



## 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 2GO
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	Wheelbarrow 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 Ref 1 \_\_\_\_\_ Site Name Allington (20/20 Business Park)

Survey Date 15/07/2014

Address ME16 0LQ

Surveyor: Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 24.16ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.6 miles) & 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/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International       | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                                      |
| <input type="checkbox"/> Storage (open)                     | <input checked="" type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries                | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) | Car repair centre & Trade Counter uses                                    |

**General comments / description of site**

Large mixed B class site with large storage distribution warehouses (Maidstone Distribution Centre), offices, trade counter, car repairs, aggregates etc.

Large vacancy rate in office units, but good occupancy and activity on other parts of site.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Only evidence of non B-class is Car repairs and trade counter

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with environment observed

**Neighbouring uses**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure                |
| <input type="checkbox"/> Retail                 | <input checked="" type="checkbox"/> Town centre |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail                   |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office                 |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing            |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education      |

Close to Allington centre  
(including primary school, supermarket, post office,  
premier inn etc.)

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

Good access off St Laurence Avenue, which is off A20  
– London Road

- ☐ HGV

Good

- ☐ Public transport

Nearest bus stops in Allington Centre

- ☐ Servicing

Large individual yard space associated with many  
warehouse units

- ☐ 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

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None evident

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

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

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.

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.

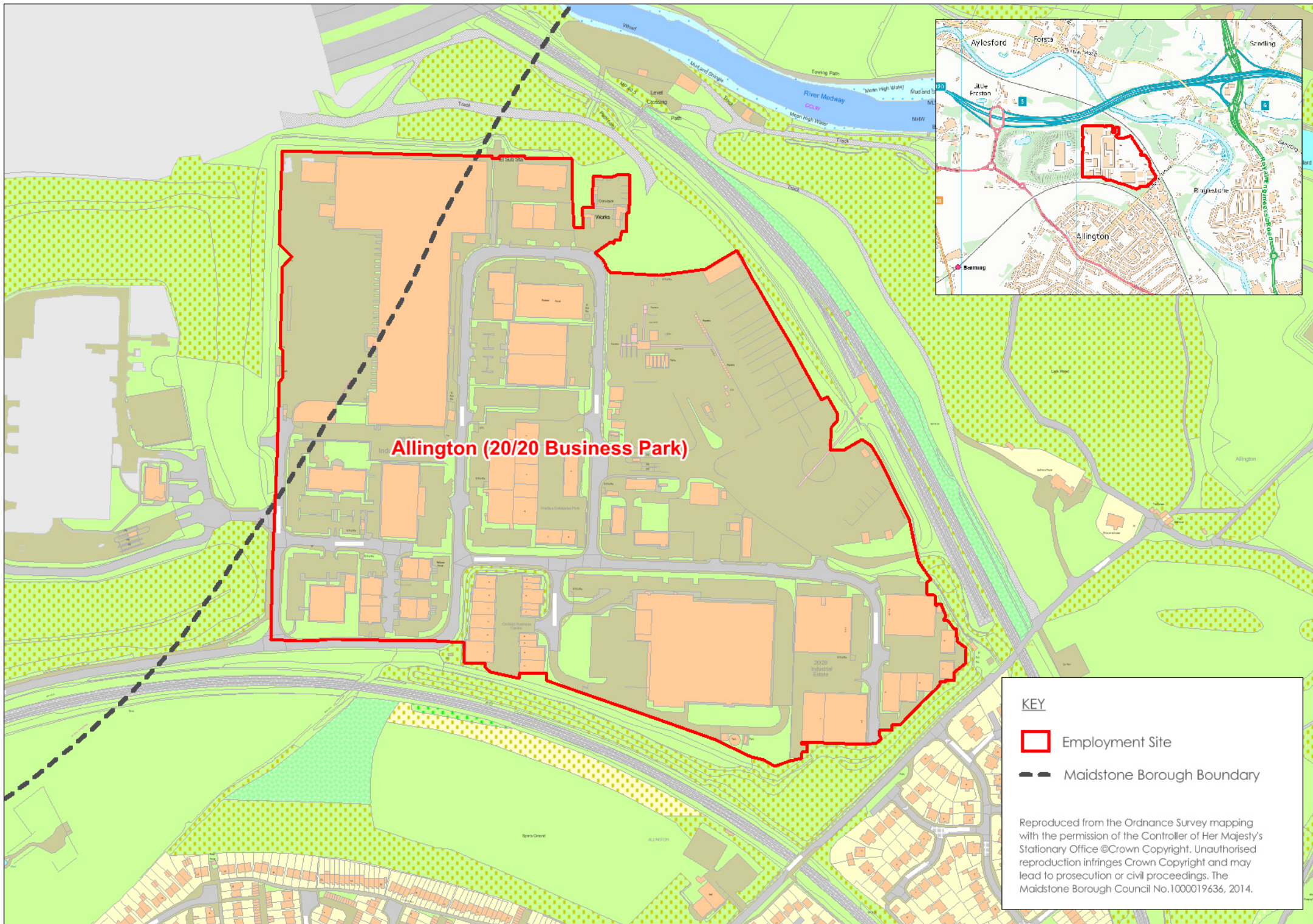
## Site Occupier

- DHL
- Sekisui
- MJ Autosprays
- Ferns Training
- Husqvana 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 Visit Photos – 15.07.14







Site Ref 2\_\_\_\_\_ Site Name Aylesford Industrial Estate

Survey Date 15/07/2014

Address ME20 7AD Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 49.19ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A229 (1.1 miles) M20

Rail Access Aylesford (1.2 miles) Bus routes Appears to be no provision in the vicinity that would enable access to site

**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International       | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution                          | <input checked="" type="checkbox"/> Engineering               |
| <input type="checkbox"/> Storage (open)                                   | <input type="checkbox"/> Product manufacturing                |
| <input checked="" type="checkbox"/> Storage (warehouse)                   | <input type="checkbox"/> Food production                      |
| <input type="checkbox"/> Creative industries                              | <input type="checkbox"/> Office activity (describe type)_____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) : Car repairs |   |



**General comments / description of site**

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 Estate is a well occupied cluster with large warehouse units with large yard areas.

It is well maintained generally, but some units are dated and may require replacement over the plan period.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Car repairs

**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 – Aylesford High Street
- ☐ 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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with quality of environment

**Neighbouring uses**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure                |
| <input checked="" type="checkbox"/> Retail      | <input checked="" type="checkbox"/> Town centre |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail                   |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office                 |
| <input checked="" type="checkbox"/> Industrial  | <input type="checkbox"/> Warehousing            |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education      |

Close to Aylesford High Street which provides a range of uses and amenities.

