensit	ficati	on ☐ Yes ☒ No	Vacant Land ☐ Yes ☒ No
	t Buildings (re-us	-	⊠Yes □No If	Yes, number of vacant buildings 1 unit (Unit 10)



	Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings require refurbishment or redevelopment to be reoccupied)
Note: all v	racant buildings/sites etc to be marked on accompanying site plan
% of sit	e developable - 0 Estimated Quantity
Develop	oment activity
CONCL	Evidence of recent development within the site
of tra	d quality site with low vacancy rates suggests an offer that meets market demand. Evidence ide counter encroachment (Brewers).  Ite relatively indirect access to the motorway it is likely to continue to be an appropriate and ctive offer to more locally orientated businesses.
	mendations on future use / potential hould be Protected and Maintained as a b class employment site.
Site Occ	The Danwood Group Ltd. Poshbikes Shepherds (UK) Ltd Brewers – 2 separate units Comber Modelmakers Medway Insulation Ltd Delron Services Ltd. Lifestyle Inn Vision Multimedia Ltd. – Vacant Playnetwork Ltd



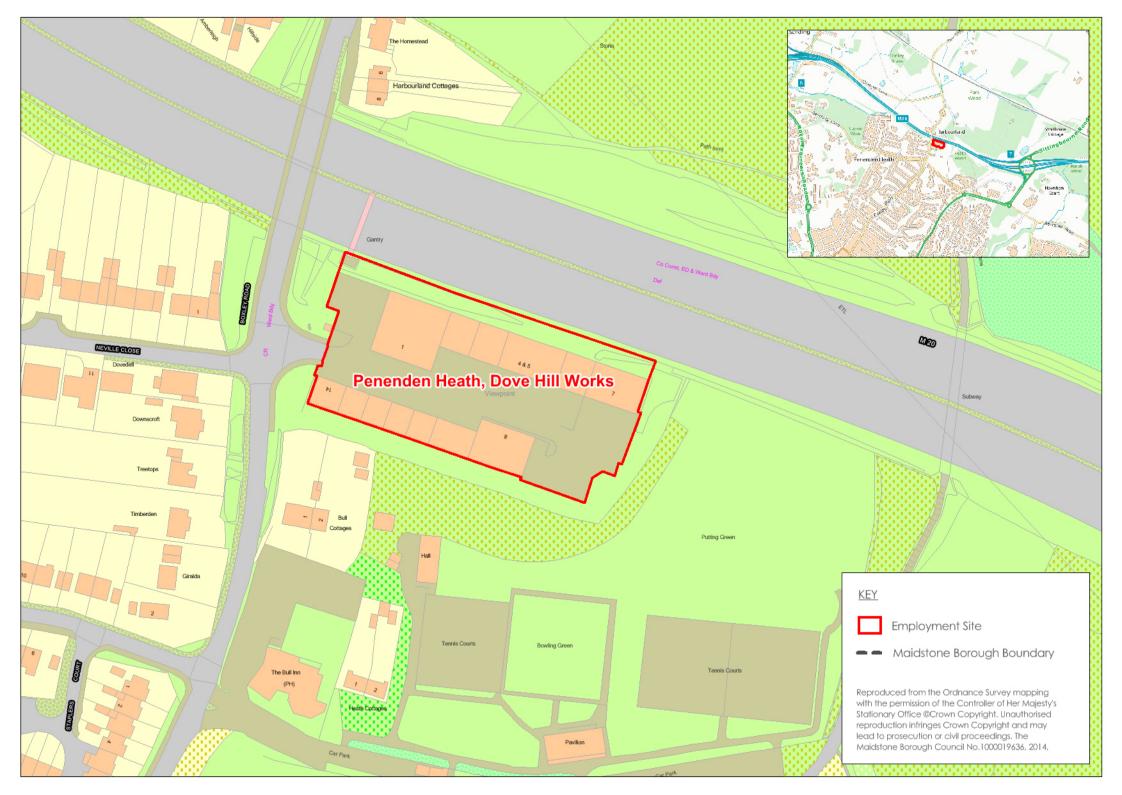














Site Re	ef 7	_Site Name Detling Aerodr	rome	Survey Date	15/07/2014			
Addres	ldress ME14 3HU Surveyor: Ma							
	ESCRIPTION ea: 13.45ha							
Policy	designation:	Active Employment Site						
Location	on (nearest to	wn or cluster description	): Motor	way Corridor				
The sit	e is best desc	cribed as a:						
	Out of Town Offic	ce Campus		Town Centre				
	High Quality Bus	iness Park		Incubator/SME Cluster Site				
		echnology/Science Park		Specialised Freight Terminals				
	Warehouse/Distr			Sites for Specific Occupiers				
$\boxtimes$	General Industry			Recycling/Environmental Industries Sites				
	Heavy/Specialist	Industrial Site	Ц	Other - Storage				
Location	on character							
X	Well established	commercial area						
	Established com	mercial area, with residential area	nearby					
	Mixed commerci	al and residential area						
	Mainly residentia	al with few commercial uses						
	Mainly residentia	al or rural area with no other comm	nercial use	S				
01		1.11.4	o /o = ·					
Closes	t trunk road (	name and distance) A249	9 (U.5 MI	les)				
Rail Ac	cess Bearste	ed (8.3 miles)		Bus routes <u>333</u>				
Nature	/significance	of existing occupiers						
	International		Regional					
	National	oxdeta	Local - W	/ood?				
Sector	s present							
X	Distribution		Engineeri	ng				
X	Storage (open)		Product m	nanufacturing				
X	Storage (wareho	use)	Food prod	duction				
	Creative industri	es 🗵	Office act	ivity (describe type)				
X	Other (inc non-B	class) - HGV repair/servici	ing					



vehicle repa	air uses. Dor		ingle o	nt under-utilised sp ccupier to the Sc				٠ ١
Also locatio activities.	n for Detling	Auction hou	ise, whi	ich is functionally	separat	e from the	core B-C	Class
EXISTING CON	NDITIONS							
Age of Buildin	gs			Quality of I	Buildings	5		
	0-25% 25-5		75-100		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 - 1969				Very good Good				
1970 - 1989			ō	Poor	ō	$\boxtimes$		ō
1990 - 1999				Very poor				
since 2000								
On-site amenit	_		,					1
☐ Convenie☐ Restaura	ence retail 🔲	Comparison re	etail					
Gym/spo	_	Creche						
☐ Bank	_	Education						
X None		Other						
Proportion of I	Eloorenaco i	n Non-B-clas	-C 1150C					
Proportion of i	0-25% 25-5		75-100	% Car repa	nirs, scrap	services.		
Housing		_		,,,	·			
Retail								
Community Other								
All B-Class	$\boxtimes$		_					
Neighbouring	amenities							
_		ith a wide range a	ınd guanti	ity of services				
_		_		uantity of services				
☐ Close to	a limited range a	and quantity of ba	sic servic	es				
☐ Close to	one or two servi	ces						
No service	ces in close prox	imity						
Quality of envi		current use		Some road servi	icing poo	or, but ger	nerally	
☐ Very goo	-	Good		tidy/maintained	l			
Poor		Very poor						
Environment a	_		es?					
X Yes		No						



Neighl	oouring uses			
X	Residential		Leisure	Open space/agriculture
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation		3 * 3	
	z operanen			
Acces	s & parking (com	men	t on issues)	
	Car	,,,,	. 011 100000)	Good access from A429, which leads to M20/M2
_	Cal			
	HGV			Good access via own road
	Public transport			None observed
	·			
	Servicing			
	- connecting			Some 'on road' activity but generally units have large yards
				yarus
	Internal Circulation			Good, large roads, clearly signed
				Good, large rodas, crearry signed
	Parking			
				Plenty located with units
Acces	s and parking is	adec	uate for the uses	within the site 🗵 Yes 🔲 No Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideratio	ns:		
	Flood Risk (Zone			Heritage & Conservation (Listed Building, SAM, Cons Area)
			ı (SPA, SAC, SSSI, Ran	
Δ	Zimionincinal Desig	,aUI	, (Si 71, OAO, OOOI, Naii	iou, — 1100 i 1000 i valion Oraci
Physic	al Consideration	ıs:		None evident
	Topography			INOTIC CVIDENT
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	ion 🗵 Yes 🔲 No	Vacant Land Yes No



#### **Site Occupier**

- Maidstone Auction Market
- Green Team (GB)
- DCS
- L&G Forest Products Ltd.
- Clark Commercial/Clark Hire Ltd.
- B.S. Russell Commercials Ltd.
- Seddon Atkinson
- Southern Counties
- Chatham Steam Limited
- Goods Vehicle Testing Station
- St Johns Ambulance
- Graham Hollamby Ltd
- Diesel Diagnostics Ltd
- Mobile Tech Vehicle Services
- TMS



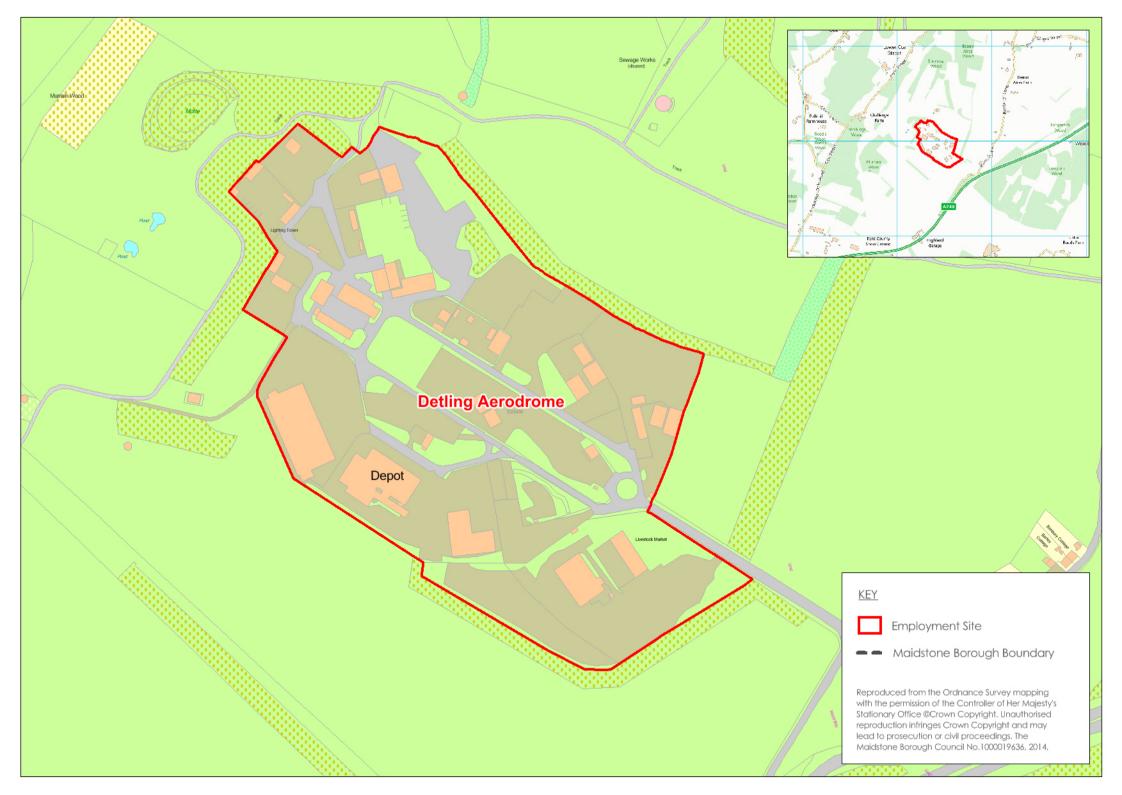
## Site Visit Photos - 15.07.14













Site Re	ef <u>8</u> Site Name	Marley Works, I	Dickley Wo	<u>ood</u>	Survey Date	01/08/2014
Addres	ss: Dickley Lane				Surveyor <u>Mar</u>	<u>tyn</u>
SITE D	ESCRIPTION					
Site Ar	r <b>ea:</b> 28.2ha					
Policy	designation: Active E	mployment Sit	е			
Location	on (nearest town or clus	ter descriptio	<b>n):</b> Motor	way Corridor		
The sit	te is best described as a	:				
	Out of Town Office Campus			Town Centre		
	High Quality Business Park			Incubator/SME Clu	ster Site	
	Research and Technology/Scie	nce Park		Specialised Freight	t Terminals	
	Warehouse/Distribution Park		X	Sites for Specific C	Occupiers	
	General Industry/Business Area	a		Recycling/Environr	nental Industries Sites	
	Heavy/Specialist Industrial Site			Other - Storage		
Location	on character					
	Well established commercial ar	rea				
	Established commercial area, v	vith residential are	ea nearby			
	Mixed commercial and resident	ial area				
	Mainly residential with few com	mercial uses				
X	Mainly residential or rural area	with no other com	mercial use	es		
Closes	st trunk road (name and o	distance)	A20 (0.	1 mile)		
Rail Ad	ccess Lenham (1.7 mile	es)		Bus ro	outes 10X	
Nature	significance of existing	occupiers				
	International		Regional			
X	National		Local			
Sector	s present					
X	Distribution		Engineer	ing		
	Storage (open)	$\boxtimes$	Product r	nanufacturing		
	Storage (warehouse)		Food pro	duction		
	Creative industries		Office ac	tivity (describe type)_		
	Other (inc non-B class)					



Site	Site used by single producer/distributor of construction supplies										
EXIST	ING CON	IDITION:	<u>s</u>								
Age of	f Building	ne				4	Quality of I	Ruildings			
nge U	י בייוטווון		05 5001	E0 750/	75 400		wuanty Ul I			E0 7E2/	75 40001
-	4040	0-25%	25-50%	50-75%	75-100	1%	Manage	0-25%	25-50%	50-75%	75-100% ⊠
	1940		$\square$				Very good				
	0 - 1969		X				Good				
	0 - 1989 0 - 1999	$\square$					Poor				
	e 2000						Very poor				<b>–</b>
SILIC	.e 2000										
On-sit	e amenit	ies									
	Convenie	nce retail	☐ Cor	mparison re	etail						
	Restaurar	nt/cafe	☐ Hot								
	Gym/spor			che							
	Bank	.0	_	ucation							
$\boxtimes$	None		Oth								
i D	None		<b>_</b> Oii	l <del>e</del> i							
Drono	rtion of F	Floorens	aca in No	n-R-clas	e 11606						
гюро	ition of r	_									
		0-25%	25-50%	50-75%	75-100	1%					
	sing										
Reta	nmunity	<b>]</b>									
Othe	-	<b>]</b>									
	3-Class	$\boxtimes$	_	_	_						
	0.000										
Neigh	bouring a	amenitie	es								
	Close to a	a town cen	tre with a w	ide range a	and quant	ity of serv	/ices				
			e with a rea								
_ _			inge and qu		_	-					
×		one or two	-	anning OI Da	361 VIC	···o					
	No servic	es in close	proximity								
	y of envi		t for curr	ent use							
	Very good	-	⊠ Go	nd							
			<del>_</del>								
<b>□</b>	Poor	·		y poor	0						
	onment a	ppropri			es?						
ᄓ	Yes		□ No								



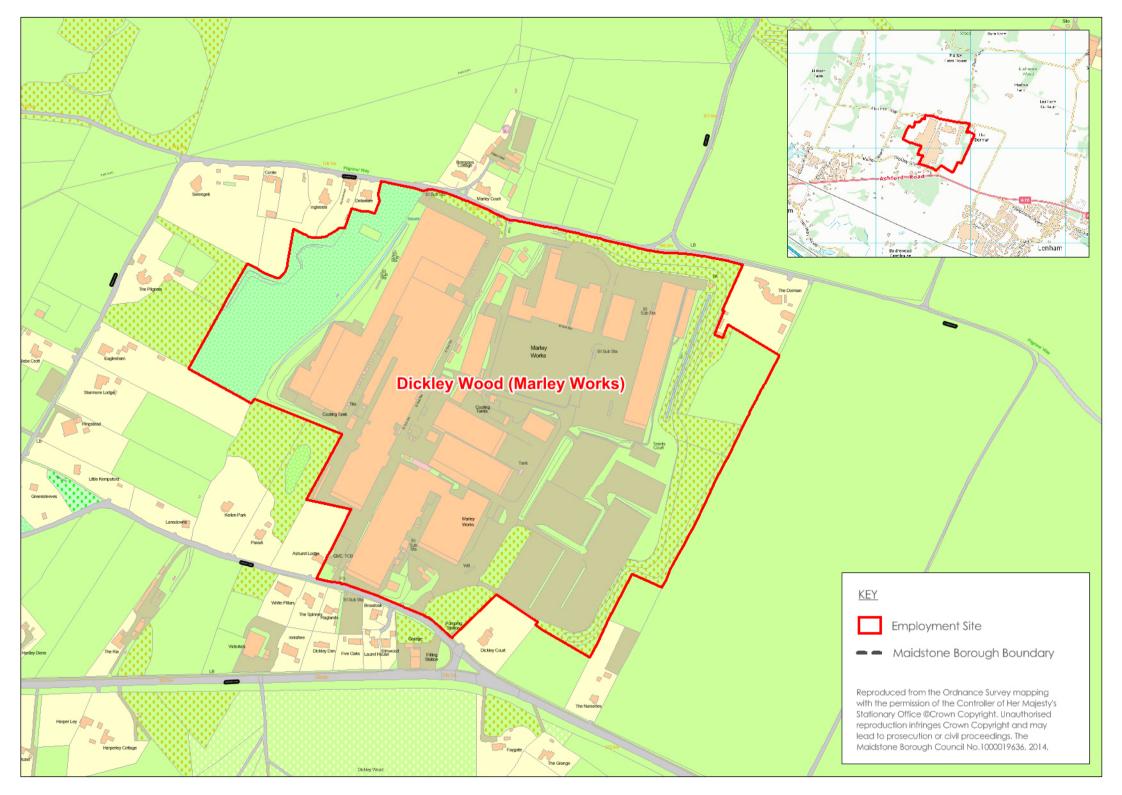
Neighb	ouring uses			
	Residential		Leisure	Farmland
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			None evident but potentially some contamination
	Noise		Air	from manufacturing activity
	Traffic	_	Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Access to A20 via Dickley Lane is adequate
	Car			Access to 7120 via bickley tane is adequate
	HGV			Lorgo junction with A20 and sufficient access to site
	1101			Large junction with A20 and sufficient access to site from Dickley Lane.
	Public transport			Bus stops on A20/Dickley Lane junction
_				and the second second participation of the second s
	Servicing			Serviced from within the site
				Serviced from within the site
ш	Internal Circulation			n/a
	Daylin v			
	Parking			Appears sufficient
A	o and narking io	- d - a	uete fer the uses	within the cite T V
ACCES	s and parking is	au <del>c</del> q	uate for the uses	s within the site ⊠ Yes ☐ No ☐ Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideratior	ns:		
	Flood Risk (Zone)			☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SPA, SAC, SSSI, Ra	msar) Tree Preservation Order
Physic	al Consideration	ıs:		
	Topography			None
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on ☐ Yes ☒ N	lo <b>Vacant Land</b> ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	GVA
Vacant Buildings (re-use) ☐ Yes ☒No If Yes, number of vacant buildings (Can be reoccupied in current form)	
Vacant Buildings (refurb)  Yes  No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)	
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site	
CONCLUSIONS	
Other Comments / Observations	
Other Comments / Observations	
Recommendations on future use / potential	
Site should be Protected and Maintained as a B class employment site.	



### Site Visit Photos - 01.08.14







Site Re	ef 10Site Name Galar	nts Busin	ess Cent	tre	Survey Date	15/07/2014
Addres	ss East Farleigh, ME15 0JS				Surveyor: Martyr	ո & Laura
SITE D	ESCRIPTION ea: 0.67ha					
Policy	designation: Active employmer	nt site				
Location	on (nearest town or cluster des	scription	<b>ı):</b> Rural	South		
The sit	e is best described as a:					
	Out of Town Office Campus			Town Centre		
	High Quality Business Park			Incubator/SME Clus	ster Site	
	Research and Technology/Science Par	k		Specialised Freight	Terminals	
	Warehouse/Distribution Park			Sites for Specific O	ccupiers	
X	General Industry/Business Area			Recycling/Environm	ental Industries Sites	
	Heavy/Specialist Industrial Site			Other - Storage		
Location	on character					
	Well established commercial area					
	Established commercial area, with resid	dential area	a nearby			
$\times$	Mixed commercial and residential area		-			
	Mainly residential with few commercial	uses				
	Mainly residential or rural area with no		nercial use	S		
Closes	t trunk road (name and distan	<b>ce)</b> <u>Adja</u>	cent to E	32010		
	Ecess East Farleigh (0.6 miles)			_	Bus routes 23 rur	ns on B2010 (1
minute	walk from site)		-			
Nature	significance of existing occup	oiers				
	International	$\boxtimes$	Regional			
X	National		Local			
Sector	s present					
Section. ⊠	Distribution		Engineeri	na		
			_			
	Storage (open)	×		nanufacturing		
⊠ □	Storage (warehouse)		Food prod		and the state of	orten our to to t
	Creative industries etc.,	_ _	Office acti	ivity (describe type) –	print shop, interiors, cou	ırıer, web design
	Other (inc non-B class)					



Single occupier site for MAP (Environmental, Contracts and Living) with 2 large warehouse units.									
Site access off B2010	Site access off B2010 Lower Rd is not ideal, particularly for HGV use.								
			Š						
EXISTING CONDITION	<u>s</u>								
Age of Buildings			Quality of E	Buildings					
0-25%	25-50% 50-75%	75-100%	-	0-25%	25-50%	50-75%	75-100%		
Pre 1940			Very good				X		
1940 - 1969 <b>—</b> 1970 - 1989 <b>—</b>			Good Poor						
1990 - 1999	<u> </u>	ō	Very poor	ō	ō	ā	ā		
since 2000		X							
On-site amenities									
☐ Convenience retail	☐ Comparison r	etail							
Restaurant/cafe	Hotel								
☐ Gym/sports ☐ Bank	<ul><li>☐ Creche</li><li>☐ Education</li></ul>								
<ul><li>■ Bank</li><li>X None</li></ul>	Other								
Proportion of Floorspa	ice in Non-B-clas	ss uses							
0-25%	25-50% 50-75%	75-100%							
Housing									
Community	<u> </u>	ā							
Other All B-Class									
All D-Class									
Neighbouring amenitie	es .								
_	tre with a wide range								
_	with a reasonable ra	-	y of services						
☐ Close to a limited ra☐ Close to one or two	nge and quantity of baservices	ASIC SERVICES							
No services in close									
Quality of environment (comment on issues)	t for current use	No	issues with qu	uality of e	environme	nt			
☐ Very good	X Good								
Poor	☐ Very poor								
Environment appropria	_	ses?							
X Yes	☐ No								



Neigh	ouring uses			
$\times$	Residential		Leisure	Rural/agricultural
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
_	Higher Education		Further Education	
_	riigher Eddodilon		Turtion Eddodtion	
Eviden	ce of pollutants			None evident
	Noise		۸:-	
		_	Air	
	Traffic		Lighting	
Ц	24hr operation			
_	,			
	s & parking (com	ment	on issues)	Adequate – with direct access from B2010
	Car			
	HGV			Likely to be adequate despite tight turning
_				Likely to be adequate despite tight turning
Ч	Public transport			Bus stops very nearby on Lower Road
_				
	Servicing			Yard area surrounding warehouse units
	Internal Circulation			Adequate
	Parking			Adequate provision to rear of site
				Adequate provision to real of site
_				
Acces	s and parking is a	adeq	uate for the uses v	within the site 🗵 Yes 🔲 No Don't know
DEVEL	OPMENT CONTE	<u>XT</u>		
Physic	al Consideration	s:		
,s.c	Topography			None evident
	Contamination			
	Other			
_	- 1.0i			
Opport	tunity for Intensif	icati	on 🗵 Yes – possib	ly <b>Vacant Land</b> - some under-utilised
Vesser	Duildings /	۵,	Divas Edu «	Von number of upport building
vacan	: Buildings (re-us	e)	☐Yes ☒No If	Yes, number of vacant buildings

#### Recommendations on future use / potential

Protect and Maintain the site as a B Class location, in particular to support the ongoing business of the current occupier.

#### **Site Occupier**

MAP (Environmental, Contracts and Living)



# Site Visit Photos – 15.07.14













Site Re	ef <u>11</u>	Site Name Station Road, I	Harriet	sham	Survey Date	09/07/2014
Addres	ss Tenacre I	Park/Station Road - Harriets	ham, N	ИЕ17 1JA	Surveyor_ <u>Mar</u>	tyn & Laura
SITE D	ESCRIPTION					
Site Ar	ea: 1.77h	a				
Policy	designation:	Active Employment Site				
Location	on (nearest to	wn or cluster description):		Motorway Corrido	or	
The sit	e is best desc	ribed as a:				
	Out of Town Offic	e Campus		Town Centre		
	High Quality Busin	ness Park		Incubator/SME Clust	er Site	
	Research and Te	chnology/Science Park		Specialised Freight 7	erminals	
	Warehouse/Distril	bution Park		Sites for Specific Occ	cupiers	
X	General Industry/	Business Area		Recycling/Environme	ental Industries Sites	
	Heavy/Specialist	Industrial Site		Other - Storage		
Location	on character					
	Well established	commercial area				
$\boxtimes$	Established comme	ercial area, with residential area ne	arby			
		l and residential area				
	Mainly residential	with few commercial uses				
	•	or rural area with no other comme	rcial use	s		
_	Manny Tooldonia	or rarar area war no earler comme	10141 400			
Closes	t trunk road (r	name and distance) A20 (0	).3 mile	<u>es)</u>		
	cess Harriets				Bus rou	tes Various bus
service	s to/from Harrie	etsnam station				
Nature	/significance o	of existing occupiers				
	International		Regional			
	National		ocal			
	rational					
Sector	s present					
	Distribution	<b>□</b> E	Ingineeri	ng		
	Storage (open)	<u></u>	_	nanufacturing		
	Storage (warehou		ood prod	_		
	Creative industrie			ivity (describe type)		
$\overline{\mathbf{X}}$	Other (inc non-B cl					



	Mixed light industrial using former rail yard site. Area to the west has a cluster of car repair activity in weaker units alongside a larger light industrial unit used by a timber products company.										
mod	To the north of station road a high quality converted unit and new light industrial space provides modern accommodation for a graphic design/print business alongside a standalone light industrial building.										
EXIST	ING CON	IDITIONS	<u>S</u>								
Age of	Building	gs					Quality of E	Buildings	<b>;</b>		
1970 1990	1940 ) - 1969 ) - 1989 ) - 1999 e 2000	0-25%	25-50%  X  X	50-75%	75-100	%	Very good Good Poor Very poor	0-25%  X	25-50%	50-75%	75-100%
On-site	e amenit	ies									
	Convenie		☐ Co	mparison re	etail						
	Restaurar	nt/cafe	□ Но	tel							
	Gym/spor	ts	☐ Cre	eche							
	Bank			ucation							
X	None		Oth	ner							
Propo	rtion of F	loorspa	ce in No	n-B-clas	s uses						
		0-25%	25-50%	50-75%	75-100		Consider	able no.	of units =	car body	repairs
Hou	Ū										
Reta	iil imunity										
Othe		ă	ū	ū	ö						
All B	-Class	X									
Neighl	oouring a	amenitie	s								
	_			ride range a	and quant	ity of se	ervices				
	Close to I	ocal centre	with a rea	sonable rar	nge and q	uantity	of services				
X	Close to a	limited ranç	ge and qua	ntity of bas	ic service	s					
	Close to d	one or two	services								
	No servic	es in close	proximity								
	y of envi		for curi	ent use							
	Very good	t	X Go	od							
	Poor			ry poor							
Enviro 🖂	nment a	ppropria	nte for co	ırrent us	es?						



Neighb	oouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
	<b>3</b> · · · · · · · · · · · · · · · · · · ·			
Evider	nce of pollutants			N/A
	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	3 - 3	
	<b>-</b> p			
Acces	s & parking (com	ment	on issues)	
П	Car		· · · · · · · · · · · · · · · · · · ·	Access ok – no real issues, but via village roads.  Relatively close to A20.
	Oui			Relatively close to Azo.
	HGV			Would be fine to then west of the site although more
				challenged to the north part of the site.
	Public transport			Station on site – nearby bus services.
	Servicing			Provided from large spaces in front of units
				Tronaca nomial go spaces in nom or anno
Ц	Internal Circulation			Fine - narrow internal road for newer stock
_				
ш	Parking			Adequate
				·
Acces	s and parking is	aded	uate for the uses	within the site 🗵 Yes 🔲 No 🖵 Don't know
DEVEL	OPMENT CONT	EXT		
Planni	ng Consideratio			_
	Flood Risk (Zone	)		Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Desig	nation	(SPA, SAC, SSSI, Ram	sar) Tree Preservation Order
Physic	al Consideration	ıs:		
,55.€ □	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on 🗵 Yes 🔲 No	Vacant Land ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire
Vacant Buildings (re-use)       ☐ Yes       ☒ No       If Yes, number of vacant buildings         (Can be reoccupied in current form)
Vacant Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable Estimated Quantity
Development activity
Evidence of recent development within the site  Evidence of recent development in the immediate surrounding area  B class  Non-B class  Non-B class  Non-B class  Evidence of recent development  Evidence of marketing & duration
CONCLUSIONS
Other Comments / Observations
The area to the west could provide an opportunity to provide new capacity within Harrietsham, although this may need to be balanced against any future impacts on the village itself given access routes.
Recommendations on future use / potential
The site should be Protected and Maintained as a B class employment location with potential for small scale infill development.



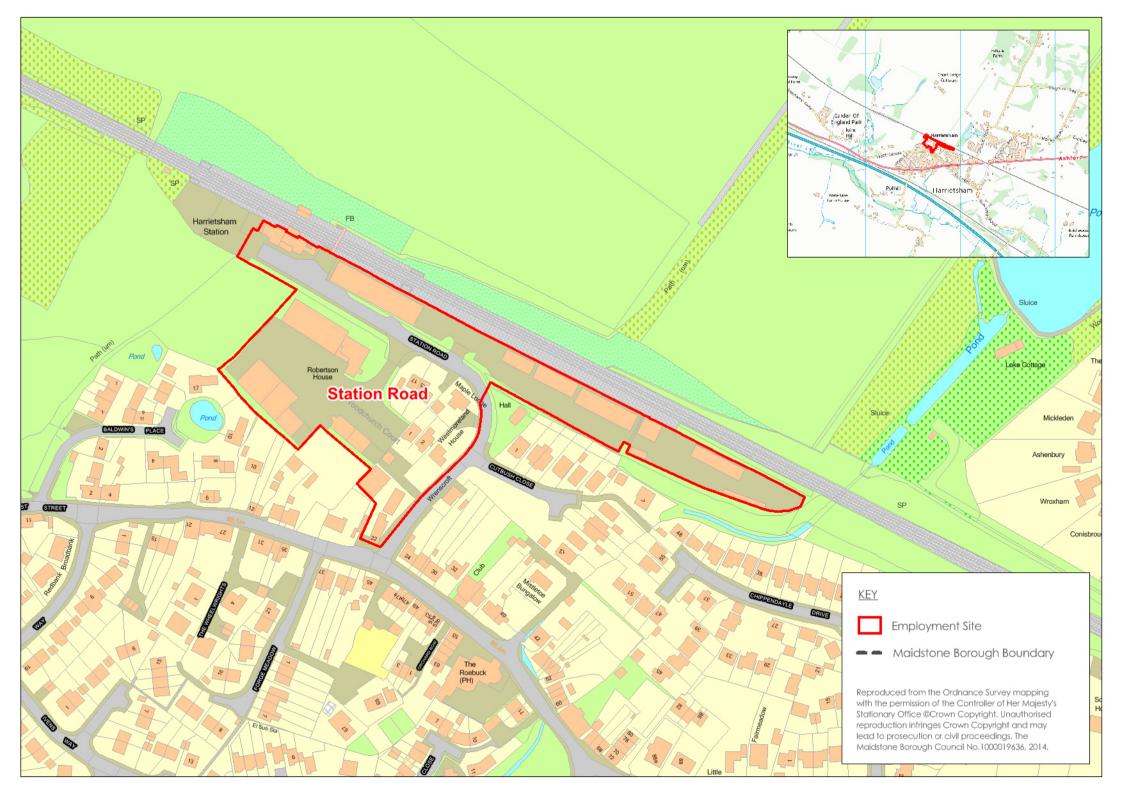
## Site Visit Photos - 09.07.14













S	ite Re	ef <u>12</u>	ark	Survey Date	09/07/2014								
A	ddres	ss Roebuc	k Business Pk, Har	rietsham	, ME17	1AB	Surveyor <u>Mart</u>	yn & Laura					
<u>s</u>	ITE D	ESCRIPTION	<u>[</u>										
S	ite Ar	<b>ea:</b> 1.1h	a										
Р	olicy	designation:	Active Employn	nent Site									
L	ocatio	on (nearest to	own or cluster des	scription	):	Motorway Corridor							
т	The site is best described as a:												
	X	Out of Town Off	ice Campus			Town Centre							
	_ 🗆	High Quality Bu			Incubator/SME Cluster	Site							
Combination		Research and T	k		Specialised Freight Te	rminals							
K		Warehouse/Dist	ribution Park			Sites for Specific Occu	piers						
						Recycling/Environmen	nvironmental Industries Sites						
		Heavy/Specialis	t Industrial Site			Other - Storage							
L	ocatio	on character											
		Well established	d commercial area										
	X	Established con	nmercial area, with resid	dential area	nearby								
		Mixed commerc	ial and residential area										
		Mainly residenti	al with few commercial	uses									
		Mainly residenti	al or rural area with no	other comm	nercial use	S							
C	loses	t trunk road	(name and distand	<b>ce)</b> A20	(Adjacer	nt)							
			sham (0.4 miles)	rriotobor	otation	(0.4 miles, 8 minute		<b>es</b> <u>10X – more</u>					
<u>s</u>	ervice	<u>s presumably</u>	wiii run to/irom na	meisnan	<u>ı station</u>	(0.4 miles, 6 minute	e waik)						
N	lature	/significance	of existing occup	oiers									
		International		X	Regional	al							
		National		X	Local								
S	ector	s present											
	☐ Distribution ☐ Enginee						eering						
		Storage (open)			Product m	nanufacturing							
		Storage (wareho	ouse)		Food prod	duction							
		Creative industr		X	Office act	ivity (describe type)							
		Other (inc non-E											



	density 'd				c (with potential e front, althoug					
A new 'oa site entrai		style de	velopme	ent provid	es future office	e accom	modation	to the ea	ast of the	
EXISTING C	ONDITION	<u>s</u>								
Age of Buildings Quality of Buildings										
Age of Build	0-25%	25-50%	50-75%	75-100%	Quanty of L	0-25%	25-50%	50-75%	75-100%	
Pre 1940					Very good				X	
1940 - 1969	_				Good					
1970 - 1989					Poor					
1990 - 1999 since 2000					Very poor		J		u	
On-site ame	nities									
Conve	enience retail	☐ Co	mparison re	etail						
Resta	urant/cafe	□ Но	tel							
Gym/s	sports	_	eche							
Bank		_	ucation							
X None		Ot	her							
Proportion of	of Floorspa	ce in No	on-B-clas	s uses						
	0-25%	25-50%	50-75%	75-100%						
Housing										
Retail Community										
Other	ä	Ğ	<u> </u>	Ğ						
All B-Class	X									
Neighbourin	g amenitie	es								
☐ Close	to a town cen	tre with a v	vide range a	and quantity o	of services					
☐ Close	to local centre	e with a rea	sonable rar	nge and quan	tity of services					
X Close	to a limited ra	nge and q	uantity of ba	sic services						
☐ Close	to one or two	services								
☐ No se	rvices in close	proximity								
Quality of en		t for cur	rent use							
☐ Very g	jood	⊠ Go	ood							
Poor			ry poor							
Environmen	t appropria	_		es?						
X Yes		☐ No	)							



Neighb	ouring uses			
X	Residential		Leisure	Open space - allotments
	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			
	Noise		Air	
X	Traffic - potential		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	Access is direct to the A20
	Car			Access is direct to the Azo
ш	HGV			Access into the site is adequate but may be restricted
				to the rear units by on-street parking
_				
Ш	Public transport			Walking distance to station and nearby bus services
ш	Servicing			From internal roads so may cause some issues for
				activity
	Internal Circulation			
_	miemai Girodialion			Generally adequate but restricted by on-street
				parking
П	Parking			
_	Tarking			Appears to be insufficient space for the oast 'office'
				development which creates on-street parking
Acces	s and parking is	adec	uate for the uses	within the site  Yes  No  Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideratior	ıs.		
<u></u>	Flood Risk (Zone)			Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SPA, SAC, SSSI, Rar	<u> </u>
_			,,	
Physic	al Consideration	s:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on ☐ Yes ☒ No	vacant Land □ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	GVA
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	
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 cl	ass
□ Evidence of recent development in the immediate surrounding area □ B class □ No evidence of recent development □ Evidence of marketing & duration	Non-B class
CONCLUSIONS	
Other Comments / Observations	
Other Comments / Observations	
Much of the higher quality stock is not visible from the A20, this may be ap occupiers but could impact on future ability to attract occupiers.	
Recommendations on future use / potential	
The site should be Protected and Maintained as a B Class employment site	<u>.</u>



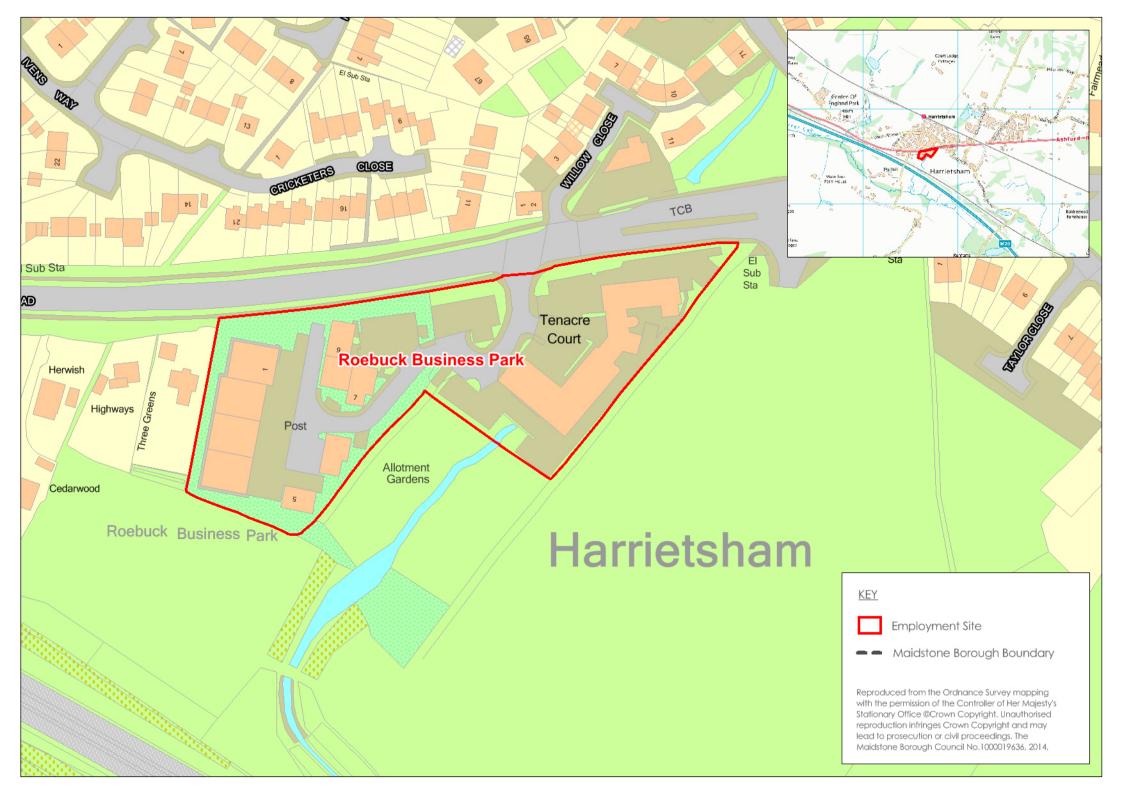
## Site Visit Photos - 09.07.14













Site Re	ef 13	_Site Name Headcorn Soutl	h	Survey Date 09/07/2014
Addres	ss <u>TN27 9LW</u>			Surveyor Martyn & Laura
SITE D	ESCRIPTION			
Site Ar	<b>ea:</b> 3.35ha			
Policy	designation:	Active Employment Site		
Location	on (nearest to	own or cluster description):	Rural	South
The sit	te is best desc	cribed as a:		
	Out of Town Offi	ce Campus		Town Centre
	High Quality Bus	siness Park		Incubator/SME Cluster Site
	Research and Te	echnology/Science Park		Specialised Freight Terminals
	Warehouse/Distr	ribution Park		Sites for Specific Occupiers
	General Industry	/Business Area		Recycling/Environmental Industries Sites
X	Heavy/Specialist	t Industrial Site		Other - Storage
Locati	on character			
	Well established	commercial area		
	Established com	nmercial area, with residential area ne	earby	
	Mixed commerci	al and residential area		
	Mainly residentia	al with few commercial uses		
X	Mainly residentia	al or rural area with no other commerc	cial use	s
Closes	st trunk road (	name and distance) A274 (	0.6 mi	les)
Rail Ad	ccess <u>Headco</u>	orn (0.7 miles)		Bus routes Closest bus provision
			routes	12 & 12RL 9 minute walk (0.5 miles)
Nature	/significance	of existing occupiers		
	International	∑ Re	egional	
	National	☐ Lo	ocal	
Sector	s present			
<b>⊠</b>			1	Engineering
	Storage (open)		-	Product manufacturing
×		_	-	Food production
	Storage (wareho		_	
	Creative industri		ı	Office activity (describe type)
_	Other (inc non-B	class)		



Storage / distribution cluster with large warehouse units and security at entrance.								
EVICTING CONDITIONS								
EXISTING CONDITIONS	<u>5</u>							
Age of Buildings			Quality of I	Buildings				
0-25%	25-50% 50-75%	75-100%	-	0-25%	25-50%	50-75%	75-100%	
Pre 1940			Very good					
1940 - 1969	<u> </u>		Good	ō	ā	ā	$\Xi$	
1970 - 1989	$\boxtimes$	ā	Poor	ā	ā	ā		
1990 - 1999	$\boxtimes$		Very poor					
since 2000								
On-site amenities	_							
Convenience retail	Comparison re	etail						
Restaurant/cafe	☐ Hotel							
☐ Gym/sports	Creche							
■ Bank	Education							
X None	Other							
<b>Proportion of Floorspa</b>	ice in Non-B-clas	s uses						
0-25%	25-50% 50-75%	75-100%						
Housing $\Box$								
Retail								
Community								
Other								
All B-Class								
Noighbouring amonitio								
Neighbouring amenitie								
	tre with a wide range a							
☐ Close to local centre	with a reasonable rar	nge and quantit	y of services					
Close to a limited ra	nge and quantity of ba	sic services						
☐ Close to one or two	services							
☒ No services in close	proximity							
Quality of environment	for current use	No	issues with e	nvironme	nt quality			
(comment on issues)	<b>V</b> 0			2:0	- 1			
☐ Very good	⊠ Good							
Poor	☐ Very poor							
Environment appropria	_	ses?						
★ Yes	■ No							



Neigh	oouring uses				
	Residential Retail Airport		Leisure Town centre Rail		Open space
$\overline{\mathbf{x}}$	Road		Office		
_		_			
	Industrial		Warehousing		
	Higher Education	ш	Further Educati	on	
				[ [	N/A
Evider	ice of pollutants	_			N/A
	Noise		Air		
	Traffic		Lighting		
	24hr operation				
				l	
Acces:	s & parking (com	ment	on issues)		Good access - suitable for cars & HGVs
□ HGV 「				I.	AAP da a a a a a a a a da a
_	1100				Wide access with good visibility
				ſ	
	Public transport				None evident
	Servicing				Internal yards
_				Į	
Ц	Internal Circulation				N/A
	Parking				A -l t -
					Adequate
Acces	s and parking is a	adeqı	uate for the	uses v	vithin the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONTE	<u> </u>			
Physic	al Consideration	s:		Γ	None avident
	Topography				None evident
	Contamination				
	Other				
Oppor	tunity for Intensif	ficatio	on 🔲 Yes	⊠ No	Vacant Land ☐ Yes ☒ No
	t Buildings (re-us reoccupied in current f		Yes 🗵	No If	f Yes, number of vacant buildings



Vacant Buildings (refurb)       ☐ Yes       ☒ No       If Yes, number of vacant buildings         (Likely to require refurbishment or redevelopment to be reoccupied)	
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site	
□ Evidence of recent development in the immediate surrounding area     □ B class     □ Non-B class     □ Non-B class     □ Structure of recent development     □ Evidence of marketing & duration	-
CONCLUSIONS	
Other Comments / Observations	
Site for two principal, large scale occupiers	
Recommendations on future use / potential	
Site should be Protected and Maintained for B Class use to retain existing businesses in the borough.	

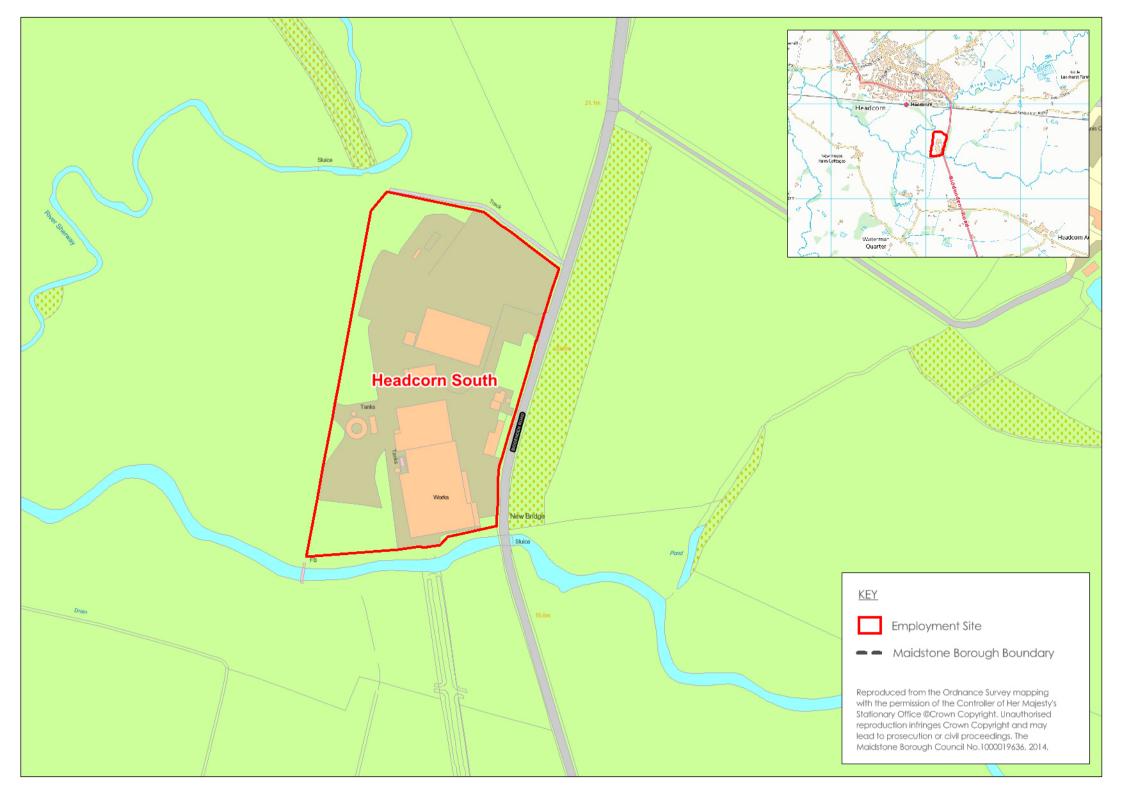


## Site Visit Photos - 09.07.14











Site Re	ef 15	_Site Name Barradale Farm_		Survey Date 09/07/2014
Addres	s Headcorn, T	N27 9PJ		Surveyor Martyn & Laura
SITE D	ESCRIPTION ea: 2.92ha			
Policy	designation:	Active Employment Site		
Locatio	on (nearest to	wn or cluster description): F	Rural	South
The sit	e is best desc	cribed as a:		
	Out of Town Office	ce Campus		Town Centre
	High Quality Busi	iness Park		Incubator/SME Cluster Site
	Research and Te	echnology/Science Park		Specialised Freight Terminals
	Warehouse/Distri	ibution Park		Sites for Specific Occupiers
X	General Industry/	Business Area		Recycling/Environmental Industries Sites
	Heavy/Specialist	Industrial Site		Other - Storage
Location	on character			
	Well established	commercial area		
	Established com	mercial area, with residential area nea	arby	
	Mixed commercia	al and residential area		
	Mainly residentia	I with few commercial uses		
X	Mainly residentia	l or rural area with no other commerc	ial use	s
Closes	t trunk road (ı	name and distance) A274 (A	djace	ent)
Rail Ac	cess <u>Headco</u>	rn (1.3 miles)		Bus routes 12
Nature	/significance	of existing occupiers		
	International		gional	
	National	∑ Loc	_	
	s present			
×	Distribution	☐ En	gineeri	ng
	Storage (open)	☐ Pro	duct m	nanufacturing
X	Storage (wareho	use) 🗵 Foo	od prod	duction
	Creative industrie	es 🔲 Off	ice act	ivity (describe type)
	Other (inc non-B	class)		



Barradale Farm pro storage/industrial s present.							
EXISTING CONDITION	<u>vs</u>						
Age of Buildings			Quality of E	Buildings	;		
0-25%	25-50% 50-75	5% 75-100%	-	0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good Good Poor Very poor	0		000	
On-site amenities							
Convenience retai Restaurant/cafe Gym/sports Bank None	Comparis Hotel Creche Education Other						
Proportion of Floorsp	ace in Non-B-o	class uses					
O-25% Housing Retail Community Other All B-Class	25-50% 50-79	75-100%					
Neighbouring amenit	ies						
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							
		150					
Quality of environme (comment on issues)	iit for current u	N	o issues with qu	uality of o	current en	vironmen	it
X Very good	Good						
Poor	Very poor						
Environment appropr	_	t uses?					
X Yes	<b>山</b> No	<u> </u>					



Neighb	ouring uses							
	Residential		Leisure	Open space				
	Retail		Town centre					
	Airport		Rail					
X	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
Eviden	ce of pollutants			None evident				
	Noise		Air					
	Traffic		Lighting					
	24hr operation							
	·							
Access	s & parking (com	men	t on issues)	Good access for car and HGV off A274				
	Car		,	Good access for car and FIGV on A274				
ч	HGV			Good parking provision – not for HGVs overnight				
ш	Public transport			None evident				
ш	Servicing			Internal courtyards				
П	Internal Circulation							
_	internal Circulation			Very good – plenty of turning space for larger vehicles				
П	Parking							
_	Faiking			Good provision for each unit				
Access	s and parking is	adec	uate for the use	es within the site 🗵 Yes 🔲 No 🔲 Don't know				
DEVEL	OPMENT CONT	<u>EXT</u>						
Physic	al Consideration	٥.						
,		٠.		None observed				
	Topography							
	Contamination Other							
_	Oute							
Opport	tunity for Intensi	ficat	ion 🔲 Yes 🗵	No Vacant Land ☐ Yes ☒ No				
	Buildings (re-us	-	☐ Yes ☒ No	If Yes, number of vacant buildings				



Vacant Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable Estimated Quantity
Development activity
Evidence of recent development within the site
Evidence of recent development in the immediate surrounding area  B class  Non-B class  Non-B class  Non-B class  Evidence of recent development  Evidence of marketing & duration  Non-B class  Non-B c
CONCLUSIONS
Other Comments / Observations
Very good quality units with good access. Potential may exist to expand the site to the north.
Recommendations on future use / potential
The site should be Protected and Maintained, with future expansion potential explored and supported if demand is demonstrated and can 'comply' with other development considerations such as landscape impacts.

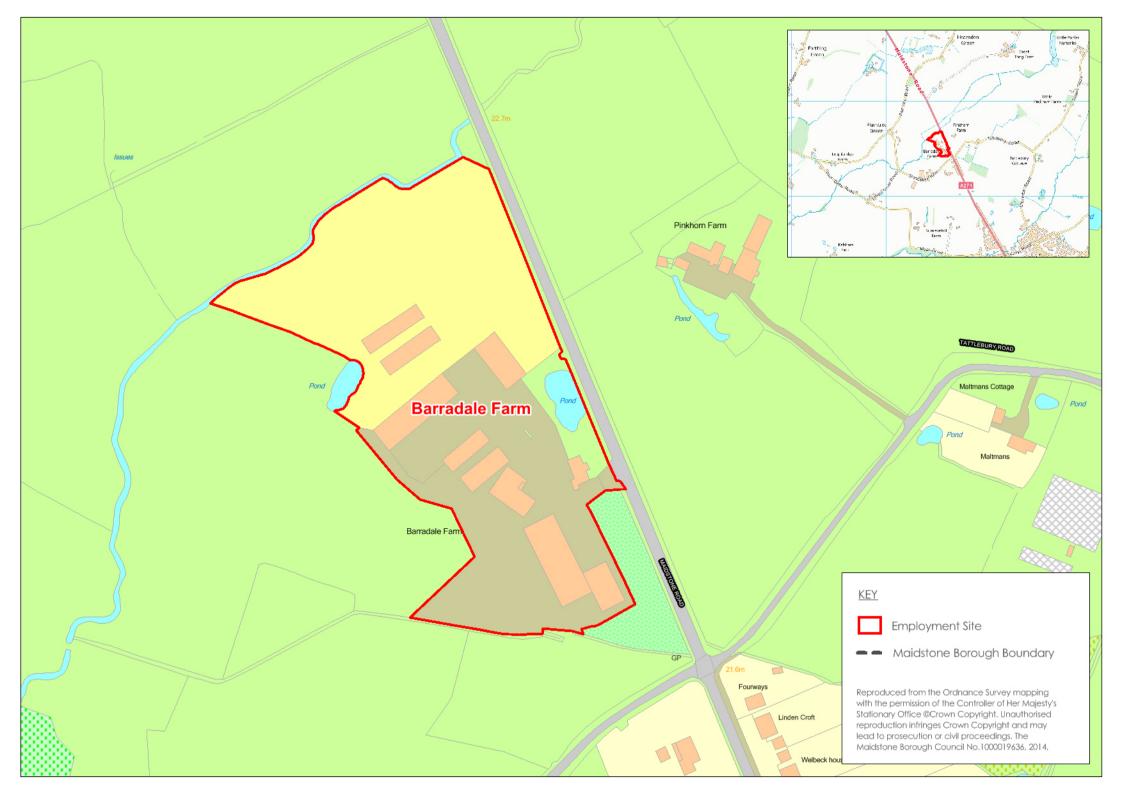














Site Re	ef 16Site Name Head	lcorn Fra	ınks Bri	dge Survey Date 09/07/2014
Addres	ss			Surveyor Martyn & Laura
SITE D	<u>ESCRIPTION</u>			
Site Ar	rea: 1.32ha			
Policy	designation: Active Employment	nt Site		
Location	on (nearest town or cluster de	scription	): Rural	South
The sit	te is best described as a:			
	Out of Town Office Campus			Town Centre
	High Quality Business Park			Incubator/SME Cluster Site
	Research and Technology/Science Par	rk		Specialised Freight Terminals
	Warehouse/Distribution Park			Sites for Specific Occupiers
X	General Industry/Business Area			Recycling/Environmental Industries Sites
	Heavy/Specialist Industrial Site			Other - Storage
Locati	on character			
	Well established commercial area			
	Established commercial area, with resi	dential area	a nearby	
	Mixed commercial and residential area			
X	Mainly residential with few commercial	uses		
	Mainly residential or rural area with no	other comm	nercial use	s
Closes	st trunk road (name and distan	ce) A274	4 (0.5 mi	les)
		, <del></del>		
walk from	ccess <u>Headcorn (0.6 miles)</u> om site towards train station) sto	ps closer	to statio	Bus routes 12, 12RL (0.3 mile n offer a greater number of bus routes
Nature	/significance of existing occu	niers		
	International	<b>⊠</b>	Regional	
	National	X	Local	
_	National	IA.	Looui	
Sector	s present			
X	Distribution		Engineeri	ng
	Storage (open)		Product m	nanufacturing
	Storage (warehouse)	X	Food prod	duction
	Creative industries		Office act	vity (describe type)
	Other (inc non-B class)			



	annalita da almatai al	- !4 !4 -	0 : - : -						
LOW	quality industrial	site with	2 occupie	ers.					
Larg	e areas of open s	torage/o	utdoor ac	tivity.					
EXIST	ING CONDITIONS	<u>S</u>							
Age of	Buildings				Quality o	f Buildings	8		
_	0-25%	25-50%	50-75%	75-100	_	0-25%	25-50%	50-75%	75-100%
Pre '	1940				Very good	X			
1940	) - 1969				Good				
1970	) - 1989			X	Poor			X	
	) - 1999				Very poor				
since	e 2000 X								
On-site	e amenities								
	Convenience retail	☐ Co	mparison re	etail					
	Restaurant/cafe	□ Но	tel						
	Gym/sports	☐ Cre	eche						
	Bank	☐ Ed	ucation						
X	None	Oth	ner						
Propo	rtion of Floorspa	ce in No	n-B-clas	s uses	<u> </u>				
	0-25%	25-50%	50-75%	75-100	)%				
Hous	sing $\square$								
Reta	_								
	imunity 🔲								
Othe	=			u					
All B	-Class								
Neighb	oouring amenitie	s							
	Close to a town cent	re with a w	vide range a	and quant	tity of services				
X	Close to local centre	with a rea	sonable rar	nge and c	quantity of services				
	Close to a limited ra	nge and qu	uantity of ba	sic servic	ces				
	Close to one or two	-	-						
	No services in close								
	y of environment ent on issues)	for cur	rent use		Poorly mainta	ined with I	ots of ope	n storage	- road
	Very good	☐ Go	od		surface poor.			5 -	
  X	Poor	_	ry poor						
	nment appropria			2052					
Enviro	Yes	_		.co.(					
$\triangle$	100	<b>∐</b> No			•				



neign	oouring uses				
X	Residential		Leisure		
	Retail		Town centre		
	Airport		Rail		
	Road		Office		
	Industrial		Warehousing		
	Higher Education		Further Education	n	
	Higher Education	_	Fullilei Educatio	11	
Cuide.	an of mallistants				None evident
_	nce of pollutants				
<u> </u>	Noise	<b>_</b>	Air		
ш	Traffic		Lighting		
	24hr operation				
Acces	s & parking (com	ment	on issues)		Fine for use
	Car				Time for use
_					
	HGV				Tight access from Bidelden Lane likely to be restrictive
	Public transport				None noted
	, , , , , , , , , , , , , , , , , , , ,				
	Servicing				
_	Servicing				From within site
	Internal Circulation				
_	internal Circulation				
_					
ш	Parking				Adequate
					·
		!			
Acces	s and parking is a	adeq	uate for the u	ses	within the site    Yes    No    Difficult to tell
D=\/=!					
DEVEL	OPMENT CONTE	<u> </u>			
Physic	al Consideration	s:			
	Topography				None evident
	Contamination				
	Other				
_	Julio				
Oppor	tunity for Intensif	ficati	on 🗵 Yes	☐ No	Vacant Land ☐ Yes ☒ No
	t Buildings (re-us reoccupied in current f		☐ Yes	No	If Yes, number of vacant buildings



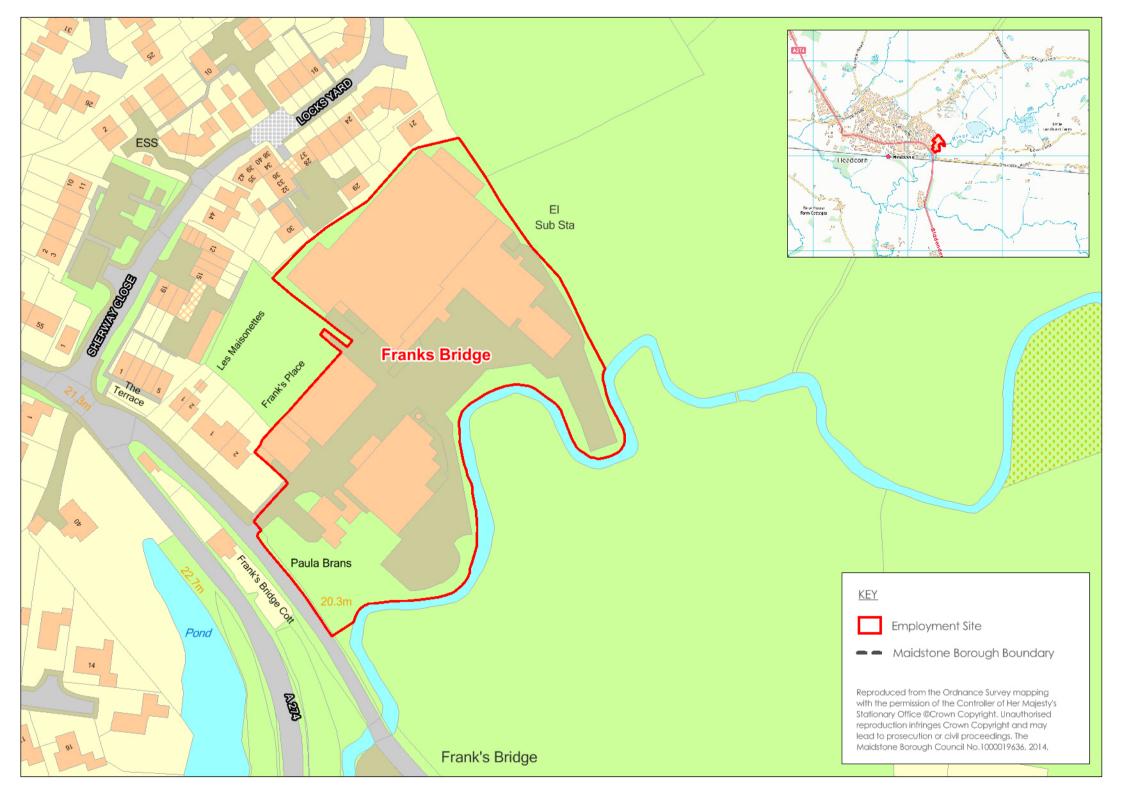
Vacant Buildings (refurb)   ☐ No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable 1/3 Estimated Quantity
Development activity
⊠ Evidence of recent development within the site     □ 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
Evidence of 1 occupier having refurbished/delivered new space.
Rest of site poor quality and likely to require redevelopment to attract occupiers.
Significant opportunity to achieve development to rear of site if open air activity is not intense however capacity may be constrained by access.
Recommendations on future use / potential
The site should be Managed and monitored given increasing vacancy, poorer quality stock and weak access.