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

Adequate access off Forstal Road

- ☐ HGV

Adequate – off Forstal Rd and Beddow Way for Waitrose delivery vehicles. Relatively direct route to the M20.

- ☐ Public transport

Several bus stops very close by on Forstal Road

- ☐ Servicing

Large individual yard space in front of many of the units

- ☐ Internal Circulation

Good – large internal roads and little if any on-street parking

- ☐ Parking

Good provision for each unit, little on street

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None evident

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

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

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

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

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

### Development activity

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

### CONCLUSIONS

#### 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.

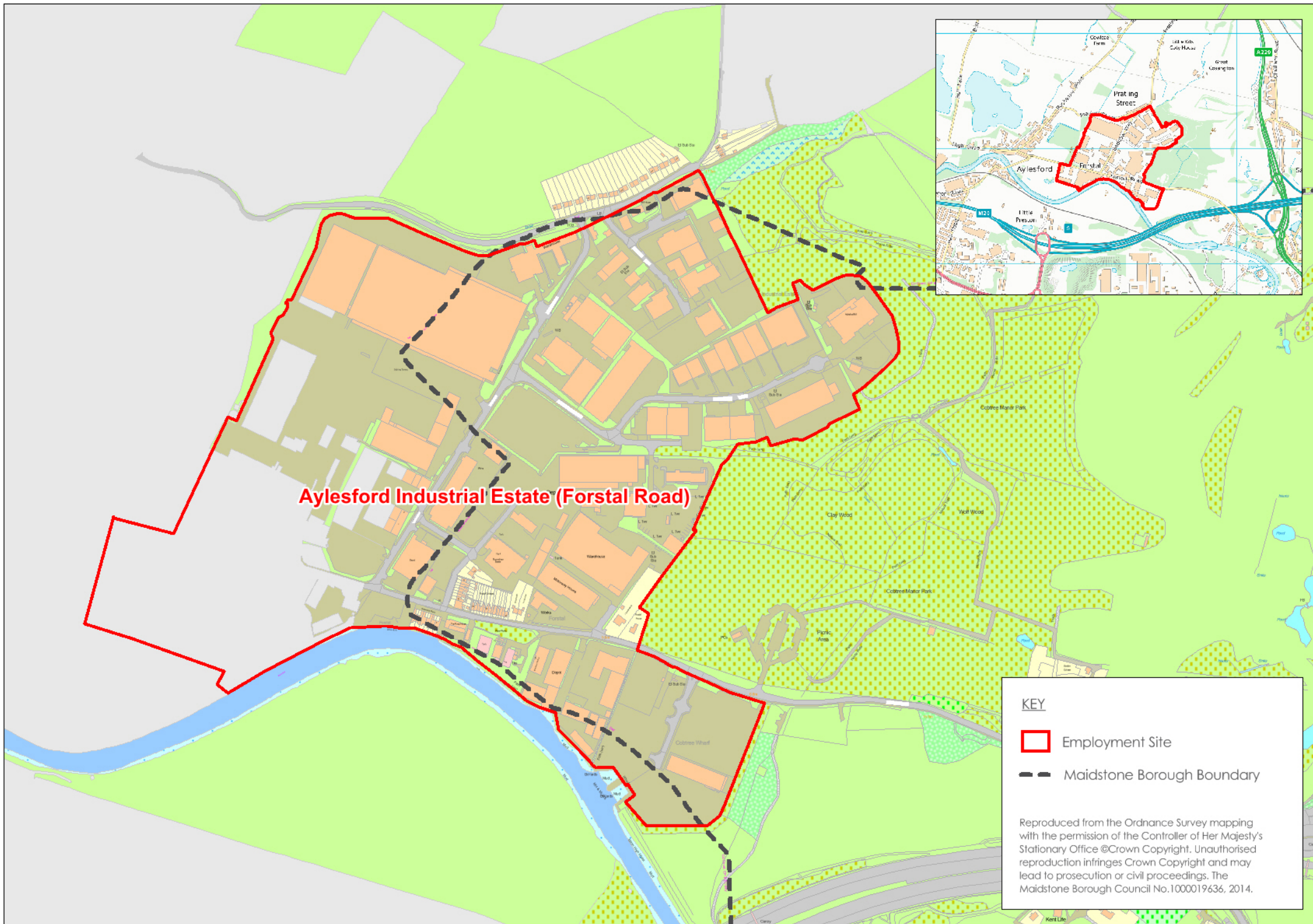
## Site Occupier

- 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 Visit Photos – 15.07.14







Site Ref 3 \_\_\_\_\_ Site Name Hermitage Mills

Survey Date 15/07/2014

Address Hermitage Lane, ME16 9NP

Surveyor: Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.98ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) Adjacent to B2246Rail Access Barming (Adjacent)  
train stationBus routes Various bus routes at**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class)        |  |

**General comments / description of site**

Single occupier warehouse/distribution unit with yard area and parking in front of units. Two large entrances into site off Hermitage Lane, with open gates during working hours.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes      ☐ No

No issues with environment quality



**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Close to some local services i.e. Tesco Express, Hospital, Domino's etc.

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

Good

- ☐ HGV

Good – wide entrances and good visibility turning into and out of site entrances

- ☐ Public transport

Bus stops nearby on Hermitage Lane

- ☐ Servicing

Internal yard

- ☐ Internal Circulation

N/A unit occupies site with only access from road frontage.