Site RefSite Name Wood	Survey Date	15/07/2014			
Address Laddignford, ME18 6DA				_Surveyor: Mart	yn & Laura
SITE DESCRIPTION Site Area: 0.35ha					
Policy designation: Active Employm	nent Site				
Location (nearest town or cluster des	cription):		Motorway Corridor		
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 Ter	minals	
☐ Warehouse/Distribution Park			Sites for Specific Occup	oiers	
▼ General Industry/Business Area			Recycling/Environment	al Industries Sites	
☐ Heavy/Specialist Industrial Site		X	Other - Storage		
Location character					
☐ Well established commercial area					
Established commercial area, with resid	lential area ne	earby			
Mixed commercial and residential area		Í			
Mainly residential with few commercial u      Mainly reside	uses				
Mainly residential or rural area with no o		cial use	es		
Closest trunk road (name and distance	<b>e</b> ) <u>B2162</u>	<u>(0.9 r</u>	niles to East) & A228	3 (1.3 miles to W	est)
Rail Access Beltring (1 mile)				es Closest stops	appear to be on
Laddingford to the SE of the site (0.5 mil	<u>le walk) ro</u>	utes 2	6, 203.		
Nature/significance of existing occup	iers				
☐ International	☐ R	egional			
☐ National	⊠ Lo	ocal			
Sectors present					
☐ Distribution	☐ Ei	ngineer	ing		
	☐ Pi	oduct r	nanufacturing		
Storage (warehouse)			duction		
☐ Creative industries			tivity (describe type)		
Other (inc non-B class) - car repairs					



Mixed emp	-	use site	includinç	g open s	torage units, lar	ge ware	house unit	s, conver	ted oast
					s wide and app office buildings (				
Some offic	e and wo	rkshop	with offic	e units a	advertised to let				
EXISTING CO	NDITIONS	<u> </u>							
Age of Buildi	nas				Quality of I	Buildinas	<b>.</b>		
7.g0 0. Dana.	0-25%	25-50%	50-75%	75-100%	-	0-25%	25-50%	50-75%	75-100%
Pre 1940	X				Very good				
1940 - 1969					Good	X			
1970 - 1989 1990 - 1999					Poor Very poor				
since 2000	ō	ā	ā	ā	voly pool	_		_	_
On-site amen	ities								
Conven	ience retail	☐ Co	mparison re	tail					
Restau	rant/cafe	□ Но	tel						
☐ Gym/sp	orts	☐ Cre	eche						
Bank		☐ Ed	ucation						
X None		☐ Oth	ner						
Proportion of	Floorspa	ce in No	n-B-clas	s uses					
·	0-25%	25-50%	50-75%	75-100%					
Housing									
Retail									
Community Other									
All B-Class	X			_					
Neighbouring	a amenitie	s							
	o a town cent		vide range a	nd quantity	of services				
☐ Close to	o local centre	with a rea	sonable ran	ge and qua	antity of services				
☐ Close to	o a limited rai	nge and qu	uantity of ba	sic services	S				
	o one or two	services							
☐ No serv	vices in close	proximity							
Quality of env		for cur	rent use						
☐ Very go	ood	⊠ Go	od						
Poor		☐ Ve	ry poor						
Environment	appropria			es?					
X Yes		☐ No							



Neighb	oouring uses							
X	Residential		Leisure	Rural				
	Retail		Town centre					
	Airport		Rail					
	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
Eviden	ce of pollutants			NA				
	Noise		Air					
	Traffic		Lighting					
	24hr operation							
Acces	s & parking (com	men	t on issues)	Adequate for both entrance driveways				
	Car			Adequate for both entrance diveways				
ш	HGV			Adequate for wider entrance				
Ц	Public transport			None evident nearby				
_								
Ц	Servicing			Yard areas within site - not necessarily distinct for				
				individual units				
	Internal Circulation							
_				Adequate – some parts not suitable for HGV movement (not likely to be required to access those				
				parts though)				
	Parking							
	3			Adequate provision, not impacting on internal				
				circulation				
Acces	s and parking is	adeq	uate for the uses	within the site X Yes No Don't know				
DEVEL	OPMENT CONT	<u>EXT</u>						
Planni	ng Consideratio	าร:						
	Flood Risk (Zone			Heritage & Conservation (Listed Building, SAM, Cons Area)				
			(SPA, SAC, SSSI, Ra	_				
_			, , , , , , , , , , , , , , , , , , , ,	,				
Physic	al Consideration	ıs:		None				
	Topography			110110				
	Contamination							
	Other							
Opport	tunity for Intensi	ficati	on 🗵 Yes - pos	sibly No Vacant Land Yes No				



Vac	ant Building	s (re-use)	XYes	□No	If Yes, number of	vacant buildings	advertised at site entrance
	nt Buildings ( to require refurbi		⊠Yes developmen	□No nt to be re		f vacant buildings	would possibly need refurb
Note: a	ll vacant building	s/sites etc to	be marked	on accor	mpanying site plan		
% of s	site developa	able - rema	ainder of s	site beir	ng developed	Estimated C	Quantity
Devel	opment activ	vity					
	Evidence of re	ecent develop	ment within	the site	☐ B class		Non-B class
		ecent develop	ment in the	immedia	ate surrounding area	☐ B class	Non-B class
×			•				
Ц	Evidence of m	arketing & du	ıration				
CONC	<u>CLUSIONS</u>						
Othor	Comments	/ Observet	liono				
Otilei	Comments	Observat	.10115				
use	s but this do	es not see	em to ne	gativel	ly affect the sit	e's functional	s. There is a mix of quality and lity.  of refurbishment now or in the
Reco	mmendation	s on future	e use / po	otentia	ıl		
	site should kenhance the				ment uses with	the opportur	nity to deliver additional space



#### **Site Occupier**

- Comice Place
- Pear Platt Mixed Media Information Ltd.
- H.I Services Ltd.
- Mojo Orthotic
- Laddingford Garage Service Ltd.
- Nivek Offices
- Reve Design Ltd.
- Lust for Rust
- SEL The Oast Offices
- Gioconda Ltd.
- Autograph Contracts Ltd.
- Nivek Catering Supplies Ltd.
- LEDA Scaffolding
- Kersh Media
- Prestige Guarding Ltd.
- Marianne Dadd ACA
- Castle Legal LLp Solicitors
- Ardula
- Winton Design
- Ascent Events

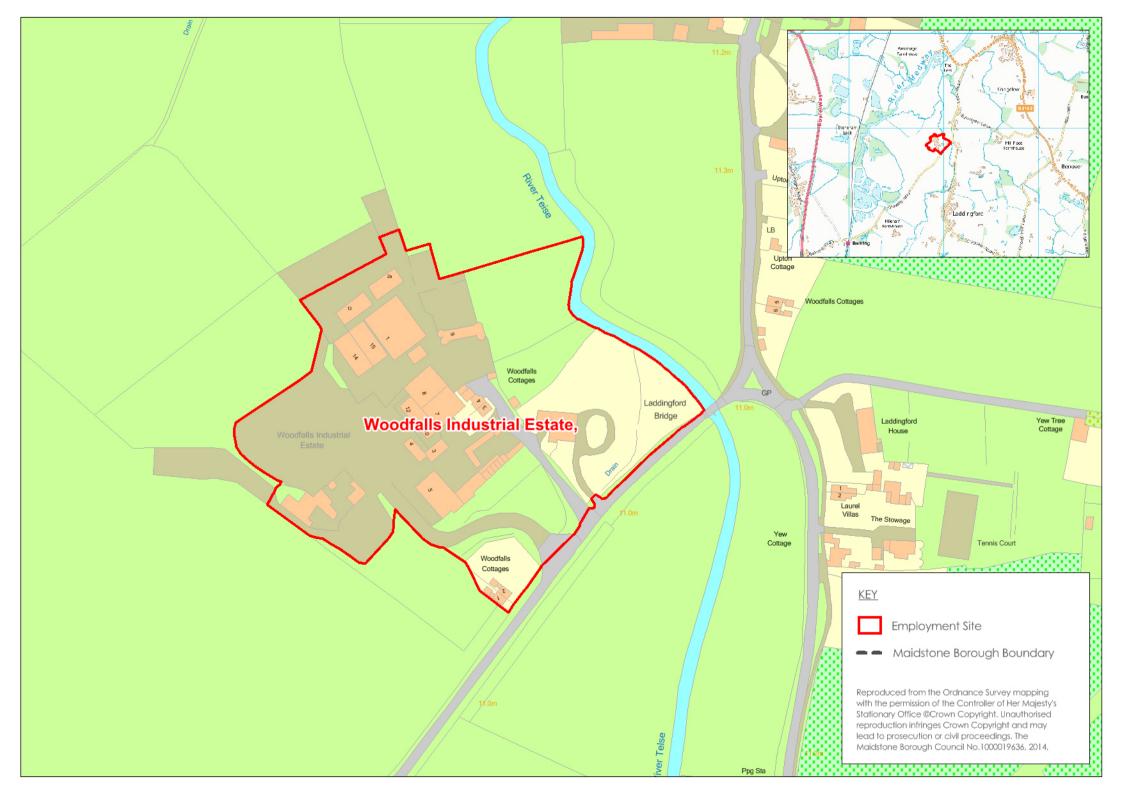














Site Ref			ake Business Estate		Survey Date Surveyor Martyn	09/07/14			
Auures	S Wallillake Dusilless Esta	ite, Larigit	ey rieaiii, ivic i	7 SLQ	_Surveyor <u>imartyri</u>	& Laura			
SITE DE	ESCRIPTION								
Site Are	Site Area: 0.79 ha								
Policy o	Policy designation: Active Employment Site								
Location (nearest town or cluster description): Rural South									
<b>T</b> L 24 -									
	e is best described as a:		□ <b>-</b>	0 1					
_	Out of Town Office Campus			n Centre	Cita				
_	High Quality Business Park	o els		bator/SME Cluster					
_	Research and Technology/Science P Warehouse/Distribution Park	aik	_	cialised Freight Te s for Specific Occu					
_	General Industry/Business Area		_	ycling/Environmen					
_	Heavy/Specialist Industrial Site		☐ Othe	_	tai maasines Oites				
_	ricary, operation in addition one			-					
Locatio	n character								
	Well established commercial area								
	Established commercial area, with re	sidential are	ea nearby						
_	Mixed commercial and residential are		,						
	Mainly residential with few commerci								
_	Mainly residential or rural area with no		nercial uses						
Closest	trunk road (name and dista	nce)	A274 (Adjac	ent)					
Rail Ac	cess Hollingbourne (4.1 mi	les)		B	us routes Closes	bus route			
appears	to be 0.0 miles to NE of site (	13)							
Nature/s	significance of existing occ	upiers							
	International	$\boxtimes$	Regional						
	National	X	Local						
Sectors	present								
	Distribution		Engineering						
	Storage (open)		Product manufa	acturing					
	Storage (warehouse)		Food production	n					
	Creative industries		Office activity (	describe type)					
	Other (inc non-B class) Dance	school							



	Small rural employment site formed in part by converted Oast House with a range of industrial, former agricultural, buildings to the rear												
∟ E>	(IST	ING COI	NDITION	 S									
		f Buildin		_				Quality of E	Buildinas	3			
2	,		0-25%	25-50%	50-75%	75-100	)%		0-25%	25-50%	50-75%	75-100%	
	1940 1970 1990	1940 0 - 1969 0 - 1989 0 - 1999 e 2000						Very good Good Poor Very poor			⊠ □ □		
Or	n-sit	e ameni	ties										
		Convenie	ence retail		mparison re	etail							
		Restaura		☐ Ho									
		Gym/spo Bank	orts		eche ucation								
	X	None		Oth									
_			<b>F</b> 1		<b>D</b> .l								
۲r	opo	rtion of	Floorspa 0-25%	25-50%	on-B-cias 50-75%	s uses 75-100							
	Hou	sing	0-23%	23-30%	30-73 %	73-100	7/0						
	Reta	ail											
	Com Othe	nmunity	<b>∐</b> ⊠										
		3-Class		_	_	J							
Ne	eighl	bouring	amenitie	es									
		_	a town cen		vide range a	ınd quant	ity of s	ervices					
		Close to	local centre	e with a rea	sonable rar	nge and q	uantity	of services					
		Close to	a limited ra	nge and qu	antity of ba	sic servic	ces						
			one or two										
	X	No service	es in close p	proximity									
		y <mark>of env</mark> nent on is	ironment ssues)	t for cur	rent use								
• - '	<b>X</b>	Very goo	,	☐ Go	od								
		Poor		☐ Ve	ry poor								
Er	viro	nment a	appropria	ate for c	urrent us	es?							
	☑	Vac		D No			L						



Neighb	oouring uses			
	Residential		Leisure	Agricultural
	Retail		Town centre	9 44 44 44
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Fvider	nce of pollutants			None noted
	Noise		Air	
	Traffic		Lighting	
	24hr operation		_igittiiig	
	24m operation			
Acces	s & parking <i>(con</i>	nmen	t on issues)	No issues, direct access from main road
	Car			The locator, all our access from main road
	HGV			No access issues
				110 00000 100000
	Public transport			Bus stops to south on Warmlake-Maidstone Rd
				junction
	Servicing			
	Internal Circulation			Norwey access to rear units
				Narrow access to rear units
	Parking			A degree to within site
				Adequate within site
Acces	s and parking is	adeo	quate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	FYT		
Planni	ng Consideratio			
	Flood Risk (Zone		(ODA 610 655) 5	Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Desiç	gnatio	n (SPA, SAC, SSSI, Rar	nsar) Tree Preservation Order
Physic	al Consideration	ıs:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficat	ion ⊠ Yes 🔲 N	vacant Land ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	)
Vacant Buildings (re-use) ☐ Yes ☒No If Yes, number of vacant buildings (Can be reoccupied in current form)	_
Vacant Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)	_
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site  B class  Non-B class  Non-B class  Non-B class  Non-B class  Non-B class  Non-B class  Evidence of recent development  Evidence of marketing & duration	
CONCLUSIONS	
Other Comments / Observations	
Good quality office units currently being refurbished as part of Oast Barns	
Recommendations on future use / potential	
Protect and maintain as an important local employment centre, potential to deliver new small workspace units.	

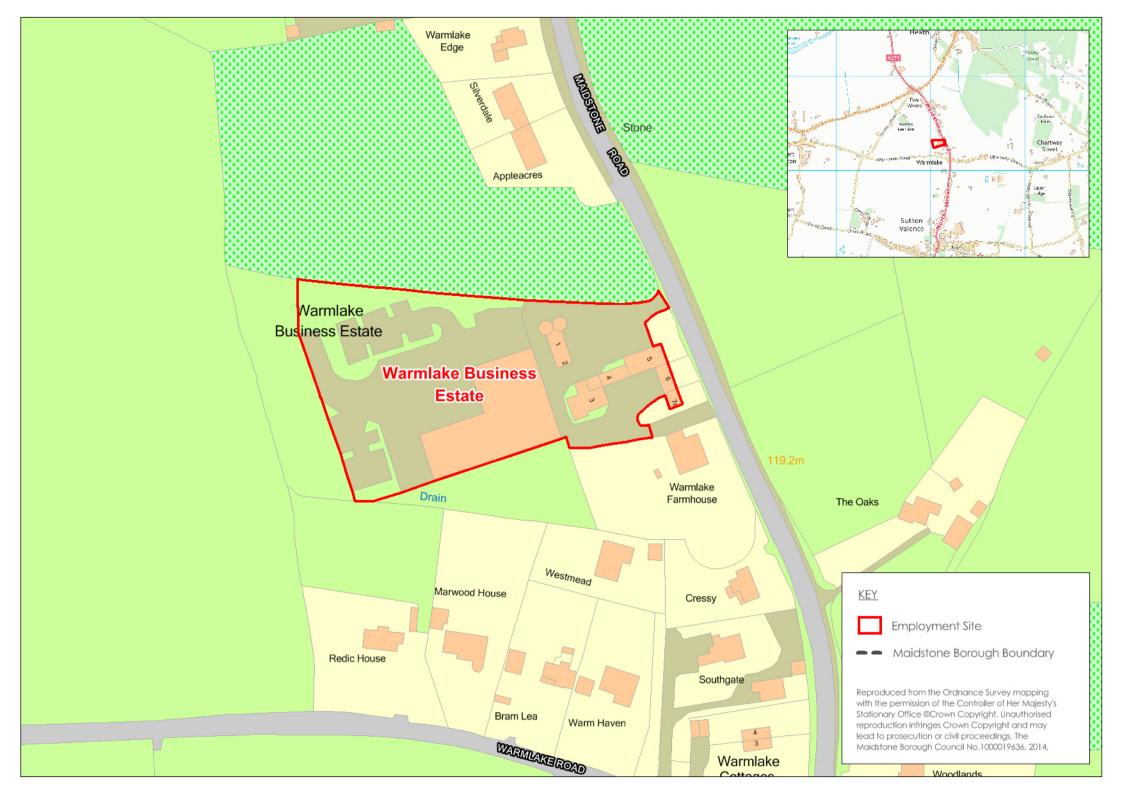














Site Re	ef <u>19</u>	_Site Name Lenha	ım Centre	e		Survey Date _	09/07/2014
Addres	s <u>s Lenham</u>	Centre - ME17 2LF	1			Surveyor Marty	n & Laura
•	SITE DESCRIPTION  Site Area: 9.84ha						
Policy	designation:	Active Employm	ent Site				
,	<b>g</b>						
Locatio	on (nearest to	own or cluster des	cription):	:	Motorway Corridor		
	e is best des						
	Out of Town Off				Town Centre		
	High Quality Bus				Incubator/SME Cluster		
		echnology/Science Park		<u> </u>	Specialised Freight Te		
	Warehouse/Dist			×	Sites for Specific Occu	•	
<b>_</b>	General Industry			<u> </u>	Recycling/Environment	tal Industries Sites	
	Heavy/Specialis	t Industrial Site		Ц	Other - Storage		
Locatio	on character						
	Well established	d commercial area					
X	Established comr	nercial area, with resider	ntial area ne	arby			
		ial and residential area					
		al with few commercial u	1505				
	•	al or rural area with no o		مورد المأمد			
_	Mainly residenti	ai or turai area with no o	ther comme	rciai use	<del>1</del> 5		
Closes	t trunk road (	(name and distanc	e) <u>A20 (</u>	<u>Adjace</u>	nt)		
Rail Ac	cess <u>Lenhar</u>	n (0.9 miles)			В	sus routes 10X	
Nature/	/significance	of existing occup	iers				
	International	ar amamag aaaap		Regional			
	Vational			.ocal			
المحا	vational			.ucai			
Sectors	s present						
$\boxtimes$	Distribution			ngineer	ing		
	Storage (open)		<b>□</b> P	roduct r	manufacturing		
$\mathbf{X}_{\mathcal{S}}$	Storage (warehou	ıse)		ood pro	_		
	Creative industr	•			tivity (describe type)		
	Other (inc non-E						



Large single occupions scale storage and d	listribution activit		from A20 – se	ecurity at	site entra	nce. Use	d for large
EXISTING CONDITIONS	<u>S</u>						
Age of Buildings			Quality of E	Buildings			
0-25%  Pre 1940  1940 - 1969  1970 - 1989  1990 - 1999  since 2000	25-50% 50-75%	75-100%	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 re Hotel Creche Education Other	etail					
Proportion of Floorspa	ice in Non-B-clas	s uses					
O-25% Housing Retail Community Other All B-Class	25-50% 50-75%	75-100%					
Neighbouring amenitie	es						
Close to a town cent	tre with a wide range as with a reasonable raringe and quantity of baservices	nge and quantity					
Quality of environment	t for current use						
(comment on issues)	_						
Very good	⊠ Good						
<ul><li>☐ Poor</li><li>Environment appropria</li></ul>	Very poor	:05?					
X Yes	No						



Neighl	oouring uses			
X	Residential		Leisure	
	Retail		Town centre	
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
_	ŭ	_		
Evider	nce of pollutants			N/A
	Noise		Air	
	Traffic		Lighting	
	24hr operation		<u>gg</u>	
_	Z-iii operation			
Acces	s & parking (com	ment	on issues)	
	Car	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	011 100000)	Good access for all vehicles
_	Cai			
	HGV			
	Public transport			None noted
	Servicing			On site
				Offsite
	Internal Circulation			
	Parking			Adequate
				Adequate
				L
<b>A a a a a</b>	o and narking is	adaa	uata for the uses	s within the site 🗵 Yes 🔲 No 🔲 Don't know
ACCES	s and parking is	au <del>c</del> q	uate for the uses	s within the site ∠ Yes
DEVE	OPMENT CONT	FYT		
DEVE	LOT MILITI CONT	<u> </u>		
Planni	ng Consideratio	ns:		
	Flood Risk (Zone	)		☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Desig	nation	(SPA, SAC, SSSI, Ran	amsar) Tree Preservation Order
Dhyoid	al Consideration	٠٠.		
_	al Consideration	15.		
	Topography			
	Contamination			
_	Other			
Oppor	tunity for Intensi	ficati	on 🔲 Yes 🗵 No	No Vacant Land ☐ Yes ☒ No

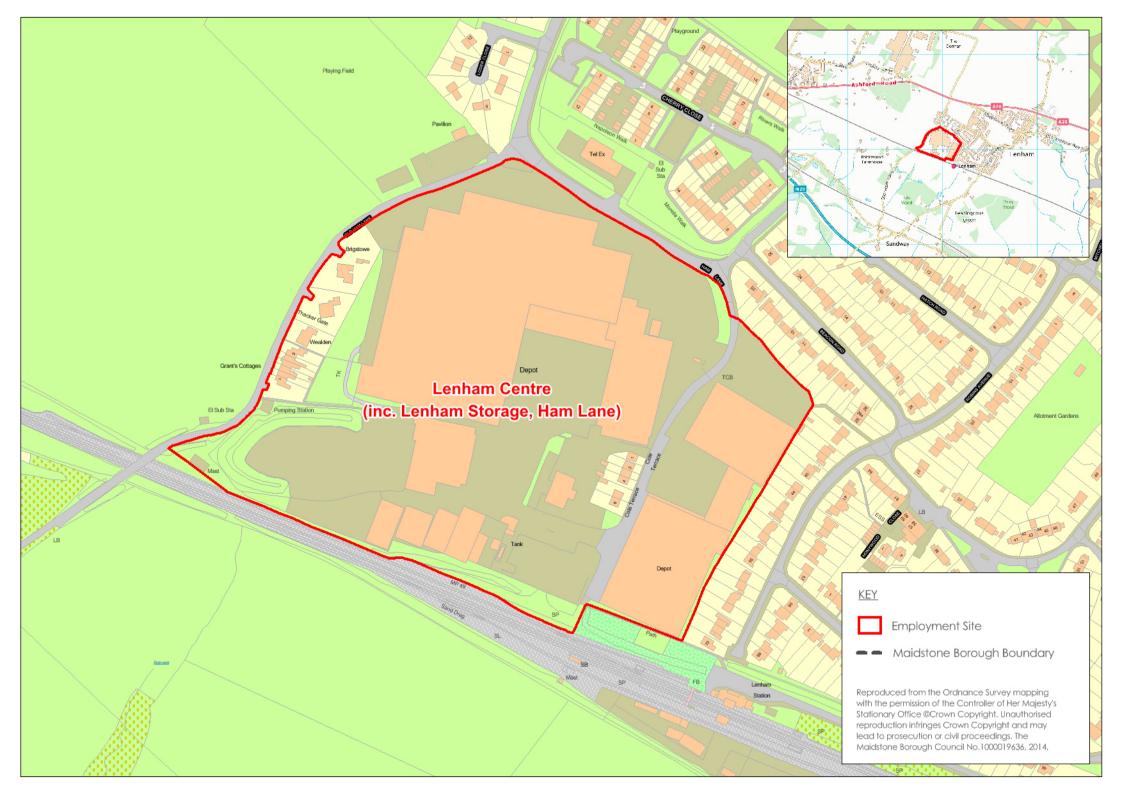
Maidstone Borough Council – Site Survey Questionnaire	GVA
Vacant Buildings (re-use) ☐ Yes ☒ No If Yes, number of vacant buildings (Can be reoccupied in current form)	
Vacant Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)	
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site	
CONCLUSIONS	
Other Comments / Observations	
Recommendations on future use / potential	
Protect and Maintain the current offer as a major single business location	













Site Re	ef 20	Site Name Ashmills Busin	ess P	ark Survey Date 09/07/2014				
Addres	ss Lenham, ME	17 2GQ		Surveyor Martyn & Laura				
SITE D	ESCRIPTION rea: 3.72ha							
Policy	designation: A	ctive Employment Site						
Location (nearest town or cluster description): Motorway Corridor								
The sit	e is best descr	ribed as a:						
	Out of Town Office	e Campus		Town Centre				
	High Quality Busin	ness Park		Incubator/SME Cluster Site				
	Research and Ted	chnology/Science Park		Specialised Freight Terminals				
	Warehouse/Distrib	oution Park		Sites for Specific Occupiers				
X	General Industry/E	Business Area		Recycling/Environmental Industries Sites				
	Heavy/Specialist I	ndustrial Site		Other - Storage				
Location	on character							
	Well established of	commercial area						
X	Established comm	nercial area						
	Mixed commercial	and residential area						
	Mainly residential	with few commercial uses						
	Mainly residential	or rural area with no other commer	cial use	es				
Closes	st trunk road (n	ame and distance) A 20 (0	).1 mil	le) M20 (1.8 miles)				
Rail Ac	cess <u>Lenham</u>	(1.2 miles) E	Bus ro	outes 10X (Old Ashford Road)				
Nature	/significance o	f existing occupiers						
	International	⊠ Re	egional					
	National	X Lo	ocal					
Sector	s present							
×	-	⊠ Eı	ngineeri	ing				
	Storage (open)	_	_	manufacturing				
$\overline{\mathbf{x}}$	• , , ,			duction				
	Storage (warehous	,						
	Creative industries		nice act	tivity (describe type)				
	Other (inc non-B o							



### G

X Yes

☐ No

General comments / description of site	General comments / description of site							
Good quality mixed business area with relative which appear to provide a high office cor	atively new mixed office/industrial/warehouse units ntent within the units.							
Currently new units are under construction within the centre of the site closest to the café and open storage area, suggesting this part of the site is likely to change over time and offer new capacity within the borough. The quality of this area at present will need improving to ensure it does not adversely impact the new B class offer.								
EXISTING CONDITIONS								
Age of Buildings	Quality of Buildings							
0-25% 25-50% 50-75% 75-10  Pre 1940	Very good							
On-site amenities								
□ Convenience retail □ Comparison retail   □ Restaurant/cafe □ Hotel   □ Gym/sports □ Creche   □ Bank □ Education   □ None □ Other	Small 'roadside'/'truck stop' style café within the centre of the site.							
Proportion of Floorspace in Non-B-class uses	5							
0-25% 25-50% 50-75% 75-10  Housing	roprosonts a minimal floorspace take up							
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 use	No significant quality issues, however the pallet							
(comment on issues)  ☐ Very good ☑ Good ☐ Poor ☐ Very poor	storage and café area are weaker than the landscape grounds of new stock.							
Environment appropriate for current uses?								