- ☐ Parking

Some provision in yard in front of units

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None evident

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

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

**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 **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

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

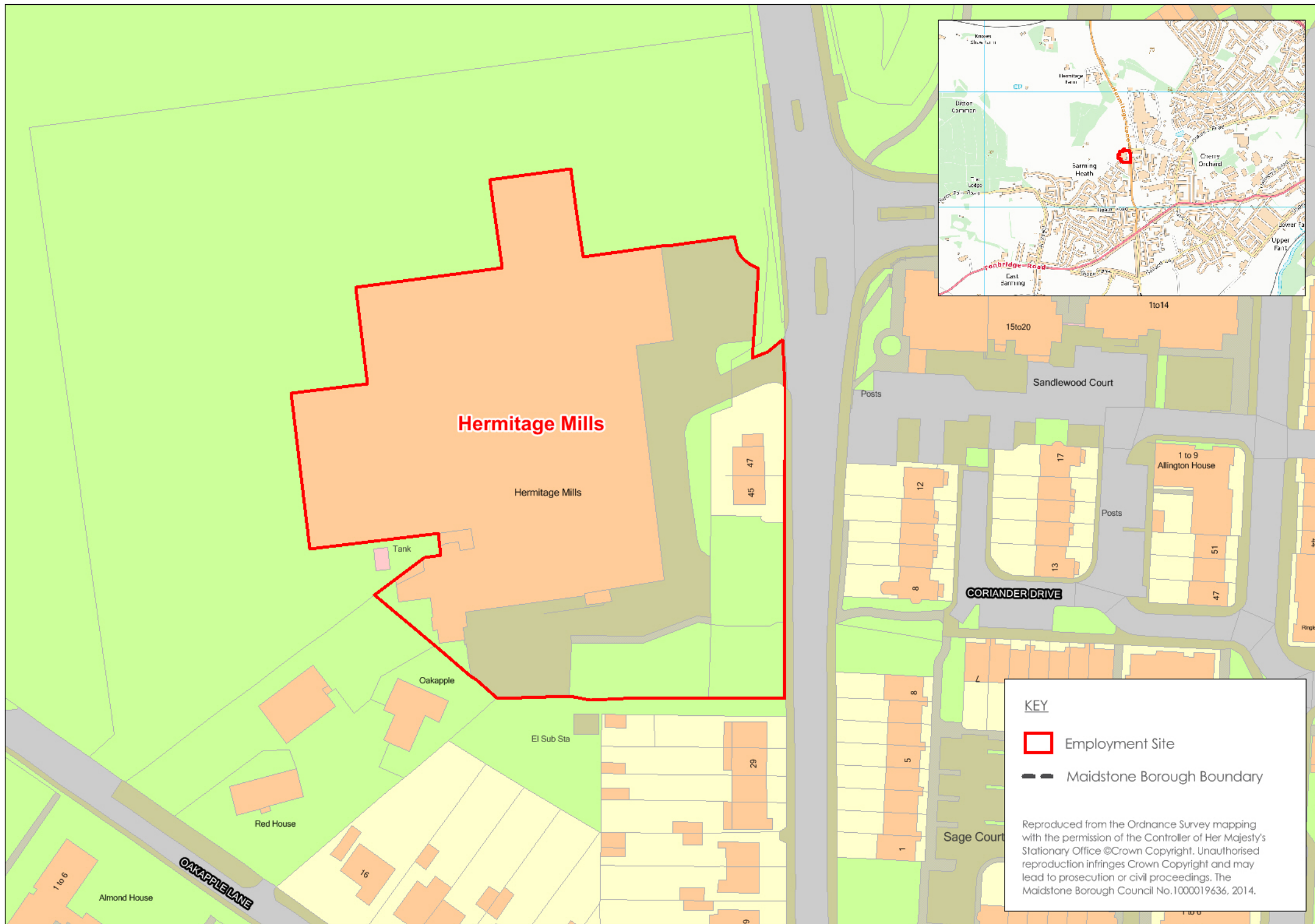
Protect and maintain in current B Class use. However should the site become vacant it may be appropriate for alternate (non-B class) uses given the character of the surrounding area.

#### Site Occupier

- Dempson

Site Visit Photos – 15.07.14





Site Ref 4 Site Name Old Forge Survey Date 09/07/2014

Address Bearsted Surveyor Martyn & Laura

### **SITE DESCRIPTION**

Site Area: 0.74ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

#### **Location character**

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

Closest trunk road (name and distance) A20 (0.7 miles)

Rail Access Bearsted (0.2 miles) Bus routes 19 (runs on The St)

#### **Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

#### **Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution        | <input checked="" type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                            |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries            | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |   |

Garages

**General comments / description of site**

The site is a small mixed employment site with predominantly light industrial activity and some small office units.

The site is located close to the village centre and train station.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None observed

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

- ☐
- Car

Narrow access (single track drive)  
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

- ☐
- Public transport

Walking distance to station

- ☐
- Servicing

From within site, albeit on common parts for most units

- ☐
- Internal Circulation

Difficult – single carriageway internally

- ☐
- Parking

Adequate for each unit

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

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

Opportunity for Intensification ☐ Yes ☒ No

Vacant Land

☐ Yes ☒ No

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

(Can be reoccupied in current form)

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_

(Likely to require refurbishment or redevelopment to be reoccupied)

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

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

### Development activity

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

### CONCLUSIONS

#### Other Comments / Observations

Suitable for locally orientated activity and does not appear overly constrained by limited access. 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