Neighb	oouring uses			
	Residential Retail Airport Road Industrial Higher Education		Leisure Town centre Rail Office Warehousing Further Education	The area is generally agricultural, with arable crops surrounding the site, albeit separated by the A20 and access routes to Lenham.
Evider	ice of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
A	a 9 maukina /aam	mant	en ingues)	
Acces	s & parking (com	ment	on issues)	Direct access to A20
	Car			
_				
ш	HGV			No issues observed
П	Public transport			None evident
	T dono transport			None evident
	Servicing			Units served from their own yards and therefore no
				impact on other users
П	Internal Circulation			
	memai oliculation			Appropriate for scale of uses
	Parking			
				Appropriate for scale of uses
Acces	s and parking is	adeq	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONTI	<u>EXT</u>		
Physic	al Consideration	s:		
	Topography			No evident constraints
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on X Yes – being	undertaken <b>Vacant Land</b> ☐ Yes⊠ No
- Phoi	.a.m.y ioi mitorion	<b>.</b>	Es 105 - being	Tabalit Land
Vacan	t Buildings (re-us	رم:		f Yes, number of vacant buildings1
	reoccupied in current t		E 103 L INO II	



	t Buildings (refurb)    Yes    No If o require refurbishment or redevelopment to be reocc	f Yes, number of vacant buildings supied)	
Note: al	I vacant buildings/sites etc to be marked on accompa	nying site plan	
% of s	ite developable	Estimated Quantity	
Devel	opment activity		
	Evidence of recent development within the site	■B class (on-going)	☐ Non-B class
	Evidence of recent development in the immediate s	urrounding area  B class	Non-B class
	No evidence of recent development		
	Evidence of marketing & duration		
CONC	LUSIONS		
	<del></del>		
Other	Comments / Observations		
	ntral area of the site is of a lower quality he new development is completed.	than the rest of the site, a	although this is likely to change
as t	The field development is dempieted.		
Exis	ting vacant buildings are under offer, w	hich suggests demand fo	r this type of use, and current
cap	pacity will be absorbed shortly.		
Recor	nmendations on future use / potential		
The	site should be Protected and Enhance	d through the completion	n of development currently
	erway and future upgrading of the cer		
clos	se proximity it may be appropriate to re	tain a café presence on s	site.

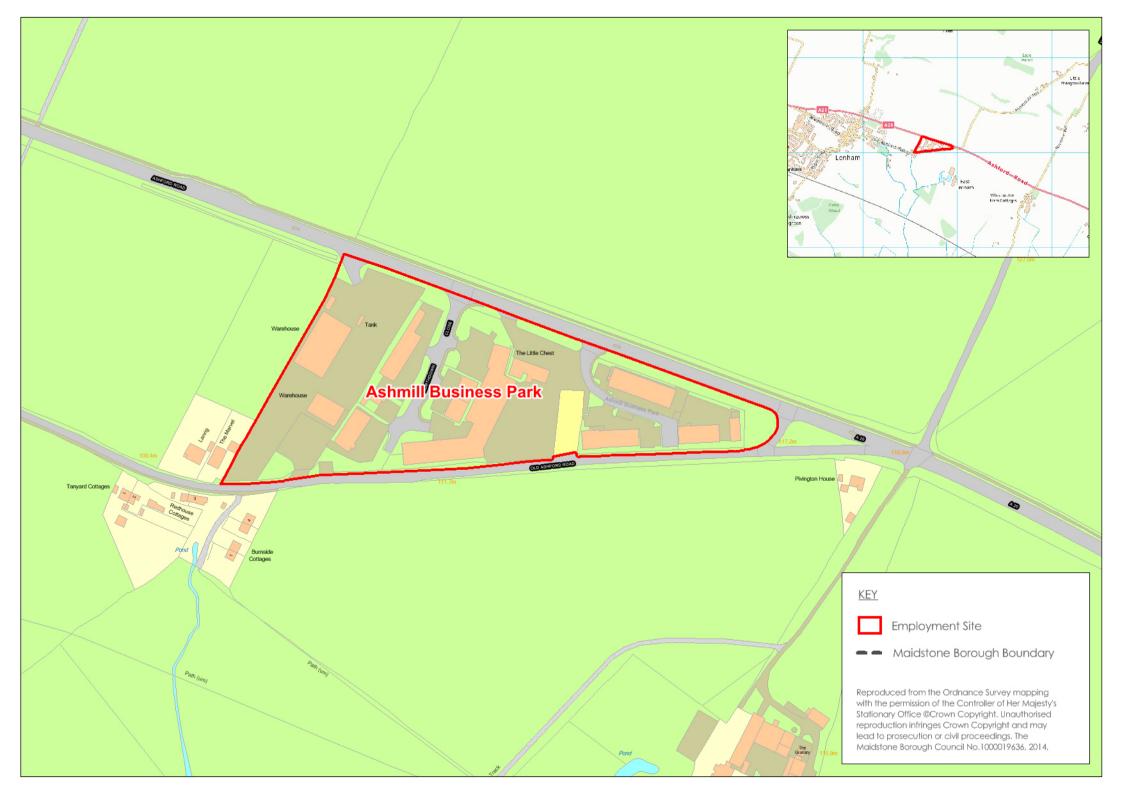














Site Re	ef <u>21</u>	Site Name The Forstal			Survey Date	09/07/2014
Addres	ss The Fors	tal, Lenham Heath ME17 2JB	}		Surveyor Mart	yn & Laura
SITE D	ESCRIPTION					
Site Ar	<b>ea:</b> 0.35h	a				
Policy	designation:	Active Employment Site				
Location	on (nearest to	wn or cluster description):		Motorway Corridor		
The sit	e is best desc	ribed as a:				
	Out of Town Office	ce Campus		Town Centre		
	High Quality Busi	ness Park		Incubator/SME Cluster	Site	
	Research and Te	chnology/Science Park		Specialised Freight Ten	minals	
	Warehouse/Distri	bution Park	X	Sites for Specific Occup		
	General Industry/	Business Area		Recycling/Environmenta	al Industries Sites	
	Heavy/Specialist	Industrial Site		Other - Storage		
Location	on character					
	Well established	commercial area				
<b>U</b>	Established comr	mercial area, with residential area nea	arby			
	Mixed commercia	al and residential area				
	Mainly residentia	I with few commercial uses				
X	Mainly residentia	or rural area with no other commerci	ial use	S		
Closes	st trunk road (r	name and distance) A20 (0.9	9 mile	es)		
Rail Ac	cess Poor via	a country lanes - Lenham (2.9	miles	3)	Bus route	es Nearest bus
		OX that runs on the A20 to the				
Nature	/significance	of existing occupiers				
	International	☐ Reg	gional			
	National	⊠ Loc	cal			
Sector	s present					
X	Distribution	☐ Eng	gineeri	ng		
	Storage (open)	⊠ Pro	oduct m	nanufacturing		
X	Storage (warehou		od prod	_		
	Creative industrie			ivity (describe type)		
	Other (inc non-B	class) packaging supplies				



Single user site utilising	ng former farm b	ouildings in	a rural locatio	on.			
<b>EXISTING CONDITION</b>	<u>s</u>						
Assault Burll Passa			0 114 6 1	D - 'I I'			
Age of Buildings			Quality of I	_			
0-25%	25-50% 50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good				
1940 - 1969		$\mathbf{X}$	Good		X		
1970 - 1989			Poor		X		
1990 - 1999			Very poor				
since 2000							
On-site amenities							
_		ata:I					
_	Comparison r	etali					
Restaurant/cafe	Hotel						
☐ Gym/sports	Creche						
Bank	Education						
X None	Other						
Proportion of Floorspa	ace in Non-B-cla	ss uses					
0-25%	25-50% 50-75%	75-100%					
Housing							
Retail		ā					
Community							
Other							
All B-Class							
Neighbouring amenitie	es						
Close to a town cen	tre with a wide range	and quantity of	services				
☐ Close to local centre	e with a reasonable ra	nge and quanti	ty of services				
_	inge and quantity of ba						
Close to one or two							
<u> </u>							
	proximity						
Quality of environment (comment on issues)	t for current use	Ple	easant rural se	etting – fa	rm next d	oor	
☐ Very good	⊠ Good						
Poor	☐ Very poor						
_		2003					
Environment appropria	_	562 t					
	<b>∟</b> No						



	oouring uses			
	Residential		Leisure	Farm / open space
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			None
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Access via narrow country land, with tight access
	Car		,	Access via narrow country lane with tight access.
_				
Ц	HGV			Access to Lenham Heath not suitable for HGVs from
				A20.
_				
	Public transport			None
_				
	Servicing			Within site
П	Internal Circulation			
	memai onodiation			N/A
П	Parking			
_	ranking			Provision within site
Acces	s and parking is	adeq	uate for the uses	within the site   Yes   No   Don't know
<u>DEVEL</u>	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideration	ne:		
	Flood Risk (Zone			☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SDA SAC SSSI Box	_
_	Environmental Desig	ji ialiUN	(SPA, SAC, SSSI, Ram	isai) - Tiee Fieselvation Older
Physic	cal Consideration	ıs:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on ☐ Yes ☒ No	Vacant Land ☐ Yes ☒ No

Bedford Borough Council – Site Survey Questionnaire
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 0 Estimated Quantity
Development activity
Evidence of recent development within the site
CONCLUSIONS
Other Comments / Observations
Local company may be better to located elsewhere but site is broadly appropriate for use.
Recommendations on future use / potential
The site should be Monitored and a managed de-allocation should the current occupier vacate be considered.



## Site Visit Photos - 09.07.14









Site	e Re	ef <u>22</u> Site N	ame Shepherds Fa	arm Esta	ate	Survey Date	09/07/2014
Add	dres	ssaka Rose Lane	Industrial Estate_			Surveyor <u>Mar</u>	tyn & Luisa
		ESCRIPTION ea: 1.83ha					
Pol	licy	designation: Activ	ve Employment Site				
Loc	catio	on (nearest town or o	cluster description	):	Motorway Corrid	or	
The	e sit	e is best described a	as a:				
1		Out of Town Office Campo	JS		Town Centre		
		High Quality Business Par			Incubator/SME Clus	ster Site	
		Research and Technology		_	Specialised Freight		
	<u> </u>	Warehouse/Distribution Page			Sites for Specific O		
		General Industry/Business				nental Industries Sites	
	_	Heavy/Specialist Industria			Other - Storage		
	_	out y, opeolaliet maaella	. ••		ou.o. Oto.age		
Loc	catio	on character					
		Well established commerc	cial area				
		Established commercial a	rea, with residential area	a nearby			
		Mixed commercial and res	sidential area				
		Mainly residential with few	commercial uses				
	$\boxtimes$	Mainly residential or rural		nercial use	es		
		,					
Clo	ses	t trunk road (name a	nd distance) A20	(1.7 mile	es)		
Pai	ilΔc	cess Charing (Kent)	(2.6 miles)			Bus routes 10X	runs on Lanham
		Road to the South of				bus routes <u>10//</u>	Turis on Lennam
			,				
Nat	ture	significance of exis	ting occupiers				
		International		Regional			
		National	$\boxtimes$	Local			
Sec	ctor	s present					
	X	Distribution		Engineeri	ing		
		Storage (open)		_	nanufacturing		
	×	Storage (warehouse)	_	Food pro	_		
	$\Box$	Creative industries			tivity (describe type)_		
		Other (inc non-B class)	<b>_</b>	JIIICE AU	avity (describe type)_		



Cluster of relatively a narrow country la							
Site has a number	of vacant units w	vith much of	f the stock in p	ooor cor	idition.		
EXISTING CONDITION	<u>NS</u>						
Age of Buildings			Quality of E	Buildings	i		
0-25%	25-50% 50-75%	75-100%	Van, good	0-25%	25-50%	50-75%	75-100%
Pre 1940 <b>1</b>			Very good Good				
1970 - 1989	$\boxtimes$		Poor				X
1990 - 1999 X since 2000			Very poor				
_							
On-site amenities  Convenience retai	Comparison	retail					
Restaurant/cafe	Hotel	- Ctan					
☐ Gym/sports	Creche						
Bank	Education						
X None	Other						
Proportion of Floorsp	oace in Non-B-cla	ss uses					
0-25%	25-50% 50-75%	75-100%					
Housing							
Retail U  Community U							
Other		ö					
All B-Class							
Neighbouring amenit	ies						
Close to a town ce	entre with a wide range	and quantity of	services				
☐ Close to local cent	tre with a reasonable ra	ange and quanti	ty of services				
Close to a limited	range and quantity of b	asic services					
Close to one or tw							
No services in clos  No	se proximity						
Quality of environme (comment on issues)	nt for current use	!					
☐ Very good	<b>⊠</b> Good						
Poor	☐ Very poor						
Environment appropr	_	ses?					
★ Yes	<b>山</b> No						



Neighb	oouring uses			
	Residential		Leisure	Open space.
	Retail		Town centre	
	Airport	X	Rail —	Near site boundary
	Road		Office	
	Industrial		Warehousing	
			Further Education	
	Higher Education	_	Fullilei Education	
Estida:				None noted
_	ice of pollutants			None noted
	Noise		Air	
	Traffic	Ц	Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Access is via a narrow lane which is passable by car
	Car			
	HGV			
	HGV			HGV access unlikely to be achievable
				F
Ц	Public transport			None observed
	Servicing			Internal to sites of from common areas in front of units
_				
ч	Internal Circulation			Sufficient space within the site
	Parking			Provision for each unit is adequate
				The vision has a day date
A		- d - a.	ata fan thaaaa	
Acces	s and parking is	aueq	uate for the uses	within the site  Yes  No  Don't know
DEVEL	OPMENT CONTI	EXT		
Dlass:	na Canaldanati - ::			
riannii	ng Consideration			
<b>_</b>	Flood Risk (Zone)			Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	nation	(SPA, SAC, SSSI, Ram	sar) Tree Preservation Order
Physic	al Consideration	s:		
	Topography			
	Contamination			
	Other			
_	Ottlei			
Oppor	tunity for Intensit	ficati	on ⊠Yes 🔲 No	Vacant Land

Maidstone Borough Council – Site	Survey Que	estionna	ire		GVA
Vacant Buildings (re-use) (Can be reoccupied in current form)	☐ Yes	☐ No	If Yes, number of vacant buildi	ings	
Vacant Buildings (refurb) (Likely to require refurbishment or re		No to be red	If Yes, number of vacant buildi occupied)	ings	4
Note: all vacant buildings/sites etc to	be marked o	on accom	panying site plan		
% of site developable			Estimated Quantity	y	-
Development activity					
Evidence of recent develop	oment within t	the site	☐ B class	☐ Non-B	class
Evidence of recent develop  No evidence of recent develop  Evidence of marketing & develop	elopment		e surrounding area   B class		Non-B class
CONCLUSIONS					
Other Comments / Observa	tions				
Other Comments / Observa	110113				
Recommendations on futur	e use / po	tential			
The site is weak in terms of designation over the plan		and a	access, it should therefor	re be co	nsidered for de-



## Site Visit Photos - 09.07.14













Site Re	ef 23 Site Name Lords	swood		Survey Date	15/07/2014					
Addres	ss M2, ME5 8UD	Survey	or: Marty	n & Laura						
1	ESCRIPTION ea: 18.59ha									
Policy designation: Active Employment Site										
Location	on (nearest town or cluster des	scriptior	<b>n):</b> Motor	way Corridor						
The sit	e is best described as a:									
	Out of Town Office Campus			Town Centre						
	High Quality Business Park			Incubator/SME Cluster Site						
	Research and Technology/Science Par	k		Specialised Freight Terminals						
	Warehouse/Distribution Park			Sites for Specific Occupiers						
⊠	General Industry/Business Area			Recycling/Environmental Industries Sites Other - Storage						
	Heavy/Specialist Industrial Site			Other - Storage						
Location	on character									
	Well established commercial area									
X	Established commercial area, with resid	dential area	a nearby							
	Mixed commercial and residential area									
	Mainly residential with few commercial	uses								
	Mainly residential or rural area with no	other comr	mercial use	S						
Closes	t trunk road (name and distan	<b>ce)</b> <u>A20</u>	45 (0.3 n	niles)						
Rail Ac	cess Chatham			Bus routes 166						
Nature	/significance of existing occup	oiers								
	International	X	Regional							
	National	X	Local							
Sector	s present									
X	Distribution	$\boxtimes$	Engineeri	ng						
X	Storage (open)		Product n	nanufacturing						
X	Storage (warehouse)		Food prod	duction						
	Creative industries	X	Office act	ivity (describe type)						
X	Other (inc non-B class) Car re	pairs								



sm Ce	aller clusentre. The	ters includere are a	ding; Ba	allard Ind er of units	lustrial ( advert	Čentre tised to	t uses focuse, Regent Book let by Wather the size of t	usiness Ce tson Day,	entre, and	d The Ente	erprise
EXIS	TING COI	NDITIONS	<u> </u>								
Age	of Buildin	ıgs					Quality of E	Buildings			
Pro 19 19	e 1940 40 - 1969 70 - 1989 90 - 1999 ace 2000	0-25%	25-50%	50-75%	75-100		Very good Good Poor Very poor	0-25%	25-50%	50-75%  X X	75-100%
On-s	ite ameni	ties									
	Restaura Gym/spc Bank		Ho	omparison re otel reche ducation ther	etail						
Prop	ortion of	Floorspa	ce in N	on-B-clas	s uses						
Ho Re Co Ot	ousing otail ommunity her B-Class	0-25%	25-50%	50-75%	75-100		Car repa	irs			
Neigl	hbouring	amenities	s								
	Close to Close to Close to Close to Close to No servin	a town centre local centre a limited rar one or two s ces in close	re with a vertile with a real real real real real real real re		nge and q	uantity o					
	ment on is	-	_								
	Very goo	od	_	ood							
Fnvi	Poor conment a	annronria		ery poor current us	es?						
	_	арргорна									



Neighb	ouring uses			
X	Residential		Leisure	Close to Local Centre
X	Retail		Town centre	
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			None observed
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Access	s & parking (com	men	t on issues)	Adequate access off Lords Wood Lane and Gleaming
	Car			Wood Drive
ч	HGV			Adequate access, good direct link to the M2
Ц	Public transport			Closest bus stops on Boxley Road
Ц	Servicing			Adequate individual yard space in front of many of
				the units
	Internal Circulation			
				Good – although there is a lot of on-street parking in places which reduces two direction traffic flow
				places willer reduces two direction traine now
	Parking			
	9			Adequate, although there is some on street
Access	s and parking is	adec	uate for the uses	within the site X Yes  No Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planniı	ng Consideration	ns:		
	Flood Risk (Zone			☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SPA, SAC, SSSI, Rar	
_			. , , , , , , , , , , , , , , , , , , ,	•
Physic	al Consideration	s:		None
	Topography			
	Contamination			
	Other			
Opport	unity for Intensi	ficat	on 🔲 Yes 🗵 N	vacant Land ☐ Yes ☒ No



Vacant Buildings (re-use) ⊠Yes □No If Yes, number of vacant buildings - advertised by Wilson Day
Vacant Buildings (refurb)   ✓ Yes   No If Yes, number of vacant buildings - may need refurbishing
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable - remainder of site being developed
Development activity
Evidence of recent development within the site
Evidence of recent development in the immediate surrounding area  B class  Non-B class
No evidence of recent development  Fvidence of marketing & duration
■ Evidence of marketing & duration
CONCLUSIONS
Other Comments / Observations
Mixed, well used and fairly well maintained employment site which is established and appropriate in this location. Activity on the site is not significantly restricted by parking, circulation, access or other similar issues. Units are generally well-maintained although some are dated and in need of refurbishment.
Site is split across the Maidstone-Medway boundary, with a significant office component on the Medway side which appears well occupied.
Recommendations on future use / potential
The site should be Protected and Maintained as a B class employment site in the north of the borough although some refurbishment may be required to bring certain units up to standard for modern occupiers.



#### **Site Occupier**

- M&L Paper Ltd.
- Mayhem Paintball
- DX Network Services
- D Laidlaw & Sons
- J A Glover Ltd.
- Eco-Door Limited
- Kent Flooring Supplies Ltd.
- Assured/SPI Matrix Ltd.
- Howdens Joinery
- Total Machining Solutions
- Phoenix Contracts
- Diamond Glass Medway
- RNR Performance Cars
- Plumbase Ltd
- Stephens Fresh Foods
- Colouredbottles Ltd.
- Colorlites Ltd.
- Medway Ind Tyres Ltd,
- Blackwood Electrical Ltd.
- Carpet Store
- Mobile Mower Services
- The Stockroom
- Hadene Building Services
- E.S. Video
- Elm Windows
- Ross Architectural Manufacurers
- Westbury Signs
- Hydro
- Print & Graphic Solutions
- Eden Transformer Oil Ltd.
- EPML
- DVB Automative MOTs
- DB Accident Repair
- DPB Properties Ltd
- Whittingtons Silk Flower & Plant Centre
- Whittingtons Fresh Flowers
- Daletech Ltd.
- Westvic Enamellers
- Southern Roofing and Building Supplies Ltd.
- Southern Metal Services
- Jessup Electrical Wholesalers Ltd.
- BS Cables Ltd.
- Trevor R Ashwell
- Autograph Contracts
- Signs & Design
- Senseco Systems Ltd.
- Process Plant Services
- Kentspace
- Rainham Group



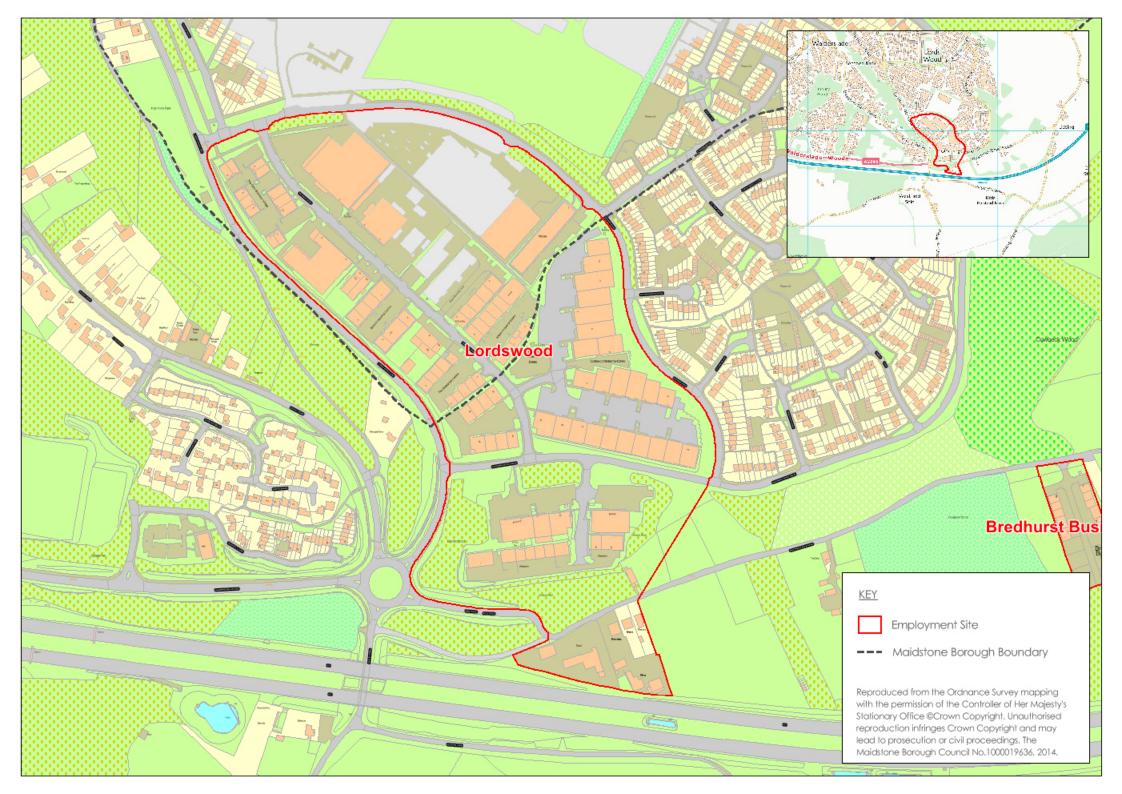
# Site Visit Photos - 15.07.14













Site R	ef 24	_Site Name Eclips	se Busine	ess Park		Survey Date	15/07/2014
Addre	ss <u> J7 M20, ME</u>	14 3EN				Surveyor: Mart	yn & Laura
	DESCRIPTION rea: 7.83ha						
Policy	designation:	Active Employmer	nt Site				
Locati	on (nearest to	wn or cluster des	scription	n): Motor	way Corridor		
The si	te is best desc	cribed as a:					
X	Out of Town Office	ce Campus			Town Centre		
	High Quality Bus	iness Park			Incubator/SME Cluster S	Site	
	Research and Te	echnology/Science Par	k		Specialised Freight Terr	minals	
	Warehouse/Distr	ibution Park			Sites for Specific Occup		
	General Industry				Recycling/Environmenta	al Industries Sites	
Ц	Heavy/Specialist	Industrial Site		Ц	Other - Storage		
Locati	on character						
	Well established	commercial area					
	Established com	mercial area, with resid	dential area	a nearby			
		al and residential area		•			
	Mainly residentia	al with few commercial	uses				
X		al or rural area with no		nercial use	S		
	•						
Closes	st trunk road (	name and distan	ce) <u>A249</u>	9 (0.1 mi	le)		
Rail A	ccess Maidsto	one East (2.3 miles	s)			Bus route	<b>s</b> 506
Nature	e/significance	of existing occup	oiers				
X	International		X	Regional			
X	National			Local			
Sector	s present						
	Distribution			Engineeri	ng		
	Storage (open)			Product m	nanufacturing		
	Storage (wareho	use)		Food prod	duction		
	Creative industri	es	X	Office act	ivity (describe type)		
X	Other (inc non-B	class) New re	etail unit	under	construction - Next	& Hotel - Hiltor	١



Modern out			•		_	•	<b>.</b>			, ,
New develo	New development on the south east portion of the site will be for a major out of town retail store and may affect the 'visibility' of the B Class uses.									
EXISTING COI	NDITIONS									
Age of Buildin	gs					Quality of E	Buildings	i		
_	_	5-50%	50-75%	75-100	%		0-25%	25-50%	50-75%	75-100%
Pre 1940 1940 - 1969						Very good Good				oxdot
1970 - 1989	<u> </u>	<u> </u>				Poor		_	<u> </u>	
1990 - 1999						Very poor				
since 2000				X						
On-site ameni	ties			_						
Convenie	_		nparison ret	ail	Pub,	Hilton hote	l and Ne	xt retail de	velopme	nt
	_	X Hote								
☐ Gym/spc☐ Bank		Cree	che cation							
■ Bank ■ None	_	☑ Edu ☑ Oth								
	•	_ Our	O1							
Proportion of	Floorspace	e in No	n-B-class	suses						
	_	5-50%	50-75%	75-100	%					
Housing Retail										
Community		<u> </u>		ö						
Other										
All B-Class										
Neighbouring	amenities									
☐ Close to	a town centre	with a wi	de range ar	nd quant	ity of se	vices				
☐ Close to	local centre w	ith a reas	onable ranç	ge and q	uantity o	of services				
Close to	a limited rang	e and qua	antity of bas	ic servic	es					
	one or two se		oub and sho	ps						
■ No servi	ces in close p	roximity								
Quality of env (comment on is		or curre	ent use		No is:	sues with en	vironmen	t for curren	t uses	
☐ Very goo	od [	X Goo	od							
Poor	· ·		y poor							
Environment a	appropriate	_	rrent use	es?						
X Yes	l	No		L						



Neighb	oouring uses						
X	Residential		Leisure				
X	Retail		Town centre				
	Airport		Rail				
X	Road		Office				
	Industrial		Warehousing				
	Higher Education		Further Education				
	S .	_					
Evider	ice of pollutants			None	e evident		
	Noise		Air				
	Traffic		Lighting				
$\overline{\Box}$	24hr operation		gg				
	Z-m operation						
Acces	s & parking (com	men	t on issues)	_			
7.0000. □	Car		. 011 100400)	Goo	d		
_	Cai						
	HGV			Goo	d		
	Public transport			Bus s	tops and park &	ride nearby	
	Servicing						
	Internal Circulation			Ade	quate		
	Parking			Ade	quate		
				Adc	quate		
<b>A a a a a</b>	a and narking ia	مطمم	oto for theo.	a within	the site 🔽 🗸		No. Deathleses
Acces	s and parking is	auec	juate for the use	s within	the site 🗵 Yes	s - possibly	No Don't know
DEVEI	OPMENT CONT	EVT					
DLVLL	OF WILLIAM COM						
Planni	ng Consideration	าร:					
	Flood Risk (Zone	)			Heritage & Conserv	ation (Listed Buil	ding, SAM, Cons Area)
	Environmental Desig	natior	ı (SPA, SAC, SSSI, I	Ramsar) 🔲	Tree Preservation C	Order	
Db!-	ol Consideration						
rnysic	al Consideration	ıs:					
	Topography						
	Contamination						
Ц	Other						
Oppor	tunity for Intensi	ficat	ion 🔲 Yes 🗵	No	Vacant Land	X Yes	☐ No

Maidstone Borough Council – Site Survey Questionnaire
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 - remainder of site being developed
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
<u>conditions</u>
Other Comments / Observations
Significant future development potential, circa 10,000sqm with outline consent and further future
capacity identified by site owners however would require the relocation of the park and ride.
Recommendations on future use / potential
Protect and Enhance the site through the delivery of the permitted development and, potentially,
additional space within the wider boundary following resolution of the future park and ride
requirements.
Site Occupier
Next – very large unit currently being developed
Asb Law
Orbit     DOU
DSH     DUA Blancing
DHA Planning     Seftwere of Everylands
Software of Excellence     Towergate
<ul> <li>Towergate</li> </ul>