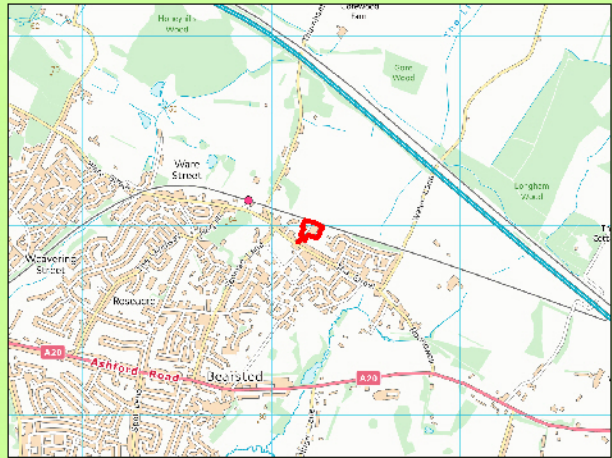
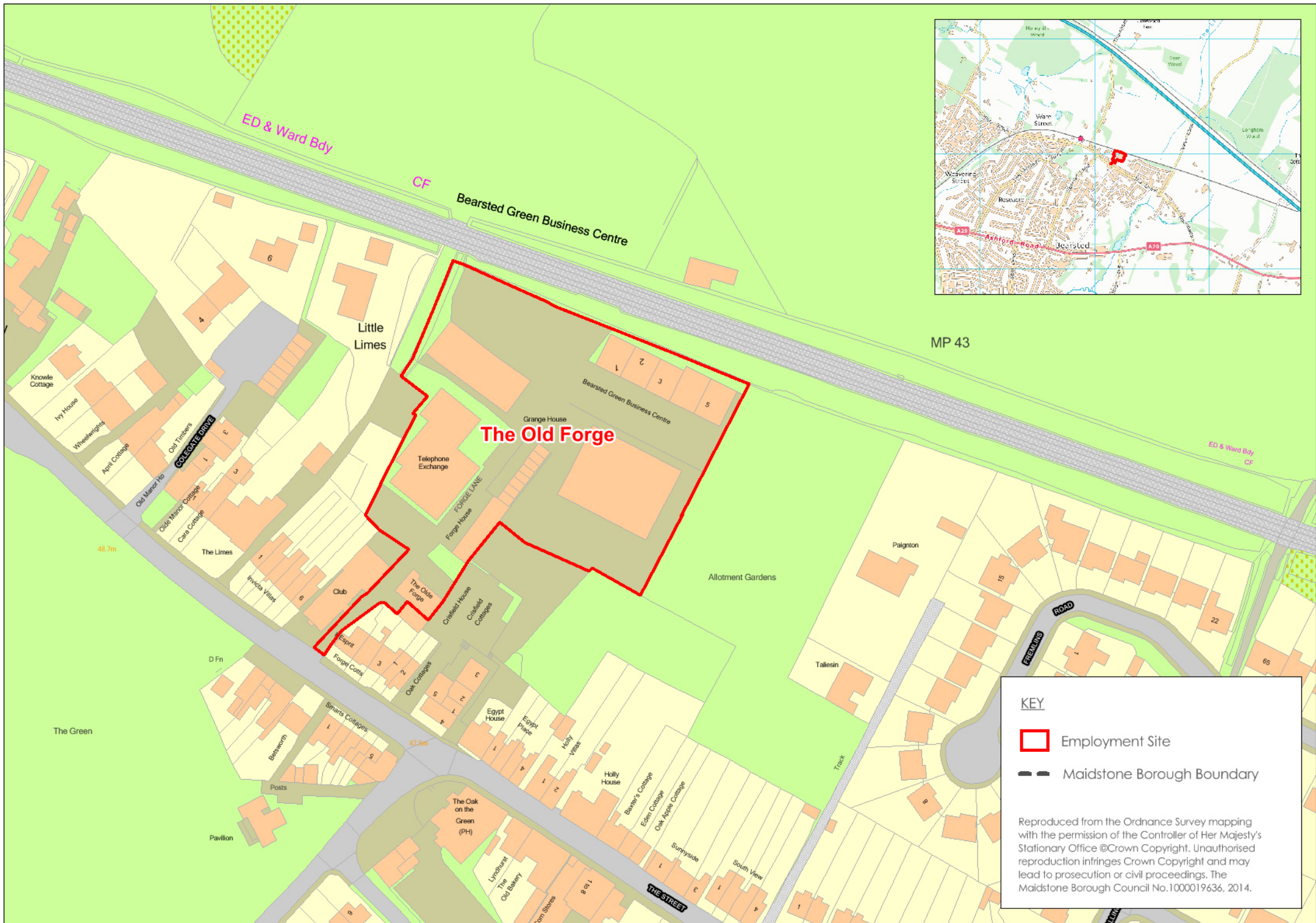
Protect and maintain as a locally orientated employment site





Site Visit Photos – 09.07.14







#### KEY

-  Employment Site
-  Maidstone Borough Boundary

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Site Ref 5\_\_\_\_\_ Site Name Viewpoint

Survey Date 15/07/2014

Address Boxley, ME14 2DZ

Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.67ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A249 (0.5 miles) & M20 (1.1 miles)Rail Access Maidstone East (1.4 miles) Bus routes 130, 79**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |   |
|---|---|
| <input type="checkbox"/> Distribution                                       | <input type="checkbox"/> Engineering                          |
| <input type="checkbox"/> Storage (open)                                     | <input type="checkbox"/> Product manufacturing                |
| <input checked="" type="checkbox"/> Storage (warehouse)                     | <input type="checkbox"/> Food production                      |
| <input type="checkbox"/> Creative industries                                | <input type="checkbox"/> Office activity (describe type)_____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) - Trade Counter |   |

**General comments / description of site**

Good quality site, which is well maintained and appears to have benefitted from a high standard refurbishment.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with current environment for uses on site

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

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

Access and parking is adequate for the uses within the site ☒ Yes - possibly ☐ No ☐ Don't know**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

**Opportunity for Intensification**☐ Yes ☒ No**Vacant Land**☐ Yes ☒ No**Vacant Buildings (re-use)**☒ Yes☐ No

If Yes, number of vacant buildings

1 unit (Unit 10) \_\_\_\_\_

(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 ☐ 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

Good quality site with low vacancy rates suggests an offer that meets market demand. Evidence of trade counter encroachment (Brewers).

Despite relatively indirect access to the motorway it is likely to continue to be an appropriate and attractive offer to more locally orientated businesses.

#### Recommendations on future use / potential

Site should be Protected and Maintained as a b class employment site.

#### Site Occupier

- 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
- M&P Fire Protection
- AECS Ltd.
- Abacus Blinds and Awnings