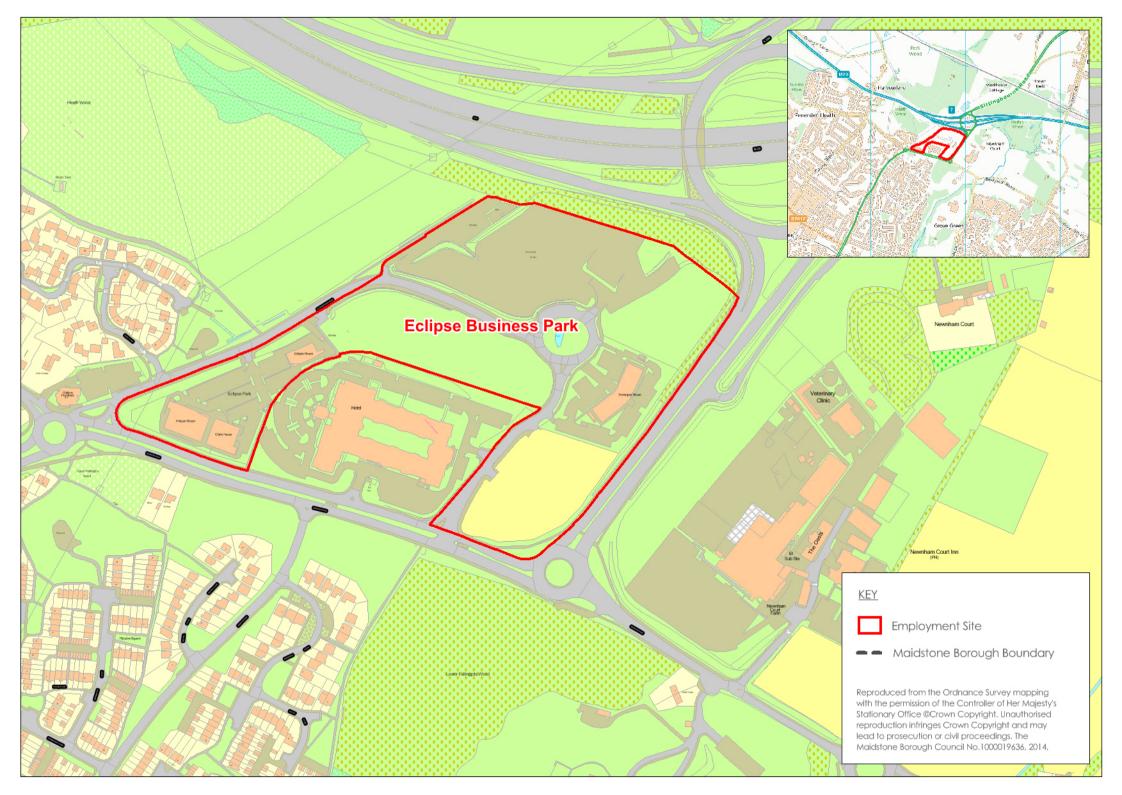


# Site Visit Photos - 15.07.14











Site Re	ef 25 Site Name	Turkey M	ill		Survey Date <u>09/07/2014</u>
Addres	ss Turkey Mill - Ashford	l Road, ME14 5F	PP		Surveyor Martyn & Laura
	ea: 7.27 ha				
Policy	designation: Active E	mployment Site			
Location	on (nearest town or clus	ter description):	: Maids	tone Urban Area	
The sit	e is best described as a:	:			
	Out of Town Office Campus			Town Centre	
	High Quality Business Park		X	Incubator/SME Clus	ter Site
	Research and Technology/Scie	nce Park		Specialised Freight	Terminals
	Warehouse/Distribution Park			Sites for Specific Oc	ccupiers
	General Industry/Business Area	a		Recycling/Environm	ental Industries Sites
	Heavy/Specialist Industrial Site			Other - Storage	
Location	on character				
	Well established commercial ar	rea			
	Established commercial area, v	vith residential area r	nearby		
×	Mixed commercial and resident		iouiby		
	Mainly residential with few com				
	Mainly residential or rural area		مميد امامه		
	mainly residential or rural area	with no other comme	erciai use	S	
Closes	et trunk road (name and o	distance)	A20 (0.	1 mile)	
Rail Ac	cess <u>Maidstone West</u>	(1.4 miles)			Bus routes 8, 10X, 19, 78, 88
routes	run on A20 to North of site				
Nature	/significance of existing	occupiers			
	International	∑ F	Regional		
	National	_	ocal		
0					
Sector	s present				
<b>-</b>	Distribution		ngineeri	ng	
	Storage (open)	<b>□</b> P	Product n	nanufacturing	
	Storage (warehouse)	<b>□</b> F	ood pro	duction	
X	Creative industries		Office act	ivity (describe type)	
X	Other (inc non-B class)				



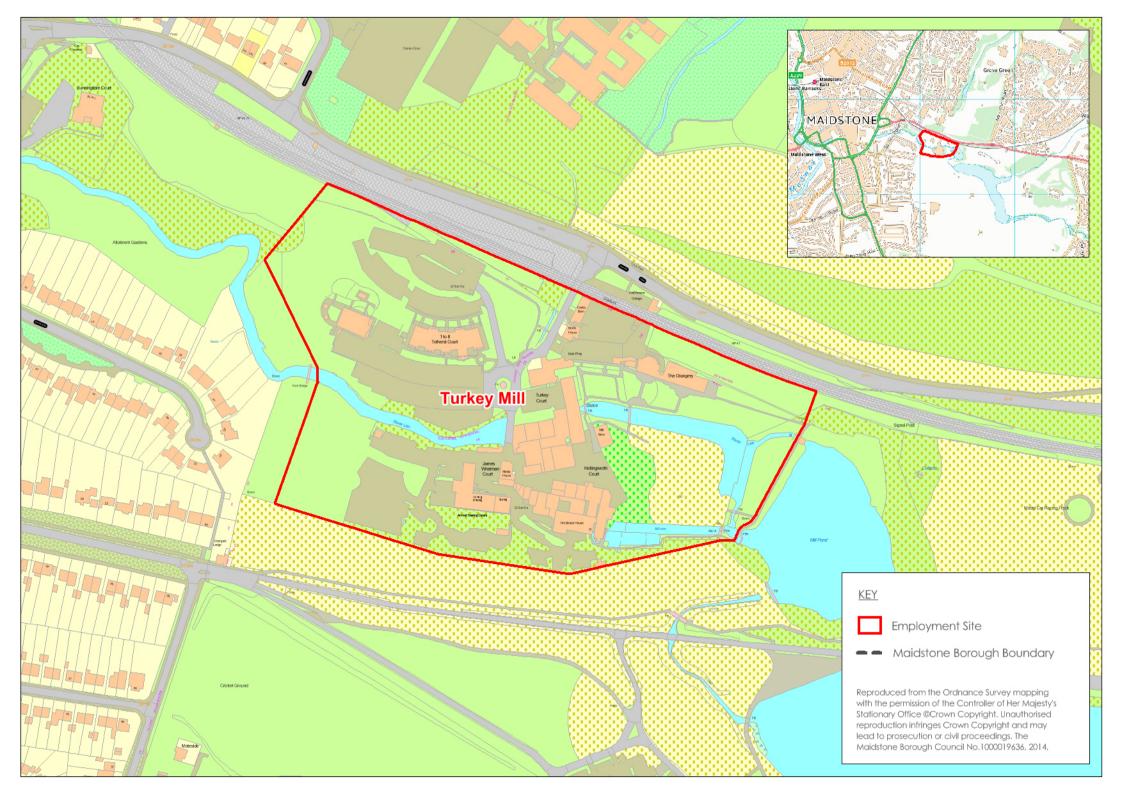
Mix	ed small busine	ss loca	tion with u	inits in cor	verted space	providin	g small w	orkshops	•
Nev	ver developmen	to nor	th west of	site provio	les larger offi	ce accon	nmodation	1	
On	site conference	venue							
EXIST	ING CONDITION	<u>s</u>							
Age of	f Buildings				Quality of E	Buildings			
J	0-25%	25-50%	50-75%	75-100%	•	0-25%	25-50%	50-75%	75-100%
Pre	1940		X		Very good				X —
	0 - 1969				Good				
	0 - 1989				Poor Very poor				
sinc	e 2000 🗵						_	_	_
On-sit	e amenities								
	Convenience retail		Comparison re	tail					
$\boxtimes$	Restaurant/cafe		lotel						
	Gym/sports		Creche						
	Bank		ducation						
Ц	None		Other						
Propo	rtion of Floorspa	ice in N	lon-B-clas	s uses					
	0-25%	25-50%	50-75%	75-100%					
Hou	sing								
Reta	=								
Othe	nmunity <b>L</b> er <b>D</b>								
	3-Class ⊠		_	_					
Neigh	bouring amenitie	25							
	Close to a town cen		wide range a	nd quantity of	services				
	Close to local centre		_						
	Close to a limited ra	nge and	quantity of bas	sic services	-				
	Close to one or two	-							
	No services in close	proximit	y						
	y of environmen nent on issues)	t for cu	rrent use						
` ⊠	Very good		Good						
	Poor		ery poor						
Enviro	onment appropri	ate for	current us	es?					
X	Yes		lo						



Neighb	oouring uses							
X	Residential		Leisure					
	Retail		Town centre					
	Airport	X	Rail					
	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education					
Evider	nce of pollutants							
	Noise		Air					
	Traffic		Lighting					
	24hr operation		0 0					
_	•							
Acces	s & parking (com	nmen	t on issues)	No ic	sues			
	Car			INO IS	sues			
	HGV			No a	ccess poosible			
	D. I. II.			0.5	i	-\		
Ч	Public transport			On n	nain road (buse	S)		
П	Sondoina							
_	Servicing							
	Internal Circulation							
	Parking			Sign	ficant centralise	nd narking		
				Sigit	ilcani centianse	eu parking		
Acces	s and parking is	adeo	nuate for the use	es within t	he site ⊠ Yes	☐ No		Don't know
, 10000	o arra parrang io	<b>uu</b> o.					_	Don't know
DEVEL	OPMENT CONT	EXT						
Planni	ng Consideratio	ns:						
	Flood Risk (Zone				Heritage & Conservat	tion (Listed Buil	lding, SAM.	Cons Area)
			n (SPA, SAC, SSSI, F	Ramsar)	Tree Preservation Or		J	,
Physic	al Consideration	16.						
i iiyəit □		13.						
	Topography Contamination							
	Other							
_	34101							
Oppor	tunity for Intensi	ificat	ion 🔲 Yes 🗵	No	Vacant Land	Yes	X No	

Maidstone Borough Council – Site	Our vey waes					
Vacant Buildings (re-use) (Can be reoccupied in current form)	Yes 2	⊠ No If	Yes, number of	vacant buildi	ngs	
Vacant Buildings (refurb) (Likely to require refurbishment or re			Yes, number of vipied)	/acant buildir	ngs	
Note: all vacant buildings/sites etc to	be marked on	accompan	ying site plan			
% of site developable			Estimated	I Quantity		-
Development activity						
Evidence of recent develop	oment within the	e site	☐ B class		☐ Non-B	3 class
Evidence of recent develop			ırrounding area	☐ B class		Non-B class
No evidence of recent dev						
Evidence of marketing & do	uration					
CONCLUSIONS						
Other Comments / Observa	tions					
None						
Recommendations on futur						
Protect and maintain as a	good qual	ity smal	l business lo	cation wi	th a ran	ge of floorspace types

GVA





Site Ref	26	_Site Name	Park W	ood Trac	ding Estate	Survey Da	te <u>15/07/2014</u>
Address	Park Wo	ood Trading Estate	- ME15	9YF		Surveyor N	Martyn & Laura
_							•
SITE DESC	RIPTION						
Cito Aroo	22 07 ba						
Site Area:	33.97 Ha						
Policy des	ignation:	Active Employ	ment Sit	te			
-							
Location (	nearest to	own or cluster de	scriptio	n): Maids	stone Urban Area	l	
		cribed as a:		_			
	of Town Offi				Town Centre	-1 O'1-	
_	n Quality Bus	siness Park echnology/Science Par	de		Incubator/SME Clus Specialised Freight		
		ribution Park	N.		Sites for Specific O		
<u>=</u>		//Business Area			Recycling/Environn		tes
		t Industrial Site			Other - Storage		
					_		
Location c	haracter						
☐ We	ell establishe	d commercial area					
☐ Est	tablished cor	mmercial area, with res	idential are	ea nearby			
☐ Mix	ked commerc	cial and residential area	a				
□ Ма	inly resident	ial with few commercia	l uses				
☐ Ma	inly resident	ial or rural area with no	other com	nmercial us	ses		
Closest tru	ink road (	name and distan	co)	A 274 ((	0.3 miles)		
Closest tru	ilik roau (	mame and distan	ce)	A214 (	<i>J.</i> 3 miles)		_
Rail Acces		Istone West (3.4 m	iles)			Bus routes_	82 from Bicknor
Road 0.2 m	iles to W	est of site					
Nature/sig	nificance	of existing occup	oiers				
☐ Inte	ernational		X	Regional			
☐ Na	tional		X	Local			
Sectors pr			_				
	ribution		X	Engineer	ing		
	orage (open)		$\boxtimes$		manufacturing		
	rage (wareho			Food pro			
_	eative indust				tivity (describe type)_		
<b>□</b> Oth	ner (inc non-	B class) Car repa	ir, leisure,	car sales_			



Large, multi-	use employ	ment site or	n the ed	ge of the urban a	area.			
Significant p	resence of l	arge car ma	in deale	rships to main r	oad end o	of Bircholt	Road.	
New, Counci	il funded, de	evelopment	of smal	l light industrial	units.			
A number of	under-utilis	sed land par	cels or v	vacant sites				
EXISTING CON	DITIONS							
EXISTING CON	<u>DITIONS</u>							
Age of Building	s			Quality of	Buildings	<b>;</b>		
	0-25% 25-5		75-1009		0-25%	25-50%	50-75%	75-100%
Pre 1940				Very good	$\boxtimes$			
1940 - 1969				Good				
1970 - 1989 1990 - 1999		_		Poor Very poor				
since 2000				70.y pool	_	_	_	_
On-site ameniti	es		_					
☐ Convenien	_	Comparison re	etail					
☐ Restauran	_	Hotel						
☐ Gym/sport	_	Creche						
☐ Bank		Education						
		Other						
	_		L					
Proportion of F	loorspace ir	Non-B-clas	s uses					
-	0-25% 25-50	0% 50-75%	75-1009	% Car dea	alers			
Housing								
Retail								
Community								
Other								
All B-Class								
Neighbouring a	menities							
Close to a	a town centre wi	th a wide range	and quant	ity of services				
☐ Close to I	ocal centre with	a reasonable ra	ange and q	uantity of services				
	limited range ar	nd quantity of ba	asic service	es				
☐ Close to d	one or two servi	ces						
☐ No servic	es in close prox	mity						
Quality of envir		current use	Г	Overlie vertice t		(el.!	-4-4-	
(comment on iss	sues)			Quality mixed	, varies t	by 'sub' e	state	
	$\boxtimes$	Good						
⊠ Poor	_	Very poor						
Environment ap			ses?					
□ Vec		No						



Neighl	oouring uses			
X	Residential		Leisure	Agricultural
X	Retail		Town centre	ŭ
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Evider	nce of pollutants			None observed
	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	3 4 3	
Acces	s & parking (com	nmen	t on issues)	No issues
	Car			
	HGV			No issues to site, strategic access via congested
				town centre
<b>_</b>	Public transport			Bus stops to main road
	Servicing			Citar and from a sum would be a sum as a
	3			Sites serviced from own yards / common spaces off main roads.
				on main roads.
ч	Internal Circulation			On-street parking on Bircholt Road reduces traffic
				to one lane
	Parking			
	3			May not be adequate given scale of 'on street'
Acces	s and parking is	adeo	quate for the uses	within the site
D=\/=!				
υEVEL	OPMENT CONT	<u>EXI</u>		
Planni	ng Consideratio	ns:		
	Flood Risk (Zone	)		☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	gnatio	n (SPA, SAC, SSSI, Rar	msar) Tree Preservation Order
Physic	al Consideration	ns:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ificat	ion 🗵 Yes 🔲 N	o Vacant Land ☐ Yes ☒ No

commendations on future use / potential	1
rotect and Enhance through development of existing sites and replacement of weaker stoc	CK.



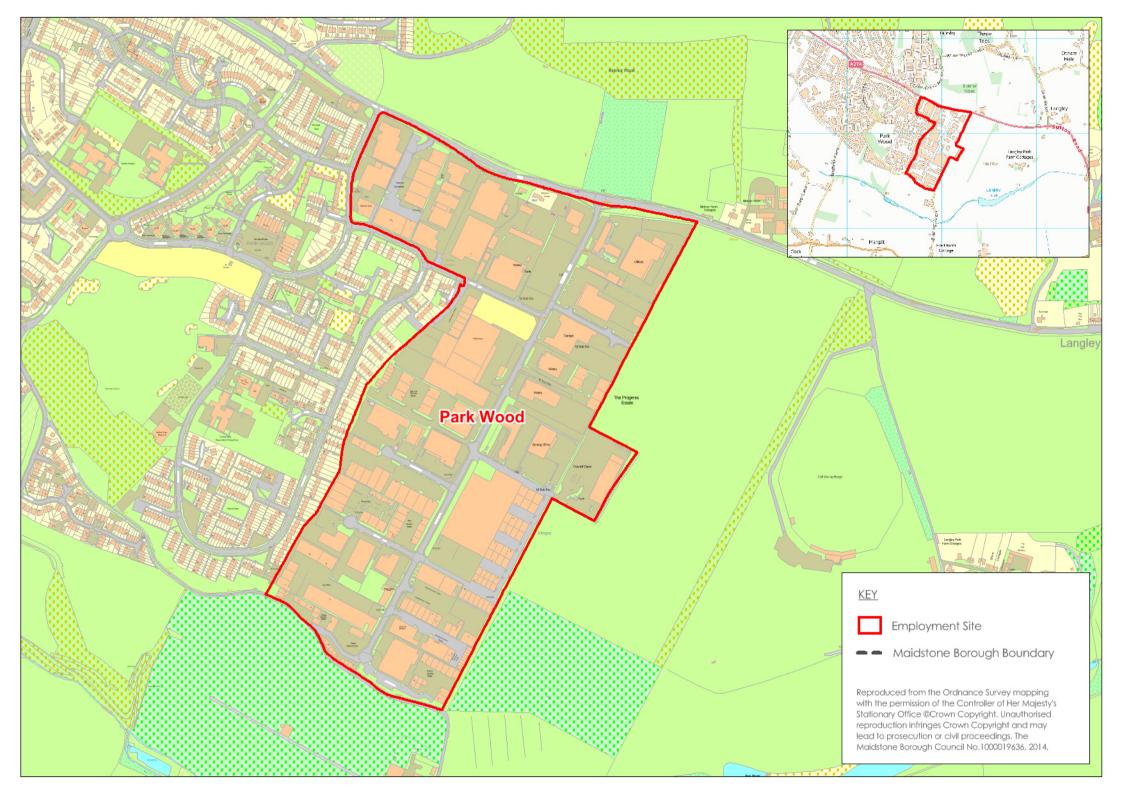
## Site Visit Photos - 15.07.14













Site Re	ef 27Site Name Bredh	nurst Bus	siness Pa	ark	Survey Date	15/07/2014			
Addres	ss Westfield Sole Road, ME14 3	EH			_Surveyor: Marty	/n & Laura			
SITE DESCRIPTION Site Area: 0.76ha									
Policy	designation: Active Employme	nt Site							
lolloy	designation. Active Employme	in One							
Location (nearest town or cluster description): Motorway Corridor									
	e is best described as a:			Taura Cantra					
	Out of Town Office Campus			Town Centre Incubator/SME Cluster	Sito				
	High Quality Business Park  Research and Technology/Science Par	l <sub>r</sub>		Specialised Freight Ter					
	Warehouse/Distribution Park	K		Sites for Specific Occu					
×	General Industry/Business Area		_		ling/Environmental Industries Sites				
	Heavy/Specialist Industrial Site			Other - Storage					
Location	on character								
	Well established commercial area								
X	Established commercial area, with resid	dential are	a nearby						
	Mixed commercial and residential area								
	Mainly residential with few commercial	uses							
	Mainly residential or rural area with no	other com	mercial use	s					
Closes	t trunk road (name and distan	<b>ce)</b> <u>M2</u>	(1.8 miles	s)					
Rail Ac	cess Gillingham (Kent) (4.8 mil	es		Bus rou	utes <u>101, 179, 18</u>	<u>2</u>			
Nature	/significance of existing occup	oiers							
	International	X	Regional						
	National	X	Local						
Sector	s present								
X	_ ·								
X									
X	Storage (warehouse)	☐ Food production							
	Creative industries	X	Office act	ivity (describe type)					
X	Other (inc non-B class) - Car repair	rs							



storage	stablished B1c e use areas. L er of other esta	.ocated	rurally, w	ith po	or ac	cess off We				•
	There are a number of car related uses on the site, and some industrial/warehouse units to let – advertised by Core Commercial  EXISTING CONDITIONS									
EXISTING CONDITIONS										
Age of B	uildings					Quality of E	Buildings	i		
Pre 194 1940 - 1 1970 - 1 1990 - 1 since 20	969	25-50%	50-75%	75-100	%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
G Ba	onvenience retail estaurant/cafe ym/sports ank one	Hotel	che ucation	ail						
Proportio	on of Floorspa	ce in No	n-B-class	uses						
Housing Retail Commu Other All B-Cla	nity	25-50%	50-75%	75-100	%	Car repa	irs			
Neighbou	uring amenitie	s								
	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									
	f environment		ent use	ľ						
(commen	t on issues)	_			No is	sues with q	uality of o	current en	vironmen	t
_	ery good oor	⊠ God     □ Ver	y poor							
_	nent appropria			es?						
X Ye		☐ No								



Neighb	oouring uses				
X	Residential		Leisure		Rural
	Retail		Town centre		
	Airport		Rail		
	Road		Office		
X	Industrial		Warehousing		
	Higher Education		Further Educat	ion	
	S				
Eviden	ice of pollutants				None evident
	Noise		Air		
$\overline{\Box}$	Traffic		Lighting		
$\overline{\Box}$	24hr operation		99		
_	Z-iiii operation				
Δααρο	s & parking (com	ment	on issues)		
/.0000. 	Car	,,,,,,,,	011 100000)		Poor access off Westfield Sole Road – largely single track and site entrance could be wider
_	Gai				track and site entrance could be wider
	HGV				Could be difficult coming off Westfield Road
					· ·
				I	
	Public transport				None observed – closest bus stops on Boxley Road
	,				
	Servicing				
	Conviouing				Units have some individual yard space, but largely
					taken up by parking
	Internal Circulation				Ok but inhibited by an road parking aversailling from
					Ok but inhibited by on road parking, overspilling from units with car-related uses
					units with car related uses
	Parking				
_	Tanking				Some allocated to each unit, but doesn't seem
					adequate for car related uses, resulting on on-road
					parking inhibiting internal circulation
Acces	s and parking is	adeq	uate for the	uses v	vithin the site 🗵 Yes 🔲 No Don't know
DEVEL	OPMENT CONT	<u>EXT</u>			
D	-10				
Physic	al Consideration	ıs:			None evident
	Topography				
ш	Contamination				
Ц	Other				
Oppor	tunity for Intensi	ficati	on 🔲 Yes	⊠ No	Vacant Land
Vaca	nt Buildings (re-	use)	X Yes □	No If \	Yes, number of vacant buildings - units advertised by Core Commercial (c.
- 406	Sandings (i 6-	)	4 estimated		



#### **Site Occupier**

**UK Dutch Flower Market** 

**Quadrant Car Repairs** 

Complete Hydraulic and Engineering Solutions

Capelwood Utilities - 2 separate units

Millers Granolithic Ltd

Rebas System Ltd.

Newport Import Servicing

Hi-Lights Ltd. - 3 separate units

J.C. Cars

Kent County Scaffolding - 4 separate units

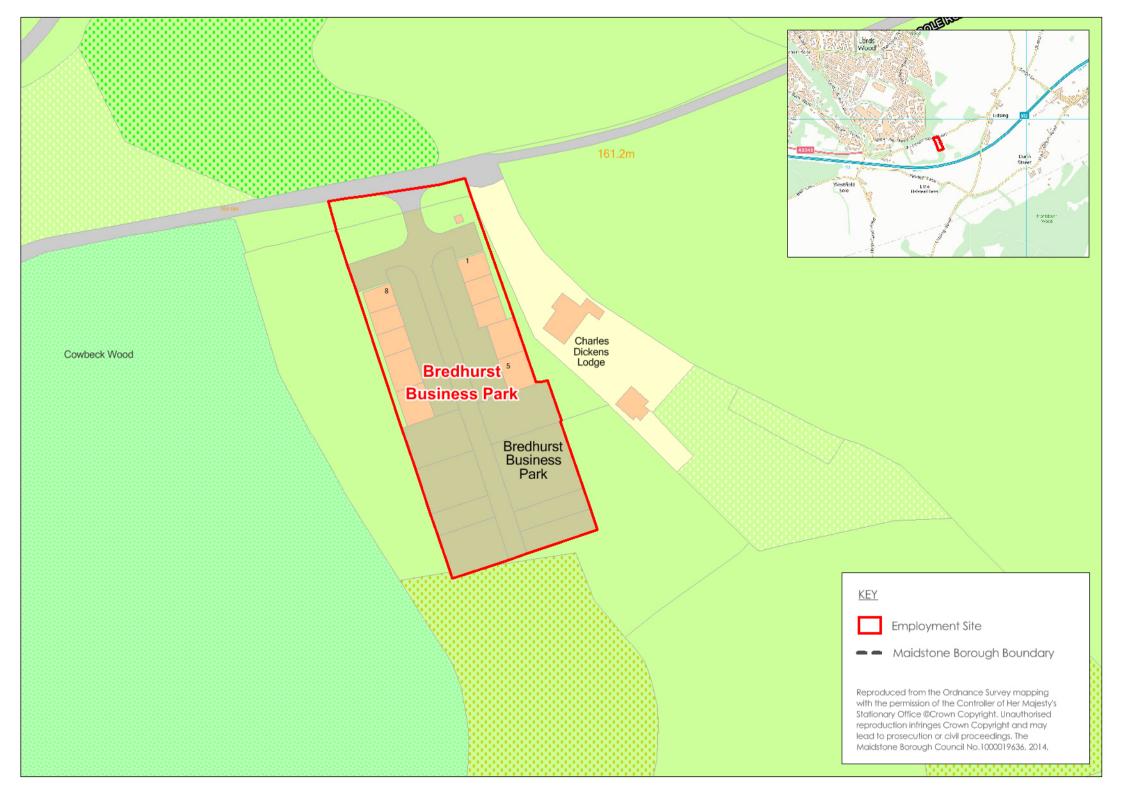














Site R	ef 28Site Name F	ormer Pound	dstop		Survey Date	15/07/2014		
Addre	ss Crismill Lane, ME14 4NT				Surveyor: Mart	yn & Laura		
SITE D	DESCRIPTION rea: 0.36ha							
Policy	designation: Active Employ	ment Site						
Locati	on (nearest town or cluste	r descriptio	<b>n):</b> Motor	way Corridor				
The si	te is best described as a:							
	Out of Town Office Campus			Town Centre				
	High Quality Business Park			Incubator/SME Clus	ster Site			
	Research and Technology/Science	e Park		Specialised Freight				
	Warehouse/Distribution Park		X	•	ccupiers - Site for Sir	igle Occupier		
	General Industry/Business Area			Recycling/Environmental Industries Sites				
u	Heavy/Specialist Industrial Site		U	Other - Storage				
Locati	on character							
	Well established commercial area							
	Established commercial area, with	n residential are	a nearby					
	Mixed commercial and residential	area						
	Mainly residential with few comme	ercial uses						
X			mercial use	S				
Closes	st trunk road (name and dis	stance) A20	<u>(0.1 mile</u>	e) & M20				
Rail A	ccess Bearstead (1.2 miles)	)			Bus routes 10X ru	uns a regular		
service	e on Ashford Road to the Sou	ıth of site	_					
		_						
_	e/significance of existing of							
	International	X	Regional					
	National		Local					
	rs present	_						
	Distribution		Engineeri					
<u></u>	Storage (open)			nanufacturing				
X	Storage (warehouse)		Food prod					
	Creative industries		Office act	ivity (describe type)_		<del></del>		
	Other (inc non-B class)							



Sing	Single occupier site with 2 warehouse units.										
				ooor acce site for em				oor surfac	e conditio	on – majo	r
Occ	cupier is u	nique: r	gva is	s "the only	vehicle	e spec	ific, full ser	vice grap	hics com	pany in th	ne UK"
	·	·	•	J						3	
EXIST	ING CONE	DITIONS									
	Age of Buildings Quality of Buildings										
Age of	_		25-50%	50-75%	75-100		Quality Of	0-25%	25-50%	50-75%	75-100%
Pre	1940	<b>D</b>	23 30 /	30 73 73	75 100	70	Very good	□ D	25 30 %	30 73 %	73-10070
1940	0 - 1969	ā	ō	ā	ō		Good	ā	ā	ā	×
1970	0 - 1989				X		Poor				
	0 - 1999						Very poor				
since	e 2000										
On-site amenities											
	Conveniend	ce retail		Comparison re	etail						
	Restaurant	/cafe		Hotel							
	Gym/sports	3		Creche							
	Bank			Education							
X	None			Other							
_											
Propo		-		Non-B-clas							
Hau			25-50%		75-100	1%					
Hou: Reta	-										
	nmunity	<u> </u>			ō						
Othe	-	ā	ō	ā	ā						
All B	3-Class	X									
Neighl	bouring ar	monitios	2								
				a wide range a	and quant	ity of sen	vices				
_				easonable rar		-					
				quantity of ba		-					
	Close to on		-								
X	No services	s in close ¡	proximit	ty							
	y of enviro		for cu	ırrent use		No iss	sues				
_	ent on issu	ues)		Cood							
	Very good		_	Good Vorv poor							
Enviro	Poor	nronric		√ery poor <b>current us</b>	062						
	Vec Vec	ргорпа			CO I						