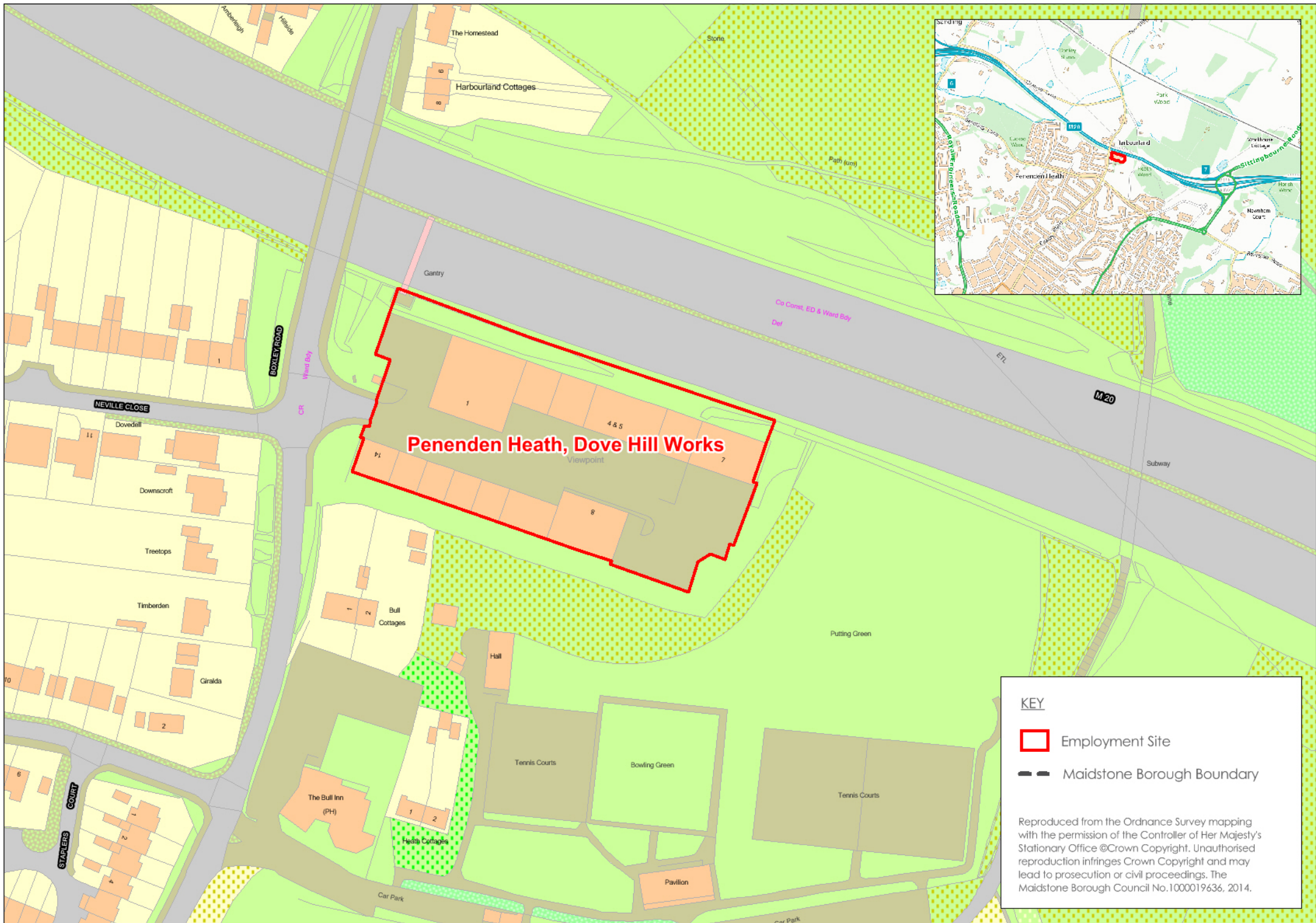




Site Visit Photos – 15.07.14







#### KEY

- Employment Site
- Maidstone Borough Boundary

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Site Ref 7 \_\_\_\_\_ Site Name Detling Aerodrome

Survey Date 15/07/2014

Address ME14 3HU

Surveyor: Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 13.45ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A249 (0.5 miles)Rail Access Bearsted (8.3 miles) Bus routes 333**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional                 |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local - Wood? |

**Sectors present**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Distribution                                   | <input type="checkbox"/> Engineering                                      |
| <input checked="" type="checkbox"/> Storage (open)                                 | <input type="checkbox"/> Product manufacturing                            |
| <input checked="" type="checkbox"/> Storage (warehouse)                            | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries                                       | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) - HGV repair/servicing |   |

**General comments / description of site**

Large rural industrial location with significant under-utilised space. Contains cluster of large vehicle repair uses. Dominated by single occupier to the South (R&G) which provides storage (enclosed and open) for timber products.

Also location for Detling Auction house, which is functionally separate from the core B-Class activities.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Car repairs, scrap services.

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

Some road servicing poor, but generally tidy/maintained

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Open space/agriculture

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Good access from A429, which leads to M20/M2

- ☐
- HGV

Good access via own road

- ☐
- Public transport

None observed

- ☐
- Servicing

Some 'on road' activity but generally units have large yards

- ☐
- Internal Circulation

Good, large roads, clearly signed

- ☐
- Parking

Plenty located with units

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

- |  |  |
|--|--|
| <input type="checkbox"/> Flood Risk (Zone __)  | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input checked="" type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

Opportunity for Intensification ☒ Yes ☐ No

Vacant Land

☐ Yes ☐ No

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

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_  
(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 **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**

Potentially limited by AONB status, otherwise a strong location for industrial activity

May be 'un-policed' – some repair activity on road-side

**Recommendations on future use / potential**

Site should be Protected and Maintained as a B class employment location with a potential to provide a location for 'bad neighbour' uses which may not be able to locate in other industrial estates.

Some potential to deliver new capacity within the site on vacant / under utilised land however this may be limited by other development constraints.



## 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 Ref 8 Site Name Marley Works, Dickley WoodSurvey Date 01/08/2014Address: Dickley Lane Surveyor Martyn**SITE DESCRIPTION**

Site Area: 28.2ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.1 mile)Rail Access Lenham (1.7 miles) Bus routes 10X**Nature/significance of existing occupiers**

- |  |                                   |
|--|-----------------------------------|
| <input type="checkbox"/> International       | <input type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input type="checkbox"/> Local    |

**Sectors present**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Distribution | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)          | <input checked="" type="checkbox"/> Product manufacturing      |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | _____  |



**General comments / description of site**

Site used by single producer/distributor of construction supplies

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No



**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road             | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Farmland

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident but potentially some contamination from manufacturing activity

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

- ☐
- Car

Access to A20 via Dickley Lane is adequate

- ☐
- HGV

Large junction with A20 and sufficient access to site from Dickley Lane.

- ☐
- Public transport

Bus stops on A20/Dickley Lane junction

- ☐
- Servicing

Serviced from within the site

- ☐
- Internal Circulation

n/a

- ☐
- Parking

Appears sufficient

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**
☐ Yes

☒ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)*
**Vacant Buildings (refurb)**
☐ Yes

☒ No

If Yes, number of vacant buildings

*(Likely to require refurbishment or redevelopment to be reoccupied)*
*Note: all vacant buildings/sites etc to be marked on accompanying site plan*
**% of site developable**
**Estimated Quantity**
**Development activity**