Neigh	oouring uses			
$\square$	Residential Retail		Leisure Town centre	Rural
	Airport		Rail	
	Road		Office	
_				
Ц	Industrial	_	Warehousing	
Ц	Higher Education	ш	Further Education	
Evider	ce of pollutants			None evident
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
_				
	s & parking (com	ment	on issues)	Very poor access - narrow rural road in poor
	Car			condition, often single track. Access via small cluster
				of large residential buildings
	HGV			Not possible for HGVs
	Public transport			Several bus stops near site on A20 - Ashford Road
	Servicing			Internal yard
	latawal Circulation			
	Internal Circulation			Adequate for small vehicles
	Borking			
	Parking			Adequate for current use
Acces	s and parking is a	adeq	uate for the us	ses within the site 🗵 Yes - possibly 🔲 No Don't know
DEVEL	OPMENT CONTE	EXT		
Physic	al Consideration	s:		
ysic		J.		None evident
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensif	icati	on 🔲 Yes 🖸	☑ No Vacant Land ☐ Yes ☒ No
	t Buildings (re-us		☐ Yes 区N	o If Yes, number of vacant buildings

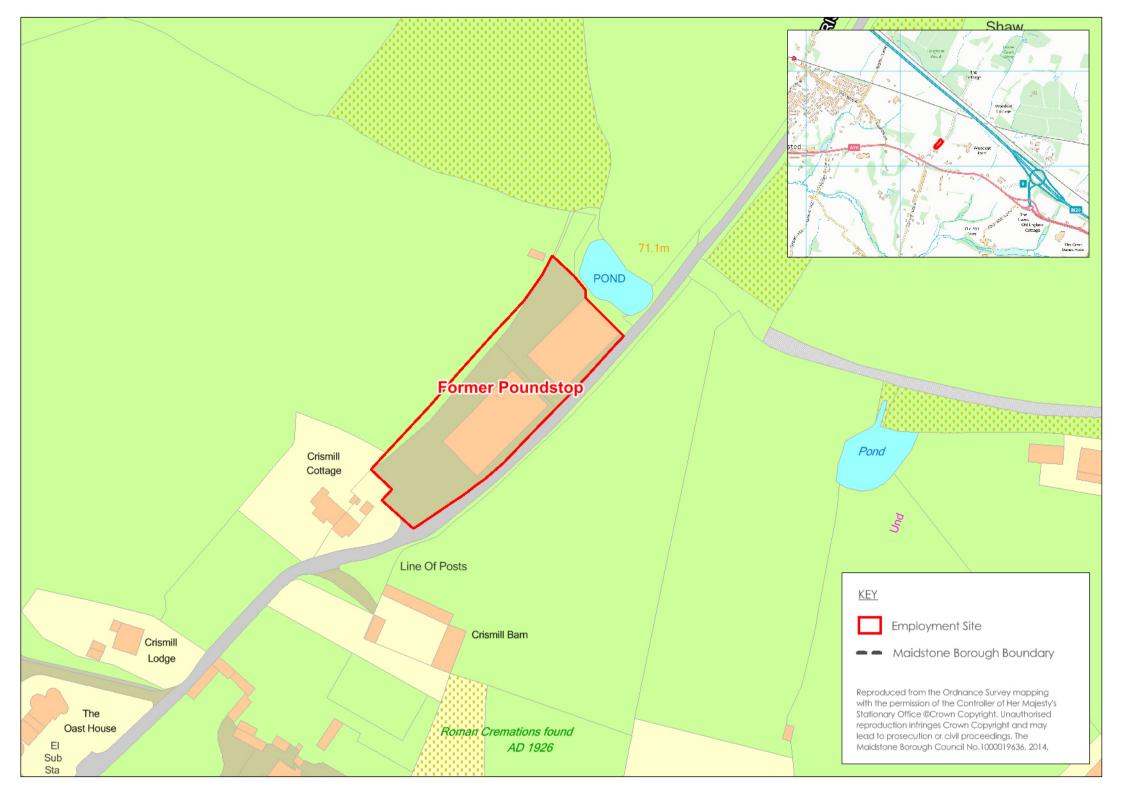


	t Buildings (refurb)	es, number of i	vacant buildin	igs		
Note: al	I vacant buildings/sites etc to be marked on accompanyi	ng site plan				
% of s	ite developable	Estimated	d Quantity		<u>-</u>	
Devel	opment activity					
	Evidence of recent development within the site  Evidence of recent development in the immediate surro  No evidence of recent development  Evidence of marketing & duration	-				s
CONC	LUSIONS					
Other	Comments / Observations					
Acc	cess is the main challenge to this site both	in terms o	f the scale	e of road	d and qual	ity.
Recor	nmendations on future use / potential					
occ	site should Monitored and Managed with supier vacate the site. If marketed the na active proposition to other occupiers.					
Site O	ccupier					
	• rgva					











Site R	ef <u>32</u>	Site Nam	е	South F	Park Busi	ness Village	Survey Date <u>15/07/2014</u>			
Addre	ss South	Park Busines	s Villad	e - ME1	5 6JZ		Surveyor N	Martyn & Laura		
SITE [	DESCRIPTIO	<u>N</u>								
Site A	<b>rea:</b> 1.43 ha									
Policy	designation	n: Active E	mployn	nent Site	Э					
Location (nearest town or cluster description): Maidstone Urban Area										
The si	te is best de	escribed as a	1:							
	Out of Town C	Office Campus				Town Centre				
	High Quality E	Business Park				Incubator/SME Clus	ster Site			
	Research and	l Technology/Sci	ence Parl	<		Specialised Freight	Terminals			
	Warehouse/D	istribution Park				Sites for Specific Oc	ccupiers			
X	General Indus	stry/Business Are	a			Recycling/Environm	ental Industries Si	tes		
	Heavy/Specia	list Industrial Site	Э			Other - Storage				
Locati	ion characte	r								
	Well establishe	ed commercial ar	ea							
	Established co	mmercial area, v	vith reside	ential area	nearby					
X		ercial and resider			,					
	Mainly residen	tial with few com	mercial u	ses						
	•	tial or rural area			nercial uses	;				
Close	st trunk road	d (name and	distand	ce)	A229 (0	).2 miles)				
						,	<b>D</b> 4	_		
	in South Par	idstone Wes k)	: (1.2 m	iles)	_		Bus routes_	84 (appears to be		
Nature	e/significand	e of existing	occup	iers						
	International			X	Regional					
	National			X	Local					
Casta										
Secto	rs present			_						
	Distribution				Engineer					
<b>-</b>	Storage (open)				Product n	nanufacturing				
	Storage (wareh	nouse)	☐ Food production							
	Creative indust			X	Office act	tivity (describe type) N	/lixed			
	Other (inc non-	·B class)								



Pui	rpose buil	t office	campus	of two s	torey ι	nnits a	urranged as	courtyard	ds		
EVIC	TING CON	DITIONS	2								
EXISTING CONDITIONS											
Age c	of Building						Quality of I				
194 197 199	e 1940 40 - 1969 70 - 1989 90 - 1999 ce 2000	0-25%	25-50%	50-75%	75-100	%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%  □ □ □ □
On-site amenities											
	Convenier Restaurar Gym/sport Bank None	nt/cafe	Ho	eche ucation	etail						
Propo	ortion of F	loorspa	ce in No	n-B-clas	s uses						
Ret Cor Oth	mmunity	0-25%	25-50%	50-75%	75-100	%					
Neigh	bouring a	menitie	s								
	<ul> <li>☑ Close to local centre with a reasonable range and quantity of services</li> <li>☑ Close to a limited range and quantity of basic services</li> <li>☑ Close to one or two services</li> </ul>										
	ty of envi		for curi	ent use	ĺ						
(comr	ment on iss Very good	-	⊠ Go	od							
	Poor		_	ry poor							
Envir	onment a	ppropria	ate for c	urrent us	es?						
◡	Vec		□ No								



Neighb	oouring uses				
X	Residential		Leisure		
	Retail		Town cent	re	
	Airport		Rail		
	Road		Office		
	Industrial		Warehous	ing	
	Higher Education		Further Ed	lucation	
Fyider	nce of pollutants				None
	Noise		Air		
	Traffic		Lighting		
	24hr operation		Lighting		
_	24m operation				
Acces	s & parking (com	nmen	t on issue	s)	No issues
	Car				140 103003
	HGV				Not required
					Not required
	Public transport				Bus stops close to site frontage
_					
Ц	Servicing				Front door servicing appropriate for office space
	Internal Circulation				No issues
					NO issues
	Parking				Provided within 'courtyards'
					Trovided Willim Courtydrae
Acces	s and parking is	adeo	quate for	the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	EXT			
	ng Consideratio				
. iaiiiii 	Flood Risk (Zone				Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Designment		n(SPA SAC	: SSSI Ram	
_			. (O. A, OAC	, 550i, itali	issa, — Troo i rossivation order
Physic	al Consideration	าร:			
	Topography				
	Contamination				
u	Other				
Oppor	tunity for Intensi	ificat	ion 🔲	Yes 🗵 No	vacant Land ☐ Yes ☒ No



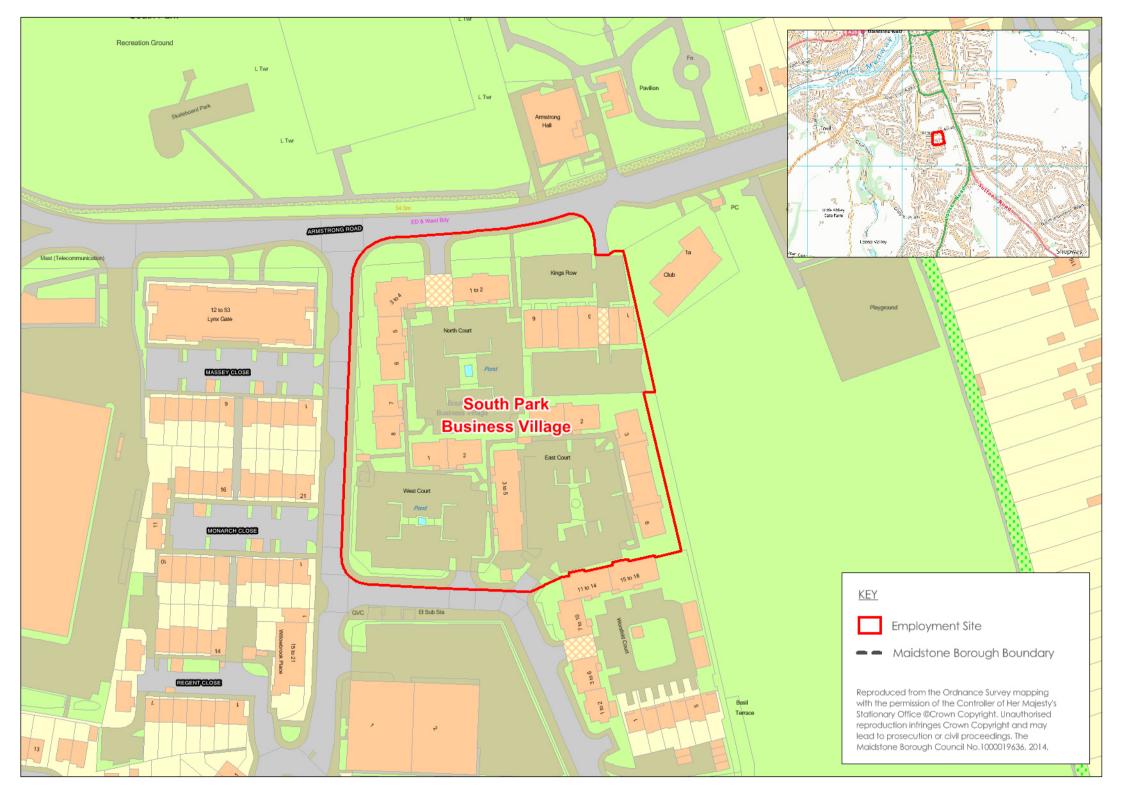
Vacant Buildings (re-use)   ✓ Yes   No If Yes, number of vacant buildings   (Can be reoccupied in current form)								
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)								
Note: all vacant buildings/sites etc to be marked on accompanying site plan								
% of site developable Estimated Quantity								
Development activity								
Evidence of recent development within the site								
☑ Evidence of recent development in the immediate surrounding area       ☑ B class         ☑ Non-B class         ☑ Evidence of recent development         ☑ Evidence of marketing & duration								
CONCLUSIONS								
Other Comments / Observations								
Neighbouring site of similar design, but used for residential. Potential risk of conversion in the medium term.								
Recommendations on future use / potential								
Protect and maintain as a source of small office space close to the town centre								













Site Re	ef <u>34</u>	_Site Name	Wharf	Road	Survey Date <u>15/07/2014</u>						
Addres	ss Wharf F	Road, Maidstone	, ME15 6R	.R	Surveyor Martyn & Laura						
SITE D	ESCRIPTION	Ĺ									
Site Ar	r <b>ea:</b> 0.52 ha										
Policy	designation:	Active Emplo	yment Site	Э							
Location	Location (nearest town or cluster description): Maidstone Urban Area										
The sit	te is best des	cribed as a:									
	Out of Town Off	ice Campus			Town Centre						
	High Quality Bus	siness Park			Incubator/SME Cluster Site						
	Research and T	echnology/Science F	Park		Specialised Freight Terminals						
	Warehouse/Dist	ribution Park			Sites for Specific Occupiers						
X	General Industry	//Business Area			Recycling/Environmental Industries Sites						
	Heavy/Specialis	t Industrial Site			Other - Storage						
Location	on character										
	Well established	d commercial area									
	Established com	nmercial area, with re	sidential are	a nearby							
X	Mixed commerc	ial and residential are	ea								
	Mainly residentia	al with few commerci	al uses								
	Mainly residentia	al or rural area with r	o other com	mercial use	s						
Closes	st trunk road (	(name and dista	ınce)	B2010 (	0.2 miles)						
		-			<del></del>						
Rail Ac	cess <u>Maid</u> Road, South	Istone West (1.3	miles)		Bus routes 23, 26 run on						
CHUICH	i Noau, Soulii	or the site			•						
Nature	/significance	of existing occ	upiers								
	International		X	Regional							
	National		X	Local							
Sector	s present										
	Distribution		$\boxtimes$	Engineeri	ng.						
				_							
	Storage (open)		X		nanufacturing						
	Storage (wareho			Food prod							
<b>_</b>	Creative industr			Office act	ivity (describe type)						
	Other (inc non-E	3 class) Boxing	g club/gym								



			-								
Old	er indust	rial buil	ldings lo	cated in	an are	a which	has seen	significar	nt residen	tial devel	opment.
EXIST	ING CON	IDITION	<u>s</u>								
Age o	f Building	gs				C	Quality of	Buildings			
		0-25%	25-50%	50-75%	75-100	)%		0-25%	25-50%	50-75%	75-100%
194 197 199	1940 0 - 1969 0 - 1989 0 - 1999 se 2000		0	0000			Very good Good Poor Very poor	0			
On-sit	e amenit	ies									
	Convenie		☐ Coi	mparison re	etail						
	Restaura	nt/cafe	☐ Hot								
X	Gym/spor	ts	☐ Cre	eche							
	Bank			ucation							
	None		☐ Oth	ier							
Propo	rtion of F	Floorspa	ace in No	n-B-clas	s uses						
-		0-25%	25-50%	50-75%	75-100						
	sing										
Reta	ail nmunity										
Othe	-	<u> </u>	$\boxtimes$	ă							
All E	3-Class										
Neiah	bouring a	amenitie	es								
g	_		tre with a w	ide range a	ind guant	ity of serv	ices				
			e with a rea								
			inge and qu								
X		one or two	-								
	No servic	es in close	proximity								
	y of envi		t for curr	ent use		Confl	icts with	residenti	al uses r	nearby	
	Very good	-	☐ Go	od						-	
X	Poor		☐ Vei	y poor							
Enviro	onment a	ppropri	ate for cu	ırrent us	es?						
	Vac		□ No								



Neighb	oouring uses							
$\boxtimes$	Residential		Leisure					
	Retail		Town centre					
	Airport		Rail					
	Road		Office					
	Industrial		Warehousing					
	Higher Education		Further Education	ı				
Evider	nce of pollutants			No	ne observed			
	Noise		Air					
	Traffic		Lighting					
	24hr operation		0 0					
_	·							
Acces	s & parking <i>(con</i>	nmen	t on issues)	No	issues			
	Car			110	100400			
	HGV			Δ.	cess via residentia	al etroot		
				70	cos via residerilla	ai Sileet		
	Public transport							
	Servicing			Wi	hin site			
	Internal Circulation			Δ -1				
				Ad	equate			
	Parking				201040			
				Ad	equate			
Acces	s and parking is	adeo	quate for the us	ses withi	the site 🗵 Yes	☐ No		Don't know
DE\/EI								
υΕΛΕΓ	OPMENT CONT	⊏X I						
Planni	ng Consideratio	ns:						
	Flood Risk (Zone	)			Heritage & Conservat	ion (Listed Buil	lding, SAM,	Cons Area)
	Environmental Design	gnatior	n (SPA, SAC, SSSI,	Ramsar)	Tree Preservation Ord	der		
Physic	al Consideration	ıs:						
	Topography							
	Contamination							
	Other							
Oppor	tunity for Intensi	ificat	ion 🔲 Yes 🖸	 ☑ No	Vacant Land	☐ Yes	X No	













Site Re	ef <u>35</u>	_Site Name	The Old	d Brewery	/	Survey Date	15/07/2014
Addres	ss The Old	l Brewery - Buck	land Road	, ME16 0	DZ	_Surveyor Mart	yn & Laura
				,			,
SITE D	ESCRIPTION	<u> </u>					
Site Ar	r <b>ea:</b> 0.41 ha						
Policy	designation:	Active Empl	oyment Sit	е			
Location	on (nearest to	own or cluster	descriptio	<b>n):</b> Maids	tone Urban Area		
The sit	te is best des	scribed as a:					
	Out of Town Off				Town Centre		
	High Quality Bu	·			Incubator/SME Cluste	r Site	
	•	echnology/Science	Park		Specialised Freight Te	erminals	
	Warehouse/Dist				Sites for Specific Occu		
	General Industry	y/Business Area			Recycling/Environmer	ntal Industries Sites	
	Heavy/Specialis	st Industrial Site			Other - Storage		
_	on character						
		d commercial area					
		nmercial area, with i		ea nearby			
u		cial and residential a					
u	Mainly residenti	al with few commerc	cial uses				
Ц	Mainly residenti	al or rural area with	no other com	mercial use	S		
Closes	st trunk road	(name and dist	ance)	A229 (A	Adjacent)		
Rail Ad	ccess <u>Maio</u> don Road (to	<u>dstone West (0.4</u> South of site)	1 miles)		E	Bus routes Mu	<u>ıltiple routes run</u>
Nature	/significance	of existing oc	cupiers				
	International			Regional			
	National		$\boxtimes$	Local			
Sector	s present						
	Distribution			Engineeri	na		
	Storage (open)		_	_	nanufacturing		
	Storage (warehouse	ouse)	_	Food prod	_		
	Creative industr		<b>⊒</b> ⊠		ivity (describe type)		
	Other (inc non-E		ம	Cilice act	, (40001100 type)		



	cent	re.			ng good	quality	offic	e and work	shop spac	ce to the w	vest of the	e town
<u>EX</u>	1511	NG CONDI	HIONS	<u> </u>								
Ag	e of	Buildings						Quality of	Buildings			
	1970 1990	940 [ - 1969 [ - 1989 [ - 1999 [	25%	25-50%	50-75%	75-100 🗵	%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%  □ □ □
On	-site	e amenities	6									
		Convenience Restaurant/c Gym/sports Bank None		☐ Ho	omparison re otel eche lucation her	etail						
	_											
Pro	por	tion of Flo	orspa	ce in No	on-B-clas	s uses						
	Othe	sing [ il [ munity [ r [	25%	25-50%	50-75%	75-100	9%					
Ne	ighb	ouring am	enities	5								
	_	Close to a to Close to loca Close to a lin Close to one No services i	wn centre al centre nited ran or two s	re with a with a reading and quarters	asonable rar	nge and q	uantity					
		of enviror		for cur	rent use	ĺ						
	mm ⊠ □	ent on issue Very good Poor	<del>2</del> 8)	_	ood ery poor							
Fn	_	nment app	ronria			<b>26</b> 2						
_!!	VII O	Vas	υριια			· · · ·						



Neighb	oouring uses				
	Residential		Leisure		
	Retail		Town cer	tre	
	Airport	$\boxtimes$	Rail		
	Road	$\boxtimes$	Office		
	Industrial		Warehous	sing	
	Higher Education		Further E	ducation	
Evider	nce of pollutants				
	Noise		Air		
	Traffic		Lighting		
	24hr operation				
Acces	s & parking (con	nmen	t on issue	29)	
	Car	micri	1 011 13341	<i>,</i> , , , , , , , , , , , , , , , , , ,	No issues
_	Cal				
	HGV				Not possible
_					Not possible
ш	Public transport				Close to rail station and bus stops
	Servicing				From within site
					Trem warm one
	Internal Circulation				No issues
					THE ISSUES
П	Davidor				
_	Parking				No issues observed
Acces	s and parking is	adeo	quate for	the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	EXT			
Planni	ng Consideratio	ns:			
	Flood Risk (Zone	_)			☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	gnatior	n (SPA, SA	C, SSSI, Ran	msar) Tree Preservation Order
Physic	cal Consideration	ns:			None
	Topography				INOTIC
	Contamination				
	Other				
Oppor	tunity for Intensi	ificat	ion 🗖	Yes 🗵 No	o <b>Vacant Land</b> ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	GVA
Vacant Buildings (re-use) ☐ Yes ☒ No If Yes, number of vacant buildings (Can be reoccupied in current form)	
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)	
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site  B class  Non-B class  Non-B class  Non-B class  Non-B class  Non-B class  No evidence of recent development  Evidence of marketing & duration	
<u>CONCLUSIONS</u>	
Other Comments / Observations	
Recommendations on future use / potential	
Protect and maintain as an employment site, provides good quality mix of spaces suitable frange of small businesses	or a













Site R	ef 37 Site Name Leste	ed Farm			Survey Date	09/07/2014
Addre	ss Lested Farm - Plough We	nts Road	, ME17 3	SSA	Surveyor Marty	n & Laura
SITE D	DESCRIPTION					
Site A	rea: 2.33 ha					
Policy	designation: Active Employ	ment Site	e			
Locati	on (nearest town or cluster de	scriptior	າ): Rural	South		
The si	te is best described as a:					
	Out of Town Office Campus			Town Centre		
	High Quality Business Park			Incubator/SME Clust	er Site	
	Research and Technology/Science Pa	rk		Specialised Freight T	Terminals	
	Warehouse/Distribution Park			Sites for Specific Occ	cupiers	
	General Industry/Business Area		$\boxtimes$	Recycling/Environme	ental Industries Sites	
	Heavy/Specialist Industrial Site			Other - Storage		
Locati	on character					
	Well established commercial area					
	Established commercial area, with res	idential area	a nearby			
	Mixed commercial and residential area		,			
	Mainly residential with few commercial					
X	Mainly residential or rural area with no		mercial use	es		
			50400	<b>(A.</b> II)		
Closes	st trunk road (name and distar	ice)	B2163 (	(Adjacent)		
Rail A	ccess <u>Maidstone West (5.4 n</u>	niles)			Bus routes Appea	ars to be no bus
	n vicinity of site					
Nature	e/significance of existing occu	piers				
	International	⊠	Regional			
	National	X	Local			
Sector	s present					
	Distribution		Engineeri	ing		
	Storage (open)		Product n	nanufacturing		
	Storage (warehouse)		Food prod	duction		
	Creative industries		Office act	tivity (describe type)		
	Other (inc non-B class) Waste p	processing_				



Rura	al employment s	ite used	for the st	orage	and pro	cessing o	f waste r	naterials		
EXIST	ING CONDITION	<u>s</u>								
Age of	Buildings				Q	uality of E	Ruildinas			
7 tgo 0.	0-25%	25-50%	50-75%	75-100		adility Of L	0-25%	25-50%	50-75%	75-100%
Pre 1	_					ery good				⊠
1940	) - 1969		ā	ū		Good	ā	ā	ā	
	) - 1989			$\boxtimes$		oor				
	2000 <b>.</b>				\	ery poor				
SINCE	e 2000 🔲		_							
On-site	e amenities									
	Convenience retail	☐ Com	nparison ret	ail						
	Restaurant/cafe	☐ Hote	el							
	Gym/sports	Cred								
u	Bank		cation							
X	None	Othe	er							
Propoi	rtion of Floorspa	ce in No	n-B-class	uses						
i iopo.	0-25%	25-50%	50-75%	75-100		Waste r	ecycling			
Hous	_						, ,			
Reta	il 🔲									
	munity									
Othe	er □ -Class ⊠			Ч						
All D	-Class				L					
Neighb	oouring amenitie	s								
	Close to a town cen	tre with a wi	de range an	d quant	ity of service	es				
	Close to local centre	with a reas	onable rang	e and q	uantity of s	ervices				
	Close to a limited ra	nge and qua	antity of bas	ic servic	ces					
	Close to one or two	services								
X	No services in close	proximity								
	of environment	for curre	ent use		0::5::	-toro == - 1	D MO 2 5 2 3	in a -f	ن جاجاسمه	o4 o:-
(comm	ent on issues)					storage/ as a sing		ing of ma	iteriais n	ot an
	Very good	⊠ Goo			issue a	as a siriç	ji <del>o</del> uccu	טופו אונפ		
_ <b>_</b>	Poor		/ poor	- 0						
	nment appropria	_	rrent use	s?						
$\times$	Yes	<b>└</b> No								



Neighb	oouring uses			
	Residential		Leisure	Agricultural
	Retail		Town centre	9.00.000
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
	3			
Evider	ce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation		gg	
_	operane			
Acces	s & parking (com	ment	on issues)	
	Car		011 100000)	No issues
	Cai			
	HGV			No issues
	Public transport			None observed
	Servicing			Adequate for use
				, tacquate for use
	Internal Circulation			Unchallenged
ш	Parking			Sufficient
Acces	s and parking is	adeq	uate for the uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
		_		
DEVEL	OPMENT CONT	<u>EXT</u>		
D				
_	ng Consideration			D
	Flood Risk (Zone)			Heritage & Conservation (Listed Building, SAM, Cons Area)
Ц	Environmental Desig	nation	(SPA, SAC, SSSI, Ram	nsar) Tree Preservation Order
Physic	al Consideration	s:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on 🗵 Yes 🔲 No	Vacant Land ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire	GVA
Vacant Buildings (re-use) ☐ Yes ☒ No If Yes, number of vacant buildings (Can be reoccupied in current form)	
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)	_
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
Evidence of recent development within the site	
CONCLUSIONS	
Other Comments / Observations	
None	
Recommendations on future use / potential	
Manage and monitor single occupier use, may require intervention should occupier vaca	te the site.