Evidence of recent development within the site



B class



Non-B class



Evidence of recent development in the immediate surrounding area



B class



Non-B class



No evidence of recent development



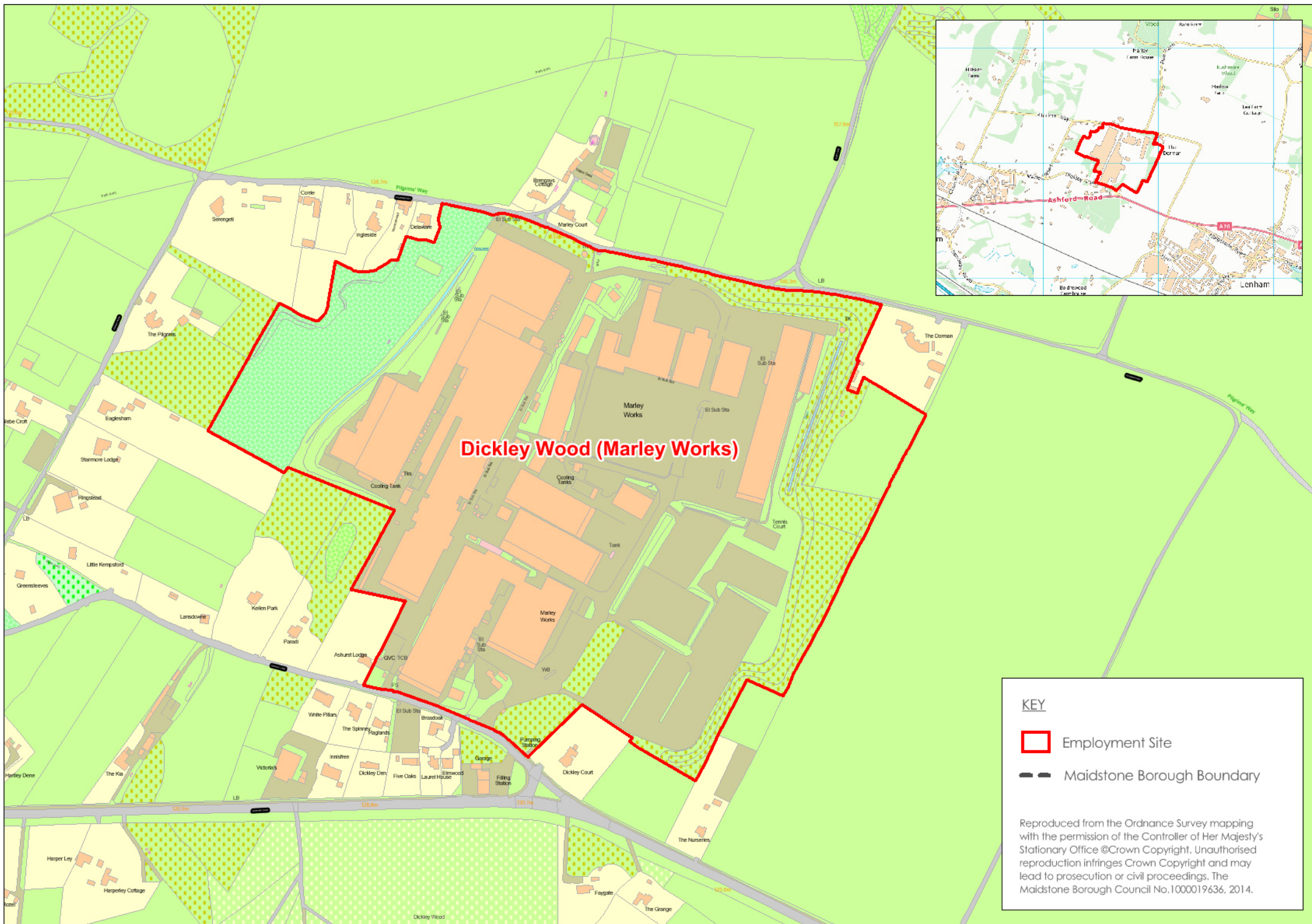
Evidence of marketing &amp; duration

**CONCLUSIONS**
**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 Ref 10\_\_\_\_\_ Site Name Galants Business Centre

Survey Date 15/07/2014

Address East Farleigh, ME15 0JS

Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.67ha

Policy designation: Active employment site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) Adjacent to B2010Rail Access East Farleigh (0.6 miles) Bus routes 23 runs on B2010 (1 minute walk from site)**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International       | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input type="checkbox"/> Local               |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering  |
| <input type="checkbox"/> Storage (open)                     | <input checked="" type="checkbox"/> Product manufacturing   |
| <input checked="" type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production  |
| <input type="checkbox"/> Creative industries<br>etc., _____ | <input type="checkbox"/> Office activity (describe type) – print shop, interiors, courier, web design |
| <input type="checkbox"/> Other (inc non-B class)            |   |



**General comments / description of site**

Single occupier site for MAP (Environmental, Contracts and Living) with 2 large warehouse units.

Site access off B2010 Lower Rd is not ideal, particularly for HGV use.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with quality of environment

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Rural/agricultural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Adequate – with direct access from B2010

- ☐
- HGV

Likely to be adequate despite tight turning

- ☐
- 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

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

**Opportunity for Intensification** ☒ Yes – possibly ☐ No **Vacant Land** - some under-utilised

**Vacant 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 **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**

Site is appropriate for current occupier and use, although access for HGVs is not as good as it could be given the nature of the business.

There is potential for growth of the occupier's business and units on this site considering that there are only 2 warehouse units and a significant proportion of land currently under-utilised with parking

**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





**KEY**

 Employment Site

 Maidstone Borough Boundary

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Site Ref 11 Site Name Station Road, Harrietsham Survey Date 09/07/2014  
Address Tenacre Park/Station Road - Harrietsham, ME17 1JA Surveyor Martyn & Laura

**SITE DESCRIPTION**

Site Area: 1.77ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.3 miles)

Rail Access Harrietsham (Adjacent) Bus routes Various bus  
services to/from Harrietsham station

**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |   |
|---|---|
| <input type="checkbox"/> Distribution                       | <input type="checkbox"/> Engineering                                      |
| <input type="checkbox"/> Storage (open)                     | <input checked="" type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)                | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries                | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) | Car Repairs _____   |

**General comments / description of site**

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.

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.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Considerable no. of units = car body repairs

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

N/A

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

- ☐
- Car

Access ok – no real issues, but via village roads. Relatively close to A20.