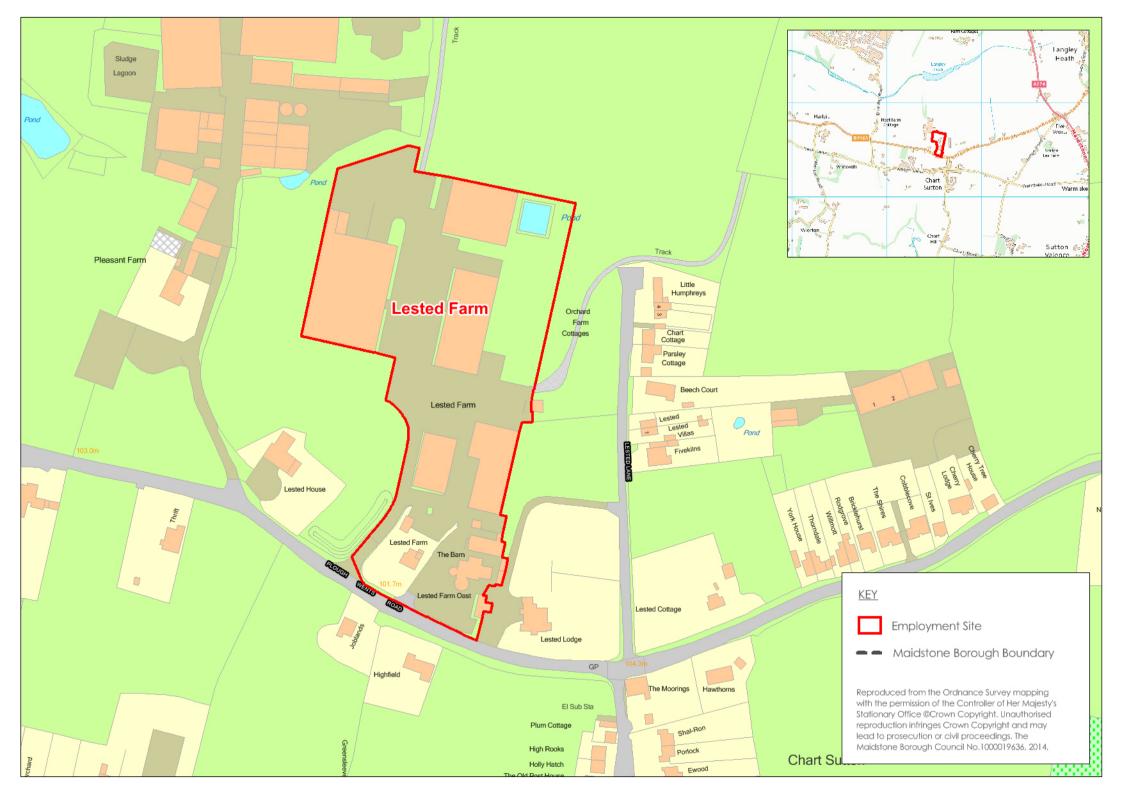
### Site Visit Photos - 09.07.14













	ef <u>39</u>	_Site Name	Hart Street C	<u>Commerci</u>	al Centre	Survey Date <u>02/07/2014</u>
Addres	SS					Surveyor Martyn & Laura
SITE D	ESCRIPTION					
Site Ar	rea: 2.74 ha					
Policy	designation:	Mainly tra	de counter			
Location	on (nearest to	wn or cluste	er descriptio	<b>n):</b> Maids	tone Urban Area	
The sit	e is best desc	ribed as a:				
	Out of Town Office				Town Centre	
_	High Quality Busi	·		_	Incubator/SME Clus	ster Site
	Research and Te		ce Park		Specialised Freight	Terminals
	Warehouse/Distri				Sites for Specific O	
X	General Industry/	Business Area			Recycling/Environm	nental Industries Sites
	Heavy/Specialist	Industrial Site			Other - Storage	
_	on character					
	Well established					
	Established com			ea nearby		
X	Mixed commercia					
	Mainly residentia					
u	Mainly residentia	i or rurai area w	ith no other com	mercial use	es .	
Closes	st trunk road (ı	name and di	stance)	A229 (0	0.2 miles)	
	cess <u>Maids</u> rom railway sta	stone West (( ation	0.2 miles)			Bus routes Numerous bus routes
Nature	/significance	of existing o	occupiers			
	International		X	Regional		
X	National		X	Local		
Sector	s present					
	Distribution			Engineeri	na	
	Storage (open)		_		nanufacturing	
$\overline{\mathbf{x}}$	Storage (warehous	usa)		Food prod	_	
	Creative industrie					
	Other (inc non-B		ade Counter			
	Outer (IIIC HOII-B	uass <i>j</i> II	aue countel			



	Good quality light industrial development on the outskirts of Maidstone town centre. High proportion of units in trade counter uses, although some remain in B class.										
Nev	v self stora	age facil	lity or	n main roa	ad fron	tage.					
Vac	ant units a	appear n	nore s	uited to B	3 class	activity	y				
EXIST	ING COND	<u> ITIONS</u>									
Age of	Buildings	6				(	Quality of E	Buildings			
1940 1970 1990	0 1940 ) - 1969 ) - 1989 ) - 1999 e 2000	-25% 2	25-50%	50-75%	75-100 \bigsilon \bigsilon \bigsilo	)%	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100% 
On-sit	On-site amenities										
	Convenienc Restaurant/ Gym/sports Bank one	'cafe	H C	omparison re otel reche ducation ther	tail						
Propo	rtion of Flo	oorspac	e in N	on-B-clas	s uses						
House Reta Com Othe	0 sing ail nmunity	_	25-50%	50-75% □ □	75-100		Trade co	ounter			
_	oouring ar										
[X] □	Close to a t										
				asonable ran			services				
		_		luantity of ba	SIC SETVIC	es					
	<ul><li>☐ Close to one or two services</li><li>☐ No services in close proximity</li></ul>										
	y of enviro	onment f			ĺ						
	nent on issu Very good	•	図 G	ood							
_	Poor		_	ery poor							
Enviro	nment ap	propriate			es?						
[X]	Yes	-	□ N								



Neighb	oouring uses					
	Residential	X	Leisure			
X	Retail		Town c	entre		
	Airport	X	Rail			
	Road		Office			
	Industrial		Wareho	ousing		
	Higher Education		Further	Education	n	
Evider	nce of pollutants				F	None
	Noise		Air			
	Traffic		Lighting	1		
	24hr operation		9	,		
_	op o					
Acces	s & parking (con	nmen	t on iss	ues)		No iggues
	Car			,		No issues
					L	
Ч	HGV					No issues
П	Public transport				Г	Close to Maidstone West station
_	Fublic transport					Close to ividiustorie west station
	Servicing					Na isawa
	- Connecting					No issues
	Internal Circulation					Appropriate for use
	Parking					Provided with each unit, relatively under used on
						day of survey
Acces	s and parking is	adeo	quate fo	or the us	ses w	vithin the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	FXT				
Pianni	ng Consideratio					
	Flood Risk (Zone		- (ODA O	AC 000:	D	Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Design	ynatioi	1 (SPA, S	AU, SSSI,	, ĸamsa	sar) Tree Preservation Order
Physic	al Consideration	ns:				None
	Topography					NOTE
	Contamination					
	Other					
Oppor	tunity for Intensi	ificat	ion [	Yes 🖸	∟ ⊠ No	Vacant Land ☐ Yes ☒ No

•		M	/A
ч	U	v	А

Vacant Buildings (re-use)       ☒ Yes       ☒ No       If Yes, number of vacant buildings 2         (Can be reoccupied in current form)
Vacant Buildings (refurb)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable Estimated Quantity
Development activity
☐ Evidence of recent development within the site ☐ B class ☐ Non-B class
□ Evidence of recent development in the immediate surrounding area □ B class □ Non-B class □
No evidence of recent development  Evidence of marketing & duration
CONCLUSIONS
Other Comments / Observations
None
Recommendations on future use / potential
Protect and maintain given some units still within B class use.

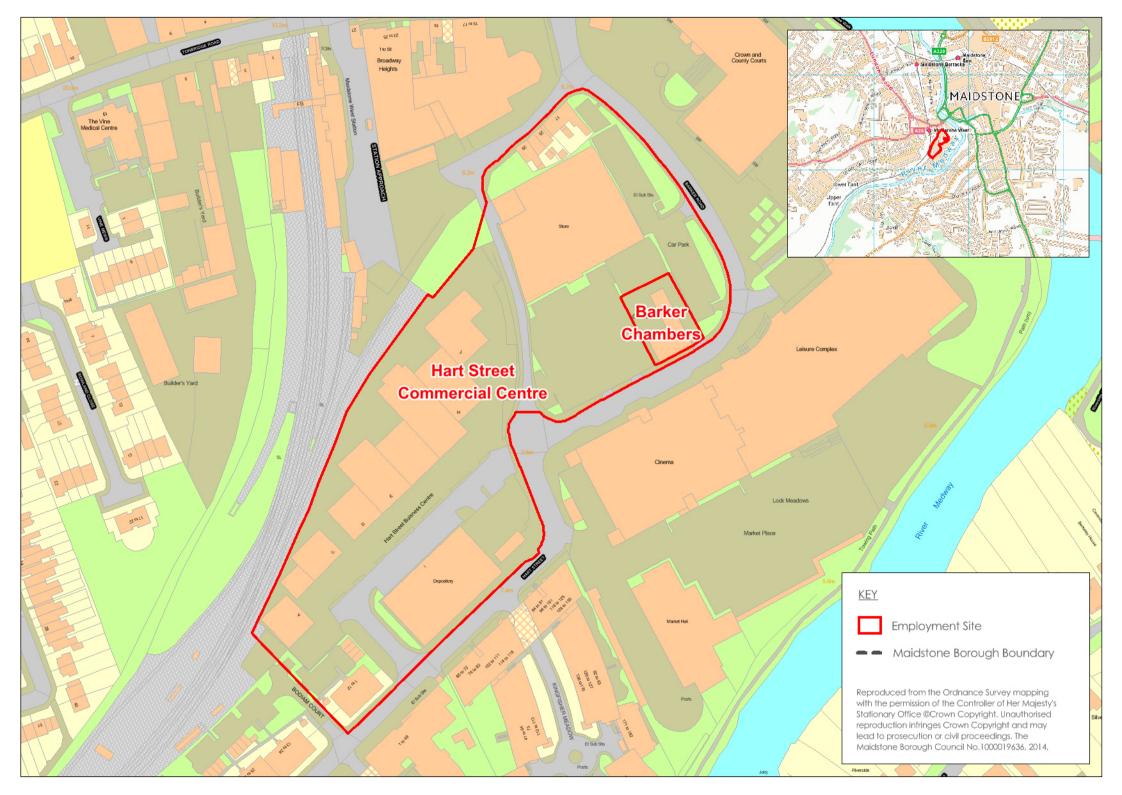


### Site Visit Photos - 02.07.14











Site Ref 40 Site Name Whee	lbarrrow	Park Es	tate	Su	rvey Date <u>09/07/2014</u>			
Address Wheelbarrrow Park Estate, Pattenden Lane - Marden, TN12 9QJ Surveyor Martyn & Laura								
SITE DESCRIPTION								
Site Area: 20.82 ha								
Policy designation: Active Employment Site								
Location (nearest town or cluster des	scription)	): Rural	South					
The site is best described as a:								
Out of Town Office Campus			Town Ce	entre				
☐ High Quality Business Park			Incubato	or/SME Cluster Site				
Research and Technology/Science Park	Κ.		Specialis	sed Freight Termina	als			
		X	Sites for	or Specific Occupiers				
☐ General Industry/Business Area			Recyclin	g/Environmental In	dustries Sites			
☐ Heavy/Specialist Industrial Site			Other -	- Storage				
Location character								
Established commercial area, with reside	ential area n	nearby						
☐ Mixed commercial and residential area								
☐ Mainly residential with few commercial us	ses							
☐ Mainly residential or rural area with no ot	her comme	rcial uses						
Closest trunk road (name and distance	ce)	B2079 (	0.3 mile	es)				
Rail Access Marden (0.4 miles)				_ Bus routes_	28 stop in centre of estate			
Nature/significance of existing occup	iers							
International     Int		Regional						
⊠National	X	Local						
	_							
Sectors present								
☑ Distribution	X	Engineeri	ng					
☐ Storage (open)	X	Product m	nanufactur	ring				
			Food prod	duction				
☐ Creative industries		Office acti	vity (desc	ribe type)				
Other (inc non-B class)								



	Large scale manufacturing, distribution and storage location in the rural south of the borough.  Occupied by some of Maidstone's larger, and most significant, employers.											
	Con	siderab	ole invest	ment ev	ident in	the stoo	ck.					
	Site	is limi	t by its ro	ad acce	ess, which	n is we	ight re	estricted.				
	/IQTI	NG CO	NDITION	<u> </u>								
-				<u> </u>								
Αç	je of	Buildi	ngs					Quality of E	Buildings			
	1970 1990	1940 - 1969 - 1989 - 1999 - 2000	0-25%	25-50%	50-75%	75-100	0%	Very good Good Poor Very poor	0-25%  \( \sum_{\text{\tinit}}\\\ \text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tinit}\\ \text{\tin}}\tint{\text{\text{\text{\text{\text{\text{\text{\texi}\tittt{\text{\text{\texit{\texi}\text{\texititt{\text{\ti}\text{\texitit{\text{\tex{\texi{\text{\texi{\texi{\texi{\texi{\texi}\texit{\texi{\ti	25-50%	50-75%  □ □ □	75-100%
Oı	On-site amenities											
		Conveni	ence retail	☐ Co	omparison re	etail						
		Restaur	ant/cafe	□ н	otel							
		Gym/sp	orts	_	eche							
	_	Bank		_	ducation							
	X	None		<b></b> O	ther							
Pr	opor	tion of	Floorspa	ce in N	on-B-clas	s uses						
	-		0-25%	25-50%	50-75%	75-100						
	Hous	sing										
	Reta											
	Othe	munity r										
		-Class	$\boxtimes$		_	_						
Ne	iahb	ouring	amenitie	ıs								
	_	_	a town centr		ride range ar	nd quantit	ty of ser	vices				
			local centre		_		-					
		Close to	a limited ran	ge and qu	antity of bas	sic service	es					
	☐ Close to one or two services											
		No servi	ces in close	proximity								
		of enver	vironment	t for cur	rent use		Son	ne areas to	the sou	ıth are we	eaker	
, 0,		Very go	-	⊠ G	ood							
	_	Poor		_	ery poor							
Er	_ viro		appropria			ses?						
	□	Ves										



Neighb	ouring uses			
X	Residential		Leisure	Agricultural
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	men	t on issues)	No issues
	Car			
	HGV			Weight restrictions to some access roads
П	Public transport			Close to Marden station
_	Tublic transport			Close to Marden station
	Servicing			Self contained within in sites for larger units.
				Some servicing from main road observed
				-
	Internal Circulation			Destricted by on street policies to the south
				Restricted by on street parking to the south
	Parking			May be limited, impacted also by station users
				potentially
Acces	s and parking is	adeq	uate for the use	s within the site   Yes   No   Don't know
<u>DEVEL</u>	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideration	ns:		
	Flood Risk (Zone	)		Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Desig	nation	(SPA, SAC, SSSI, Ra	amsar) Tree Preservation Order
Physic	al Consideration	ıs:		
	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	ion ☐ Yes 🗷 I	No Vacant Land ☐ Yes ☑No

Maidstone Borough Council – Site Survey Questionnaire
Vacant Buildings (re-use) ☐ Yes ☒ No If Yes, number of vacant buildings (Can be reoccupied in current form)
Vacant Buildings (refurb)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable Estimated Quantity
Development activity
Evidence of recent development within the site
CONCLUSIONS
Other Comments / Observations
High quality offer that would be more suited to an area closer to the motorway.
Considerable risk of over-supply of poorly located stock if any major occupiers leave the area.
May be an opportunity to redevelop weaker parts to provide small office suites to provide space for home workers in the rural area.
Recommendations on future use / potential
The site will continue to be an important employment location and should therefore be Protected and Maintained for B class uses.
However, it will need careful consideration to future uses if large units become vacant.



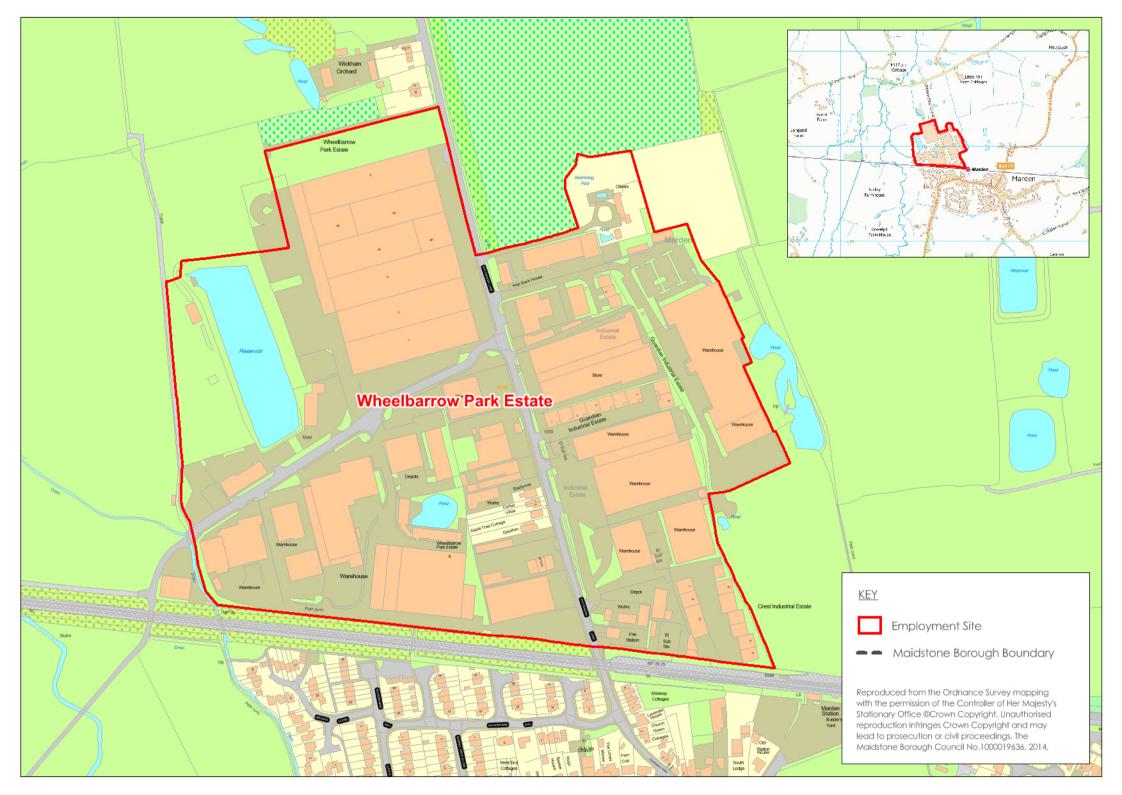
### Site Visit Photos - 09.07.14













Site Re	ef 42	_Site Name Honeycres	t Industria	al Park Survey Date 09/07/2014_					
Addres	ss Staplehurst	, TN12 0QW		Surveyor Martyn & Laura	ì				
SITE D	SITE DESCRIPTION								
Site Ar	Site Area: 13.36ha								
Policy	designation A	Active Employment Site	e						
Location	on (nearest to	wn or cluster descript	ion): Rural	I South					
The sit	e is best desc	cribed as a:							
	Out of Town Offi	ce Campus		Town Centre					
	High Quality Bus	iness Park		Incubator/SME Cluster Site					
	Research and Te	echnology/Science Park		Specialised Freight Terminals					
X	Warehouse/Distr	ibution Park		Sites for Specific Occupiers					
X	General Industry	/Business Area		Recycling/Environmental Industries Sites					
	Heavy/Specialist	Industrial Site		Other - Storage					
Locatio	on character								
	Well established	commercial area							
	Established com	mercial area, with residential a	area nearby						
$\times$	Mixed commerci	al and residential area							
	Mainly residentia	al with few commercial uses							
	Mainly residentia	al or rural area with no other co	ommercial use	es					
Closes	t trunk road (	name and distance) A	229 (0.2 m	niles)					
Rail Ac	cess Stapleh	urst (0.2 miles)	Bus	s routes Route 5 stop at Staplehurst station					
Nature	/significance	of existing occupiers							
	International	X	Regional						
X	National	$\boxtimes$	Local						
Sectors	s present								
$\times$	Distribution			Engineering					
	Storage (open)	X	Product n	manufacturing					
X	Storage (wareho	ouse)		Food production					
	Creative industri		Office act	tivity (describe type)					
X	Other (inc non-B	class) Car repairs							



X Yes

■ No

Large industrial location with a wide range of unit types, sizes and ages. Evidence of significant recent redevelopment & investment in the refurbishment of units, some development driven by offsetting of lost capacity for new supermarket development.							
Site accommodate 'terraced' format.				maller liç	ght industri	al units in	а
EXISTING CONDITION	<u>IS</u>						
Age of Buildings			Quality of E	Buildings	<b>;</b>		
0-25%	25-50% 50-75%	75-100%		0-25%	25-50%	50-75%	75-100%
Pre 1940			Very good		X		
1940 - 1969 X 1970 - 1989 <b>X</b>			Good Poor				
1990 - 1999	$\boxtimes$	ā	Very poor	ā	ō	ō	ā
since 2000	$\boxtimes$						
On-site amenities							
Convenience retail	☐ Comparison re	etail					
☐ Restaurant/cafe	☐ Hotel						
☐ Gym/sports	☐ Creche						
Bank	Education						
None	Other						
Proportion of Floorsp	ace in Non-B-clas	s uses					
0-25%	25-50% 50-75%	75-100%					
Housing							
Retail							
Community U							
All B-Class		_					
Neighbouring ameniti	98						
		and quantity of	convices				
	Close to level centre with a vide 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 a limited range and quantity of basic services ☐ Close to one or two services							
No services in clos							
Quality of environmen (comment on issues)	it for carreilt use	No	issues with er	nvironme	ent quality		
☐ Very good	<b>⊠</b> Good						
Poor	☐ Very poor						
Environment appropri	ate for current us	es?					



Neigh	oouring uses				
	Residential Retail Airport Road Industrial Higher Education		Leisure Town centre Rail Office Warehousing Further Educati	on	Open space also provided to the west and south of the site
Evider	Noise Traffic 24hr operation	_	Air Lighting		None evident
Acces	<b>s &amp; parking</b> <i>(com</i> Car	ment	on issues)		Access via Station Road is suitable.
	HGV				Station Road is not weight restricted and access into the site is wide with good visibility so presents no issues,
	Public transport				Located adjacent to Staplehurst Station.
	Servicing				From within sites or on common parts of 'sub-areas', does not impact the functioning of the site by other users.
	Internal Circulation				Circulation is generally fine, although on street parking may impact some access for larger vehicles
	Parking				Generally sufficient parking with units, although some evidence of on street
Acces	s and parking is	adeqı	uate for the	uses v	vithin the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONTI	<u>EXT</u>			
Physic	cal Consideration Topography Contamination Other	is:			None evident
Oppor	tunity for Intensi	ficatio	on ⊠Yes	☐ No	Vacant Land
	t Buildings (re-us		☐ Yes	No If	f Yes, number of vacant buildings



Vacant Buildings (refurb) ☐ Yes ☒No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)	3-5
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 / Chaptristiens	
Other Comments / Observations  Traffic impact of new supermarket will need to be monitored to ensure the supermarket will need to be ensured to be ensur	here is no adverse impact
Recommendations on future use / potential	
The site should be Protected and Enhanced with remaining capacity bro Lane.	ougnt forward at Lodge



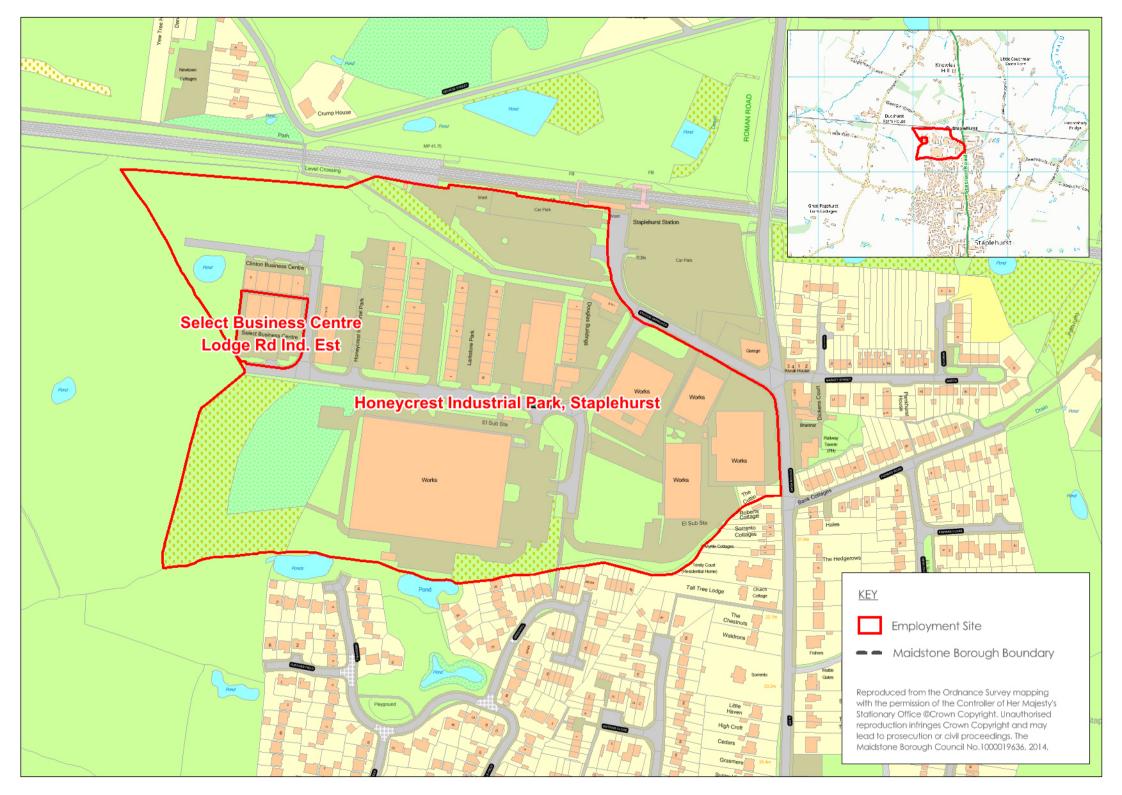
# Site Visit Photos - 09.07.14













Site Re	ef 44Sit	e Name Barham Court			Survey Date	15/07/2014	
Addres	ss Teston, ME18 5	BZ			Surveyor: M	lartyn & Laura	
	SITE DESCRIPTION Site Area: 3.65ha						
Policy	designation: Acti	ve Employment South					
Location	on (nearest town	or cluster description	ı): Rural	South			
	e is best describe						
	Out of Town Office Ca			Town Centre			
	High Quality Business			Incubator/SME Cluste			
	Research and Techno Warehouse/Distribution		×	Specialised Freight To Sites for Specific Occ			
	General Industry/Busi			Recycling/Environme	·	es	
	Heavy/Specialist Indu			Other - Storage			
	_						
Location	on character						
	Well established com						
		cial area, with residential area	a nearby				
	Mixed commercial an						
X	•	n few commercial uses					
☐ Mainly residential or rural area with no other commercial uses							
Closes	t trunk road (nan	ne and distance) A26	(0.2 mile	es)			
Rail Ac	cess Wateringbu	ıry (1.7 miles)			Bus routes	6, 6A, 6X, 7	
Moturo	/significance of a	victing couplers					
nature		existing occupiers	Dogional				
	International		Regional				
Sector	National s present	$\boxtimes$	Local				
	Distribution		Engineeri	ng			
	Storage (open)		_	nanufacturing			
	Storage (open) Storage (warehouse)	_	Food prod	9			
	Creative industries	<b>_</b>		ivity (describe type)			
×		_					
	Other (inc non-B class	s): Wedding/conferenc	e/Turictions	s veriue			



l l	Manor House style buildings set within well maintained gardens/grounds with generous parking provision.								
	Not the style of a typical employment site within the Borough the converted Manor House provides small office suites alongside shared meeting and conference facilities.								
The	linked 'mews' p	provides	a small re	esidentia	al offer.				
	'								
FXISTI	ING CONDITION	ıs							
		<u></u>							
Age of	Buildings				Quality of	_			
Pre <sup>2</sup>	0-25% 1940 <b></b>	25-50%	50-75%	75-100%	Very good	0-25%	25-50%	50-75%	75-100%
	) - 1969		ă		Good	ä	ä	<u> </u>	
1970	) - 1989				Poor				
	) - 1999				Very poor				
since	2000								
On-site	e amenities								
	Convenience retail	☐ Co	mparison re		The conference		_	-	_
	Restaurant/cafe	☐ Ho	tel		rooms but there occupiers	e appears	s to be no	on-site fa	icilities for
	Gym/sports	_	eche		occupiois				
	Bank	_	ucation						
X	None	☐ Otl	ner						
Propoi	rtion of Floorsp	ace in No	n-B-clas	s uses					
•	0-25%	25-50%	50-75%	75-100%	Weddin	gs/functio	ons venue	utilises th	e business
Hous	sing $\square$						and some		
Reta	il 🛄					o not detr ce offer.	act from t	ne в Clas	S
	munity				noorspa	oc onci.			
Othe All R	-Class 🕱	ш	ч	<b>u</b>					
_	oouring ameniti								
	Close to a town cer		_						
	Close to local centr			•	•				
IXI □		-	antity of bas	sic service:	S				
	Close to one or two services								
Ц	No services in close	e proximity							
-	y <mark>of environme</mark> n ent on issues)	t for cur	rent use		Very good qua				etting,
X	Very good	☐ Go	od		landscape and	I building	style and	quality	
	Poor	☐ Ve	ry poor						
Enviro	nment appropri	ate for c	urrent us	es?					
X	Yes	☐ No							



Neighb	oouring uses			
X	Residential		Leisure	Close to limited local Teston services i.e. Teston Post
	Retail		Town centre	Office
	Airport		Rail	
X	Road		Office	
	Industrial		Warehousing	
_		_	_	
Ш	Higher Education		Further Education	
E. dalam				None evident
	nce of pollutants	_		None evident
<u>u</u>	Noise	<b>_</b>	Air	
ш	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Good
	Car			
	HGV			
	поч			Good – wide entrances and good visibility turning into
				and out of site, entrance lane is narrow which may limit some vehicles. HGV access not likely to be
				required.
	Public transport			None observed outside of main village
	Servicing			n/a
				II/ d
	Internal Circulation			Narrow access road may be an issue for some
				vehicles, although circulation is adequate and unlikely
				to impact occupier demand.
	Parking			
	3			Some provision in yard in front of units
Acces	s and parking is	adeq	uate for the uses	within the site 🗵 Yes 🔲 No Don't know
<b>DEVEL</b>	OPMENT CONT	<u>EXT</u>		
Dh! -	al Canal-lanetter			
rnysic	al Consideration	s:		None evident
<b>_</b>	Topography			
	Contamination			
	Other			
Oppor	tunity for Intensi	ficati	on ☐ Yes ☒ No	Vacant Land ☐ Yes ☒ No
Vaca	ınt Buildings (re-	use)	☐Yes ☒No If	Yes, number of vacant buildings

•		M	/A
ч	U	v	А

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 - remainder of site being developed
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
The site is isolated from centres of population, amenities and other employment stock provision
which may affect its attractiveness to occupiers. There are vacant units within the building.
Recommendations on future use / potential
Barham Court provides some small business space, however it's offer is comparatively weak when
considered alongside other local 'rural' small office provision. If it remains well occupied the site should be protected for ongoing B Class use, however the limitations of the building may make it less attractive over time.
As such, the site should be Monitored over time with the potential to convert it to other uses
supported if it is no longer meeting office occupier needs. The loss of capacity in office terms is unlikely to have a significant impact on the borough's future economic success.
Site Occupier
Hesketh Homes Plc