- ☐
- 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

- ☐
- Internal Circulation

Fine – narrow internal road for newer stock

- ☐
- Parking

Adequate

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

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

Opportunity for Intensification ☒ Yes ☐ No

Vacant Land

☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** 

---

**Estimated Quantity** 

---

**Development activity**☐

Evidence of recent development within the site

☒

B class

☐

Non-B class

---

☐

Evidence of recent development in the immediate surrounding area

☐

B class

☐

Non-B class

---

☐

No evidence of recent development

☐

Evidence of marketing &amp; 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







Site Ref 12 Site Name Roebuck Business Park Survey Date 09/07/2014

Address Roebuck Business Pk, Harrietsham, ME17 1AB Surveyor Martyn & Laura

### **SITE DESCRIPTION**

Site Area: 1.1ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

Combination

#### **Location character**

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

Closest trunk road (name and distance) A20 (Adjacent)

Rail Access Harrietsham (0.4 miles) Bus routes 10X – more services presumably will run to/from Harrietsham station (0.4 miles, 8 minute walk)

#### **Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

#### **Sectors present**

- |  |   |
|--|---|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                                      |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                            |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries     | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | _____   |

**General comments / description of site**

Relatively new mixed b class site providing B1c (with potentially some B1a/b) space to the rear and a low density 'office' development to the front, although this is occupied by some non-B class uses (vets).

A new 'oast house' style development provides future office accommodation to the east of the site entrance.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Open space - allotments

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise                          | <input type="checkbox"/> Air      |
| <input checked="" type="checkbox"/> Traffic - potential | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation                 |                                   |

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

- ☐ Car

Access is direct to the A20

- ☐ HGV

Access into the site is adequate but may be restricted to the rear units by on-street parking

- ☐ Public transport

Walking distance to station and nearby bus services

- ☐ Servicing

From internal roads so may cause some issues for activity

- ☐ Internal Circulation

Generally adequate but restricted by on-street parking

- ☐ Parking

Appears to be insufficient space for the oast 'office' development which creates on-street parking

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

Much of the higher quality stock is not visible from the A20, this may be appropriate for existing occupiers but could impact on future ability to attract occupiers.

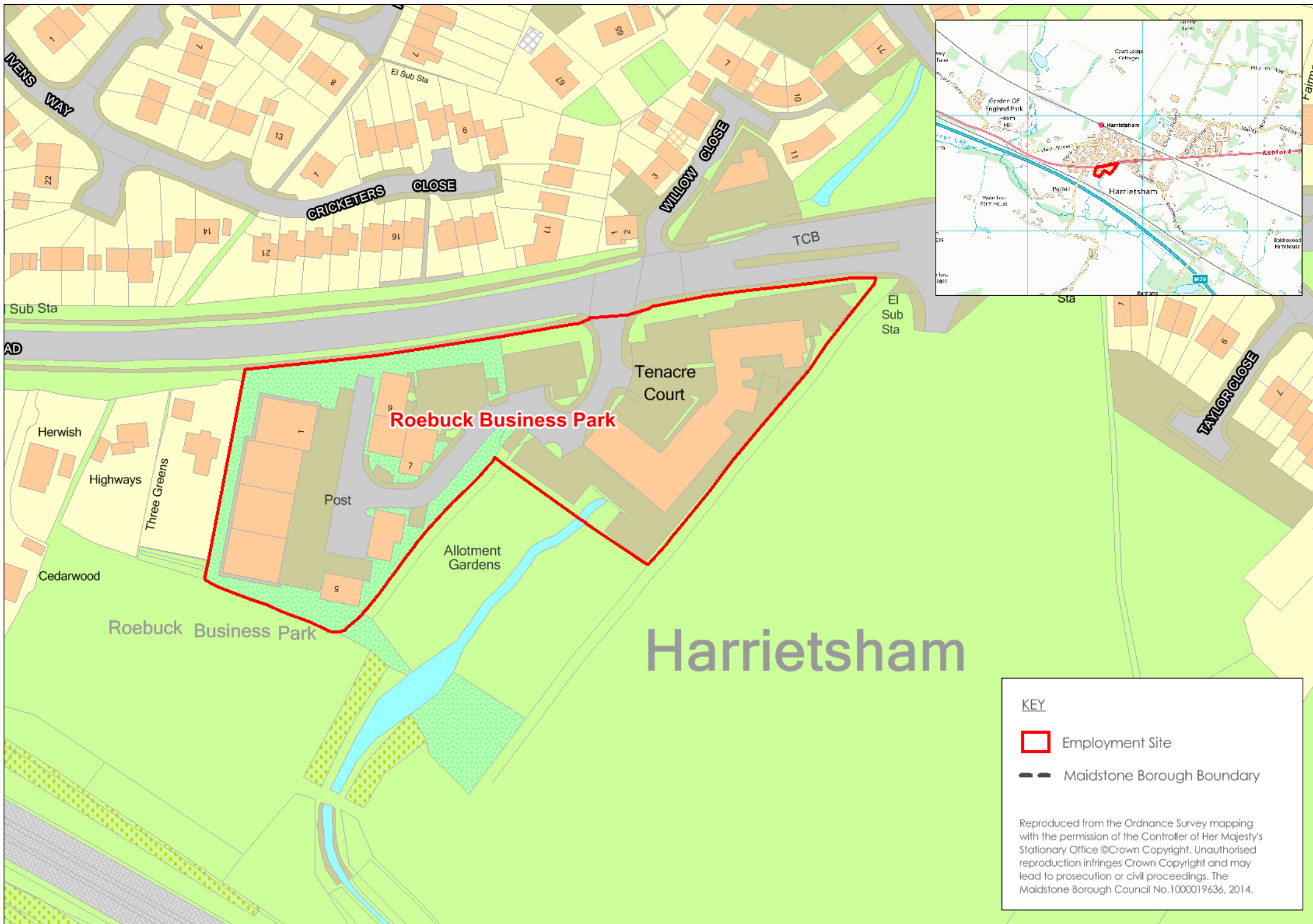
**Recommendations on future use / potential**

The site should be Protected and Maintained as a B Class employment site.