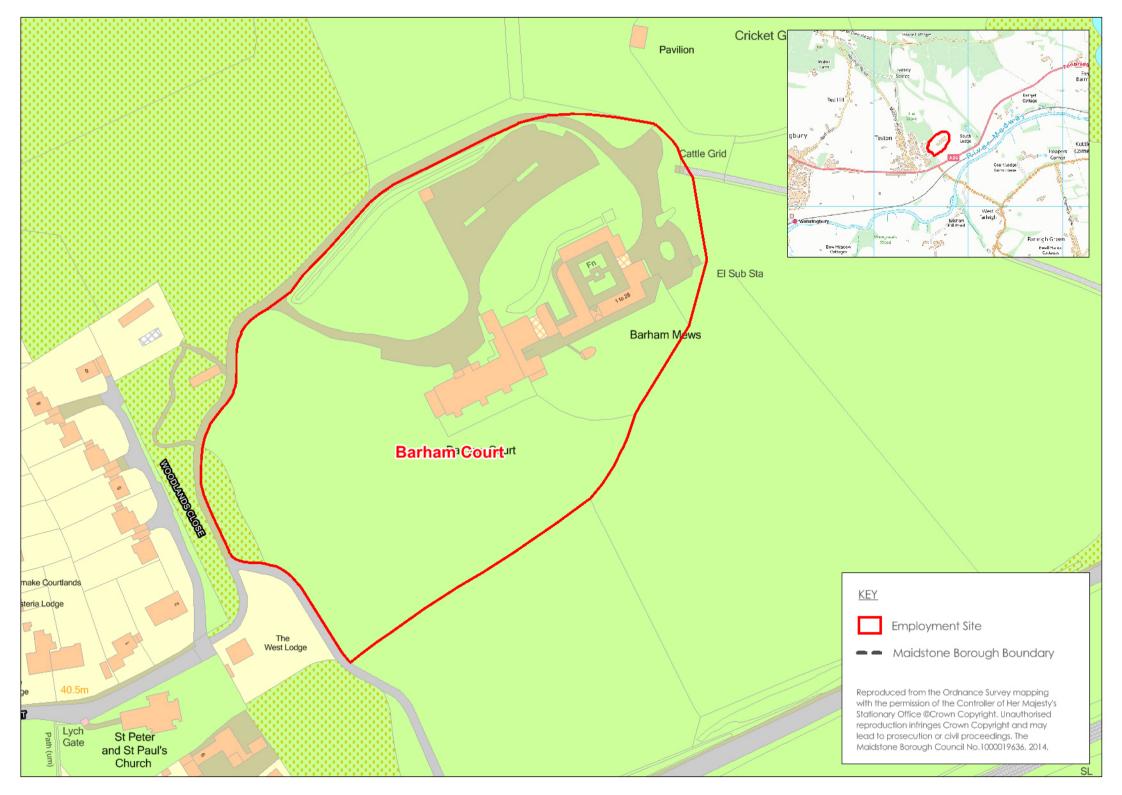
### Site Visit Photos - 15.07.14













Site Re	Ref <u>45</u> Site Name Nortons Industrial Estate Survey Date 15/07/20				15/07/2014
Addres	ss Collier Street, TN12 9RR			Surveyor: Mart	yn & Laura
SITE D	PESCRIPTION  Tea: 0.43ha				
Policy	designation: Active Employe	ment Sit	е		
Location	on (nearest town or cluster de	scriptio	n): Rural South		
The sit	te is best described as a: Out of Town Office Campus High Quality Business Park Research and Technology/Science Par	rk	_	IE Cluster Site Freight Terminals	
×	Warehouse/Distribution Park General Industry/Business Area Heavy/Specialist Industrial Site		Sites for Spec	cific Occupiers vironmental Industries Sites	
Location	on character				
	Well established commercial area				
	Established commercial area, with resi	dential are	a nearby		
u	Mixed commercial and residential area				
	Mainly residential with few commercial				
X	Mainly residential or rural area with no	other com	mercial uses		
Closes	st trunk road (name and distan	<b>ce)</b> <u>B21</u>	62 (Adjacent)		
Rail Ad	ccess Marden (2.5 miles)		Bus routes None	apparent in vicinity of sit	e
Nature	/significance of existing occup	piers			
	International		Regional		
	National	X	Local		
Sector	s present				
	Distribution		Engineering		
	Storage (open)		Product manufacturing		
	Storage (warehouse)		Food production		
	Creative industries		Office activity (describe t	ype)	
X	Other (inc non-B class) - garage/car re	pairs			



Small site with conv has no clear signs a				l location the	erefore di	fficult to fi	ind and a	ccess site
EXISTING CONDITION	<u>s</u>							
Age of Buildings				Quality of I	Buildings			
0-25%	25-50%	50-75%	75-100% —		0-25%	25-50%	50-75%	75-100% —
Pre 1940				Very good				
1940 - 1969 <b>—</b> 1970 - 1989 <b>—</b>			⊠ □	Good Poor				
1990 - 1999	_	<u> </u>	ā	Very poor	<u> </u>		ō	
since 2000								
On-site amenities								
☐ Convenience retail	<b>□</b> c	omparison re	etail					
Restaurant/cafe	□ н	otel						
☐ Gym/sports	□ c	reche						
Bank	<b>□</b> E	ducation						
X None		ther						
Dranautian of Elegrans	N	an Dalaa						
Proportion of Floorspa								
0-25% Housing	25-50%	50-75%	75-100%					
Retail	ā		ā					
Community								
Other								
All B-Class								
Neighbouring amenitie	es							
Close to a town cen	tre with a	wide range a	nd quantity of	services				
☐ Close to local centre	e with a re	asonable ran	ige and quantit	y of services				
Close to a limited ra	nge and o	quantity of ba	sic services					
☐ Close to one or two	Close to one or two services							
☒ No services in close	☑ No services in close proximity							
Quality of environmen (comment on issues)	t for cu	rrent use						
☐ Very good	X G	ood						
Poor	☐ V	ery poor						
Environment appropri	ate for o	current us	es?					
X Yes	☐ N	0						



Neigh	ouring uses			
X	Residential		Leisure	Farmland
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
	riigilor Eddodilori		r drillor Eddodilori	
Fviden	ice of pollutants			None observed
	Noise		Air	
	Traffic		Lighting	
	24hr operation	_	Lighting	
	24III Operation			
<b>A a a a a</b>	o 9 norking (con	mon	t on iggues)	
Acces	s & parking (con	men	t on issues)	Poor access - very narrow and difficult to see from
	Car			road
	HGV			Unlikely to be accessible, although occupiers not likely
				to require HGV servicing
	Public transport			Bus stops nearby on Collier Street
_	r abno transport			Bus stops from by on comer of oct
	Servicing			
_	Cervioling			Internal road and yard
	Internal Circulation			Long thin site so difficult to turn around
				Long thin site, so difficult to turn around
	Parking			
	3			Adequate provision, not impacting on internal
				circulation
Acces	s and parking is	aded	quate for the uses	within the site 🗵 Yes - probably 🔲 No Don't know
DEVEL	OPMENT CONT	EXT		
Dlanni	ng Consideratio	ne:		
	_			Heritage & Conservation (Listed Building, SAM, Cons Area)
_	Flood Risk (Zone		- (CDA CAO COO! 5	
ш	Environmental Desi	gnatior	n (SPA, SAC, SSSI, Rar	msar) U Tree Preservation Order
Physic	al Consideration	ns:		
	Topography			None
	Contamination			
	Other			
_				
Oppor	tunity for Intens	ificat	ion 🔲 Yes 🗵	No Vacant Land 🔲 Yes 🗵 No



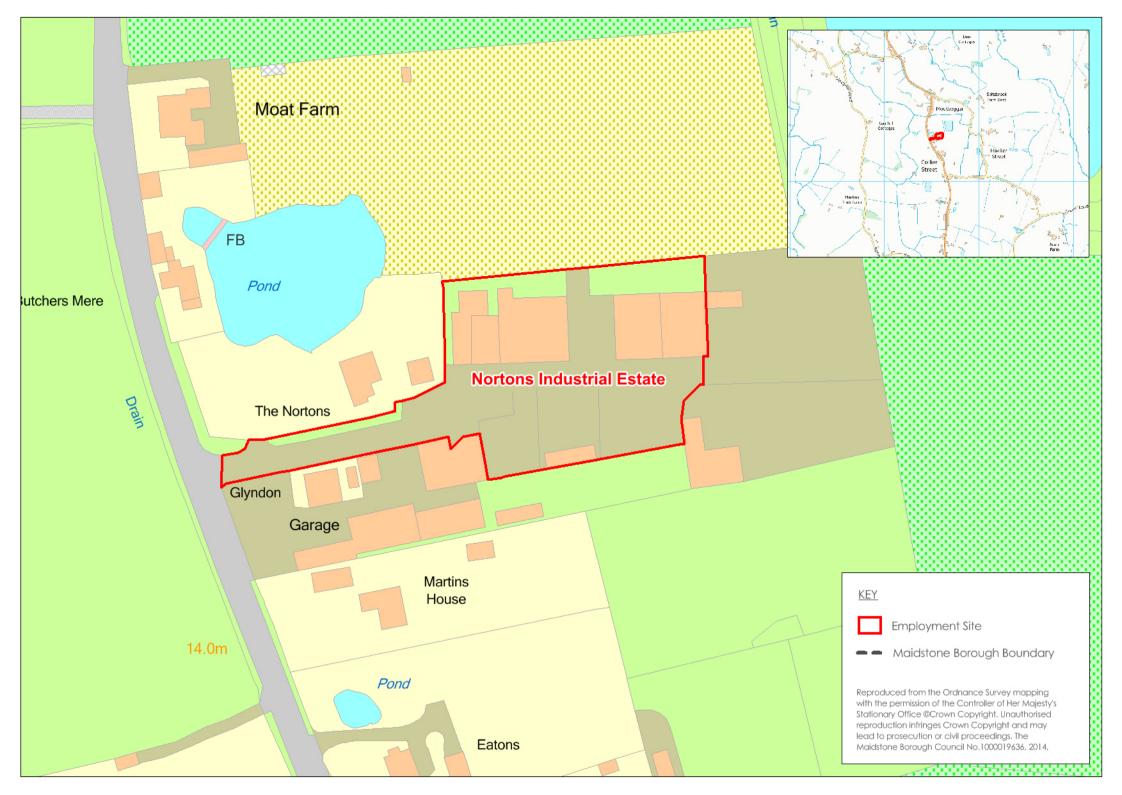
Vacant Buildings (re-use) ☐ Yes ☑ No If Yes, number of vacant buildings advertised at site entrance
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings would possibly need refurb (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable - remainder of site being developed
Development activity
Evidence of recent development within the site
CONCLUSIONS
Other Comments / Observations
Significant level of activity on site, despite poor access, largely car repair, with some activity undertaken on internal roadside
Recommendations on future use / potential
The quality of the provision and access suggest that over the plan period the site may become increasingly unattractive to occupiers. It should therefore be Monitored and Managed with a view to de-allocation at a later date if vacancy increases.



## Site Visit Photos - 15.07.14









Site Re	ef <u>46 &amp; 48</u>	<u>l Green B</u>	<u>Business F</u>	Park	_Survey Date <u>15/07/2014</u>
Addres	ss Tovil Green Business Par	k/Burial C	Ground La	ane - ME15 6RJ 8	ME15 6TA
Survey	or Martyn & Laura				
SITE D	ESCRIPTION				
Site Ar	<b>ea:</b> 2.03 ha				
Policy	designation: Active Employ	ment Site	Э		
Locatio	on (nearest town or cluster de	escriptio	n): Maids	tone Urban Area	
The sit	e is best described as a:				
	Out of Town Office Campus			Town Centre	
	High Quality Business Park			Incubator/SME Clust	er Site
	Research and Technology/Science Pa	ark		Specialised Freight	Terminals
	Warehouse/Distribution Park			Sites for Specific Oc	cupiers
$\boxtimes$	General Industry/Business Area			Recycling/Environme	ental Industries Sites
	Heavy/Specialist Industrial Site			Other - Storage	
Locatio	on character				
	Well established commercial area				
	Established commercial area, with res Mixed commercial and residential area	sidential are	a nearby		
	Mainly residential with few commercia	l uses			
	Mainly residential or rural area with no	other com	mercial use	S	
Closest trunk road (name and distance)A26 (0.6 miles)					
	cess <u>Maidstone West (0.9 r</u> Bround Lane adjacent to site	niles)			Bus routes 23 & 26 run on
Nature	significance of existing occu	piers			
	International		Regional		
	National	X	Local		
Sectors	s present				
	Distribution	X	Engineeri	ng	
	Storage (open)		Product m	nanufacturing	
X	Storage (warehouse)		Food prod	luction	
	Creative industries		Office acti	vity (describe type)	
	Other (inc non-B class)				



Cood quality small light industrial dayslanment						
Good quality small light industrial developmen	it.					
Well maintained						
Located close to south of the Maidstone urban	area.					
EXISTING CONDITIONS						
Age of Buildings	Quality of Buildings					
0-25% 25-50% 50-75% 75-100%  Pre 1940	0-25% 25-50% 50-75% 75-100%  Very good □ □ □ □ ⊠					
1940 - 1969	Good					
1970 - 1989	Poor					
since 2000	vo,, pos.					
On-site amenities						
☐ Convenience retail ☐ Comparison retail						
Restaurant/cafe Hotel						
☐ Gym/sports ☐ Creche ☐ Bank ☐ Education						
None						
Proportion of Floorspace in Non-B-class uses  0-25% 25-50% 50-75% 75-100%						
Housing						
Retail						
Community						
All 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 quanti	ty of services					
Close to a limited range and quantity of basic services						
<ul> <li>☑ Close to one or two services</li> <li>☑ No services in close proximity</li> </ul>						
,						
Quality of environment for current use (comment on issues)						
☐ Very good ⊠ Good						
Poor Very poor						
Environment appropriate for current uses?						



Neighb	oouring uses			
$\boxtimes$	Residential		Leisure	
	Retail		Town centre	
	Airport		Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Cuidon	oo of mallutanta			None
Evidei	nce of pollutants		Δ:-	TTONG
	Noise		Air	
	Traffic		Lighting	
ш	24hr operation			
Access & parking (comment on issues)				No issues
	Car			140 133063
	HGV			Tight access unlikely to allow HGV
				right access unlikely to allow riov
	Public transport			Bus routes on road
П	Servicing			
_	Servicing			Within site on common area
_				
Ц	Internal Circulation			Limited when parking fully utilised
	Parking			
_	ranang			Sufficient for scale of use
Acces	s and parking is	adeq	uate for the uses	within the site ⊠ Yes ☐ No ☐ Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Planni	ng Consideration	ıs:		
	Flood Risk (Zone)	)		☐ Heritage & Conservation (Listed Building, SAM, Cons Area)
	Environmental Desig	nation	(SPA, SAC, SSSI, Rar	msar) Tree Preservation Order
Physic	al Consideration	s:		
_	Topography			
	Contamination			
	Other			
Onnor	tunity for Intensi	ficati	on ☐ Yes ☒ N	o <b>Vacant Land</b> ☐ Yes ☒ No
Shhoi	tainty for intensi	iivali	OII 162 17 N	Vacant Land Land 165 MINU

Maidstone Borough Council – Site Survey Questionnaire	GVA
Vacant Buildings (re-use) ☐ Yes ☒No If Yes, number of vacant buildings (Can be reoccupied in current form)	
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings (Likely to require refurbishment or redevelopment to be reoccupied)	
Note: all vacant buildings/sites etc to be marked on accompanying site plan	
% of site developable Estimated Quantity	
Development activity	
□ Evidence of recent development within the site □ B class □ Non-B clas	
CONCLUSIONS	
Other Comments / Observations	
Recommendations on future use / potential	
Protect and maintain as a B class use within the urban area. Loss of other sites in this area reduced supply.	have

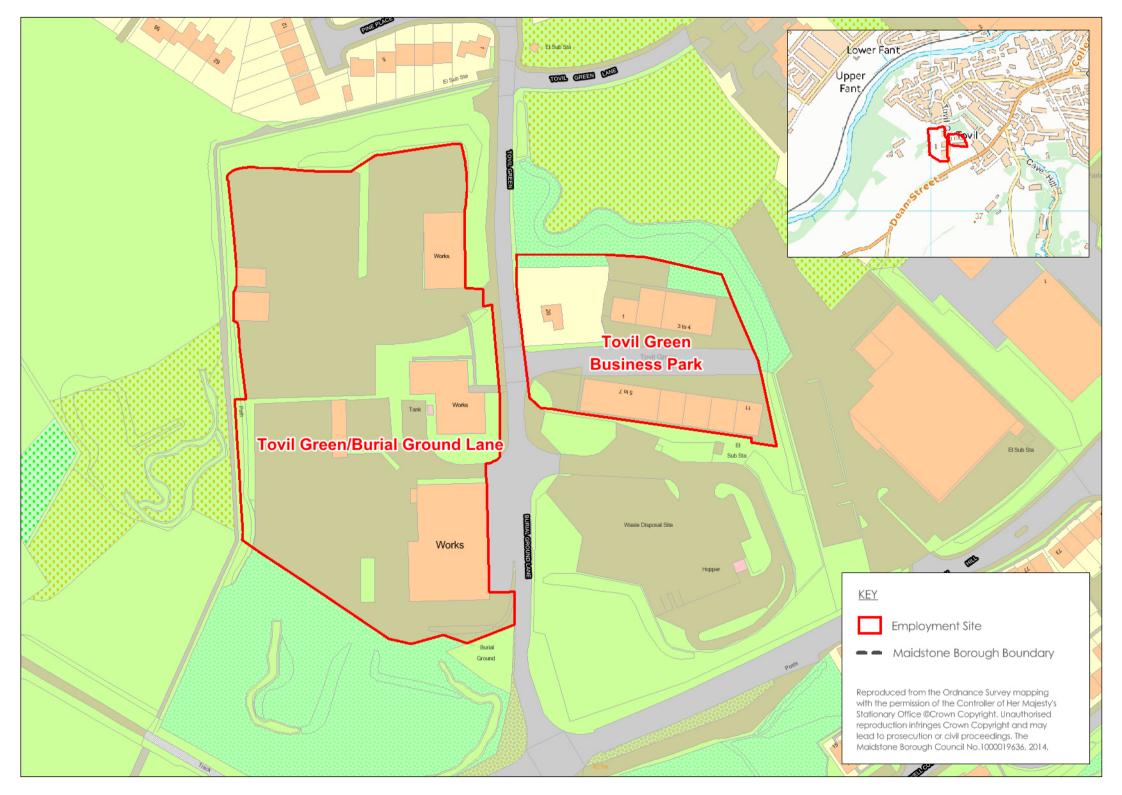


# Site Visit Photos - 15.07.14











Site Re	ef <u>47</u>	Site Name	Ecclestor	ne Road	d Survey Date <u>15/07/2014</u>
Addres	ss Ed	clestone Road - To	vil, ME15 6QN		Surveyor Martyn & Laura
	ea: 0.53	<u>PTION</u>			
Policy	designa	ation: Active Em	ployment Land	I	
Location	on (nea	est town or cluste	er description)	: Maids	stone Urban Area
The sit	e is bes	t described as a:			
	Out of To	own Office Campus			Town Centre
	High Qua	ality Business Park			Incubator/SME Cluster Site
	Research	and Technology/Scien	ce Park		Specialised Freight Terminals
	Warehou	se/Distribution Park			Sites for Specific Occupiers
$\boxtimes$		ndustry/Business Area			Recycling/Environmental Industries Sites
Ц	Heavy/S	pecialist Industrial Site		Ц	Other - Storage
Location	on char	acter			
	Well esta	ablished commercial are	a		
	Establish	ed commercial area, wi	th residential area	nearby	
X	Mixed co	mmercial and residentia	ıl area		
	Mainly re	sidential with few comm	ercial uses		
	Mainly re	sidential or rural area w	ith no other comme	ercial use	es
Closes	st trunk	road (name and di	stance)	B2010	
Rail Ac		Maidstone West (	1.1 miles)		Bus routes 17, 23, 26 run on
Nature	/signific	ance of existing o	occupiers		
X	Internation	al		Regional	
$\boxtimes$	National			Local	
Sector	s prese	nt			
	Distributi	on		Engineeri	ing
	Storage	(open)		Product n	nanufacturing
	•	• •		Food prod	
	_				tivity (describe type)
		c non-B class)			
	Storage Creative	(warehouse) industries		Food prod	duction



# General comments / description of site

	ndalone industria ne last 10-15 yea		ding, other	simila	r sites appear to	have been	n redevelo	ped for re	esidential
	next door curren		nder constr	uction					
		<u> </u>							
Age of	Buildings				_	Buildings	i		
1940 1970 1990	0-25% 1940	25-50%	6 50-75%	75-100 	Very good Good Poor Very poor	0-25%	25-50%	50-75%	75-100%
On-sit	e amenities								
	Convenience retail Restaurant/cafe Gym/sports Bank None		Comparison re Hotel Creche Education Other	tail					
Propo	rtion of Floorspa	ce in l	Non-B-clas	s uses					
Hou Reta Com Othe	0-25% sing ail annunity	25-50%		75-100					
Neiahl	bouring amenitie	s							
	Close to a town centre Close to local centre Close to a limited rai Close to one or two	re with a with a name and services	reasonable ran quantity of bas	ge and q	quantity of services				
Qualit	y of environment								
	nent on issues)	5. 0			Although neig	ghbouring	uses ma	ay impac	t
_	Very good		Good						
	Poor		Very poor						
	onment appropria	_		es?					
$\times$	Yes		No		ù				



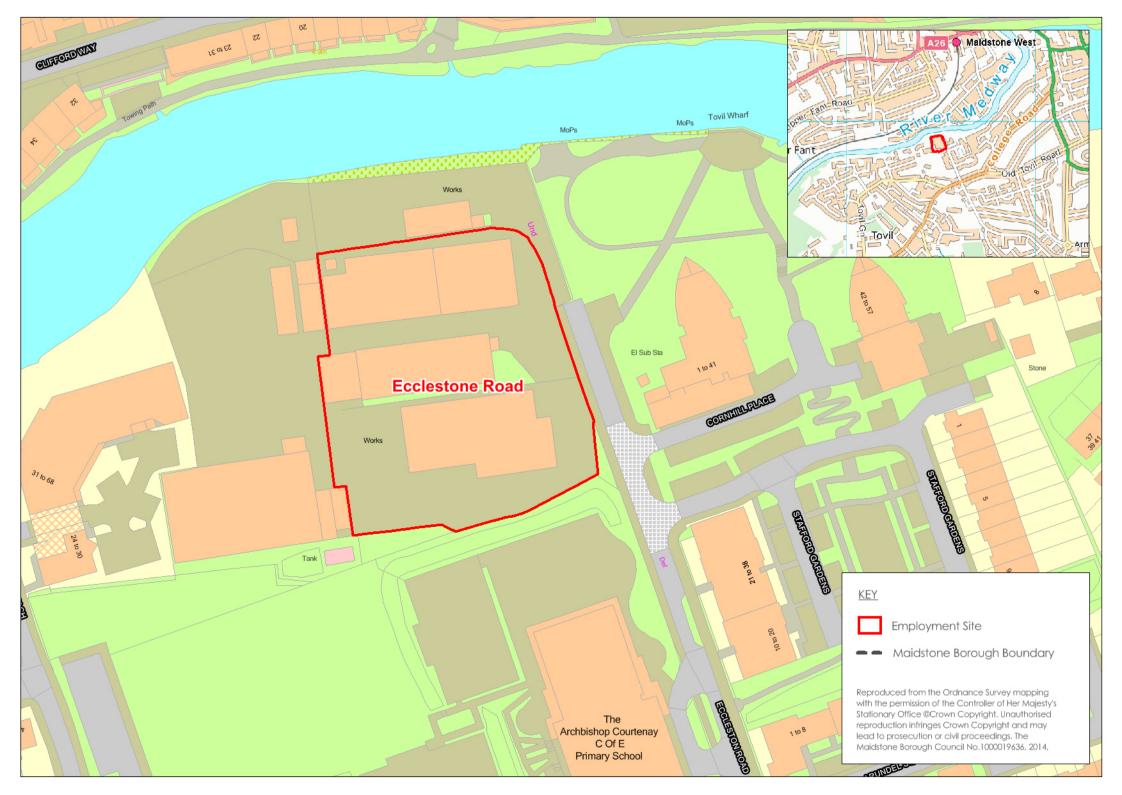
Neighb	oouring uses				
$\boxtimes$	Residential		Leisure		School
	Retail		Town centre		
	Airport		Rail		
	Road		Office		
	Industrial		Warehousin	g	
	Higher Education		Further Educ	cation	
Fvider	nce of pollutants				None
	Noise		Air		
	Traffic		Lighting		
	24hr operation		Lighting		
_	24m operation				
Acces	s & parking (com	nmen	t on issues)	)	No issues
	Car				110 100000
	HGV				Limited – speed restrictions, 'humps' along
					Ecclestone Road
	Public transport				
_					
	Servicing				Appropriate for use
	Internal Circulation				
					n/a
	Parking				
					adequate
Acces	s and parking is	adeo	quate for th	e uses	within the site 🗵 Yes 🔲 No 🔲 Don't know
DEVEL	OPMENT CONT	EXT			
rianni —	ng Consideration				Horitago & Concornation (Lietad Building SAM Conc Arrel)
	Flood Risk (Zone		. (CDA CAC	2001 Da	Heritage & Conservation (Listed Building, SAM, Cons Area)
_	Environmental Desig	gnation	I (SPA, SAC,	oooi, kam	nsar) Tree Preservation Order
Physic	al Consideration	ns:			None
	Topography				110.10
	Contamination				
	Other				
Oppor	tunity for Intensi	ificat	ion 🔲 Ye	s 🗵 No	Vacant Land ☐ Yes ☒ No

Maidstone Borough Council – Site Survey Questionnaire
Vacant Buildings (re-use) ☐ Yes ☒ No If Yes, number of vacant buildings (Can be reoccupied in current form)
Vacant Buildings (refurb) ☐ Yes ☒ No If Yes, number of vacant buildings  (Likely to require refurbishment or redevelopment to be reoccupied)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable Estimated Quantity
Development activity
Evidence of recent development within the site
CONCLUSIONS
Other Comments / Observations
value occupier that could be relocated.
Recommendations on future use / potential
Manage and monitor with a view to relocation of occupier and redevelopment of site.



# Site Visit Photos - 15.07.14







Site Re	ef <u>49</u> Site Nam	<b>e</b> Syngenta Wor	ks, Yaldi	ng	Survey Date	15/07/2014		
Addres	Address_Hampstead_Lane, ME18 6HNSurveyor: Martyn & Laura							
SITE D	ESCRIPTION							
	4= 401							
Site Ar	<b>'ea:</b> 17.19ha							
Policy	designation: Vacant	Site						
loncy	ucsignation. vacant	One						
Location	on (nearest town or clu	ster description	): Rural	South				
	•	•	,					
The sit	te is best described as a	a:						
	Out of Town Office Campus			Town Centre				
	High Quality Business Park			Incubator/SME Cluster	Site			
	Research and Technology/Sc	ence Park		Specialised Freight Ten	minals			
	Warehouse/Distribution Park			Sites for Specific Occup	piers			
	General Industry/Business Are	ea		Recycling/Environmenta	al Industries Sites			
	Heavy/Specialist Industrial Sit	е	X	Other - Storage				
Location	on character							
	Well established commercial	area						
	Established commercial area,	with residential area	a nearby					
	Mixed commercial and reside	ntial area						
	Mainly residential with few con	mmercial uses						
$\times$	Mainly residential or rural area	a with no other comm	nercial use	S				
01			00 (4 4)	0				
Closes	st trunk road (name and	distance) B216	52 (Adjac	cent)				
Rail Ad	cess Yalding (Adjacent	to site)		Bı	us routes <u>207, 2</u>	266 (Greater		
	r of services may run in a	•	tation)			·		
Naturo	/significance of existing	n occupiere						
	International		Regional					
		_	_					
Sector	National s present	X	Local					
	Distribution		Engineeri	20				
×		_	_	_				
	Storage (open)			nanufacturing				
	Storage (warehouse)		Food prod					
	Creative industries		Office act	vity (describe type)				
u	Other (inc non-B class)							



# General comments / description of site

	ner works site for ertised to let fo				cals production earrisons).	etc.) whi	ch was clo	osed in 20	03, now
					vacant for a lor te along with so				
Site	is adjacent to	Yalding	train statio	on and a	access is off the	B2162 – F	Hampstea	d Lane	
EXIST	ING CONDITIO	NS							
Age of	Buildings				Quality of E	Buildinas	i		
	0-25%	25-50%	50-75%	75-100%	_	0-25%	25-50%	50-75%	75-100%
Pre	1940			X	Very good				
	0 - 1969				Good				
	) - 1989 <b>-</b> ) - 1999 <b>-</b>				Poor Very poor				$\square$
	e 2000	Ğ	<u> </u>	<u> </u>	very poor		_		_
On-sit	e amenities								
	Convenience retai		Comparison re	etail					
	Restaurant/cafe	□ +	Hotel						
	Gym/sports		Creche						
	Bank	_	Education						
X	None		Other						
Propo	rtion of Floors	ace in N	Non-B-clas	s uses					
•	0-25%	25-50%		75-100%	,				
Hou	sing								
Reta	=	<u> </u>							
Com Othe	nmunity 🔲 er 🔲								
	-Class	_	_	_					
Neighl	oouring amenit	ies							
	Close to a town ce	entre with a	wide range a	and quantity	y of services				
	Close to local cen	tre with a r	easonable rar	nge and qua	antity of services				
	Close to a limited	range and	quantity of ba	sic service	s				
X	Close to one or tw	o services							
	No services in clos	se proximit	у						
	y of environme ent on issues)	nt for cu	ırrent use	Γ					
	Very good	X	Good						
	Poor	_	ery poor						
Enviro	nment appropi			ses?					
X	Yes	<b></b>	No						



Neighb	ouring uses			
X	Residential		Leisure	Yalding train station
	Retail		Town centre	Hampstead Marina
	Airport	X	Rail	
	Road		Office	
	Industrial		Warehousing	
	Higher Education		Further Education	
Eviden	ce of pollutants			NA
	Noise		Air	
	Traffic		Lighting	
	24hr operation			
Acces	s & parking (com	ment	on issues)	Good access off B2162 - Hampstead Lane
	Car			Good access on bz10z - nampstead tane
ш	HGV			Fine
Ц	Public transport			Bus stops at train station
	Servicing			n/a
	Internal Circulation			
				n/a
	Parking			
	· •9			n/a
Acces	s and parking is	adeq	uate for the uses	within the site X Yes  No Don't know
DEVEL	OPMENT CONT	<u>EXT</u>		
Plannii	ng Consideration	ns:		
	Flood Risk (Zone)			Heritage & Conservation (Listed Building, SAM, Cons Area)
			(SPA, SAC, SSSI, Ran	
_			,,,,,,	, <del>_</del>
Physic	al Consideration	s:		None
	Topography			
	Contamination			
	Other			
Opport	tunity for Intensi	ficati	on ⊠ Yes 🔲 No	Vacant Land ⊠ Yes □ No



Vacant Buildings (re-use) ☐ Yes ☑ No If Yes, number of vacant buildings
Vacant Buildings (refurb)
Note: all vacant buildings/sites etc to be marked on accompanying site plan
% of site developable - remainder of site being developed
Development activity
□ Evidence of recent development within the site □ B class □ Non-B clas
CONCLUSIONS
Other Comments / Observations
Site has been vacant for some time and is currently being advertised to let for open storage uses. Previous planning applications have sought a mixed use development on site, retaining some employment capacity to the west.
Recommendations on future use / potential
Employment uses on site are likely to be brought forward only as part of a mixed use development approach. Units are likely to be smaller scale light industrial, with potential for some small office to service local businesses.



# Site Visit Photos - 15.07.14