Site Visit Photos – 09.07.14





Site Ref 13 \_\_\_\_\_ Site Name Headcorn South \_\_\_\_\_ Survey Date 09/07/2014

Address TN27 9LW \_\_\_\_\_ Surveyor Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 3.35ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) A274 (0.6 miles)Rail Access Headcorn (0.7 miles) Bus routes Closest bus provision is on Wheeler Street to the North of the site – bus routes 12 & 12RL 9 minute walk (0.5 miles)**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input type="checkbox"/> Local               |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |



**General comments / description of site**

Storage / distribution cluster with large warehouse units and security at entrance.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes
 ☐ No

No issues with environment quality

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road  | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Open space

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

N/A

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

- ☐
- Car

Good access – suitable for cars &amp; HGVs

- ☐
- HGV

Wide access with good visibility

- ☐
- Public transport

None evident

- ☐
- Servicing

Internal yards

- ☐
- Internal Circulation

N/A

- ☐
- Parking

Adequate

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**☐ Yes ☒ No**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

\_\_\_\_\_

(Can be reoccupied in current form)



**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_

(Likely to require refurbishment or redevelopment to be reoccupied)

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

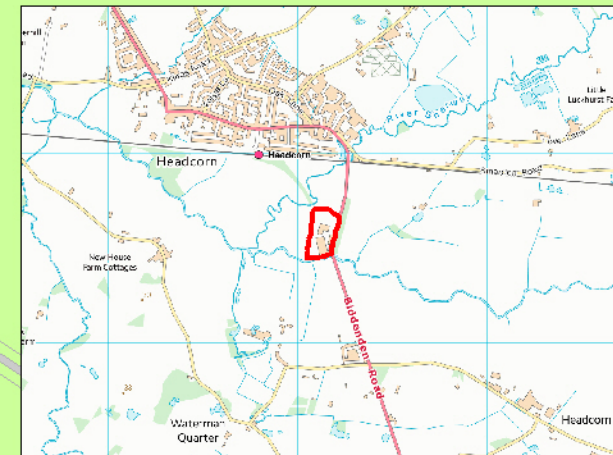
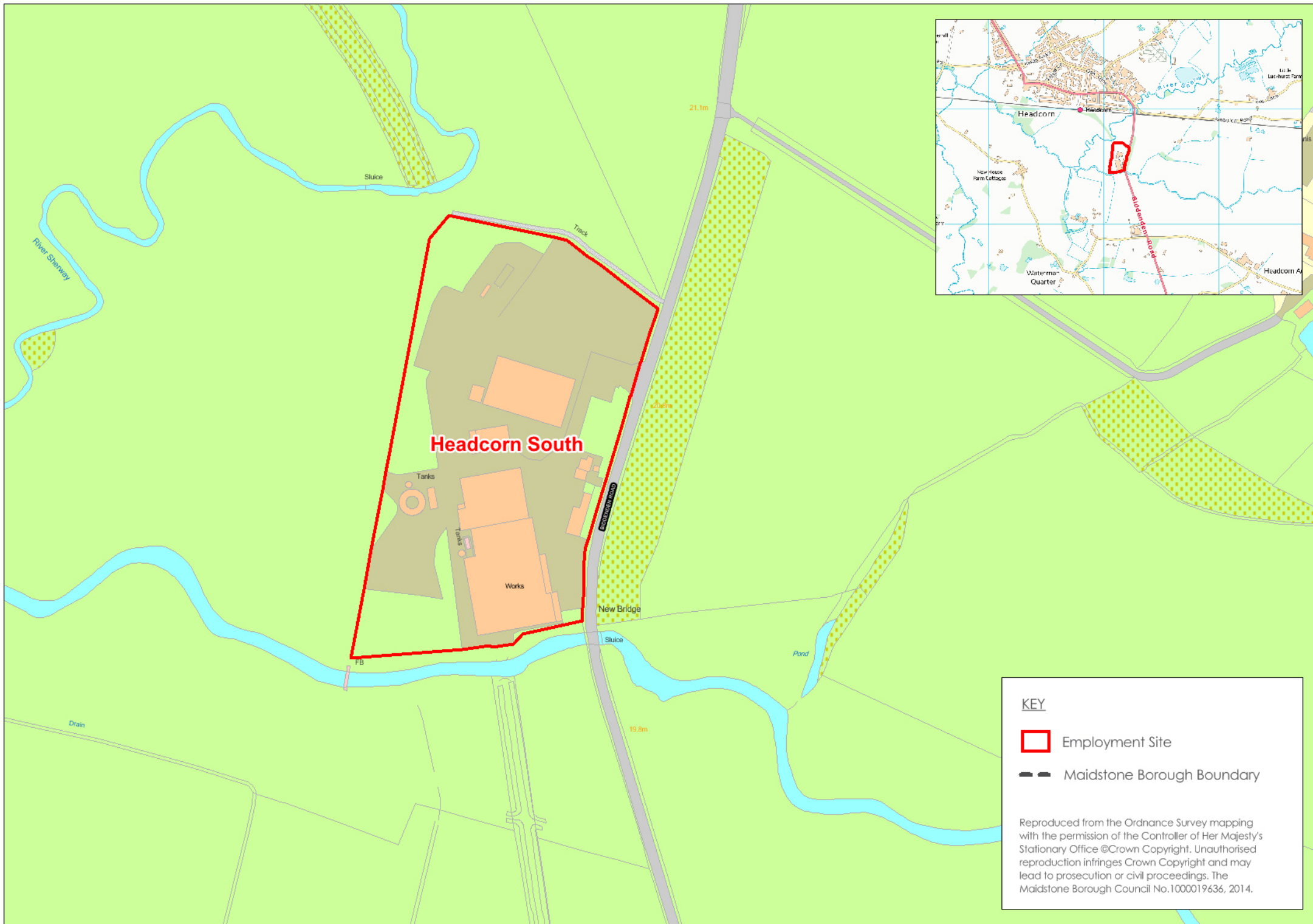
Site for two principal, large scale occupiers

#### 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





#### KEY



Employment Site



Maidstone Borough Boundary

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Site Ref 15\_\_\_\_\_ Site Name Barradale Farm\_\_\_\_\_ Survey Date 09/07/2014\_\_\_\_\_

Address Headcorn, TN27 9PJ\_\_\_\_\_ Surveyor Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 2.92ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) A274 (Adjacent)\_\_\_\_\_

Rail Access Headcorn (1.3 miles)\_\_\_\_\_ Bus routes 12\_\_\_\_\_

**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                          |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input checked="" type="checkbox"/> Food production           |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type)_____ |
| <input type="checkbox"/> Other (inc non-B class)        | _____   |

**General comments / description of site**

Barradale Farm provides a mix of converted former agricultural buildings and new purpose built storage/industrial stock. All units appear of good quality although there are some vacancies at present.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Very good | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor                 | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with quality of current environment



**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road  | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Open space

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Good access for car and HGV off A274

- ☐
- HGV

Good parking provision – not for HGVs overnight

- ☐
- Public transport

None evident

- ☐
- Servicing

Internal courtyards

- ☐
- Internal Circulation

Very good – plenty of turning space for larger vehicles

- ☐
- Parking

Good provision for each unit

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None observed

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**☐ Yes ☒ No**Vacant Buildings (re-use)**☐ Yes ☒ No

If Yes, number of vacant buildings

\_\_\_\_\_

(Can be reoccupied in current form)

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

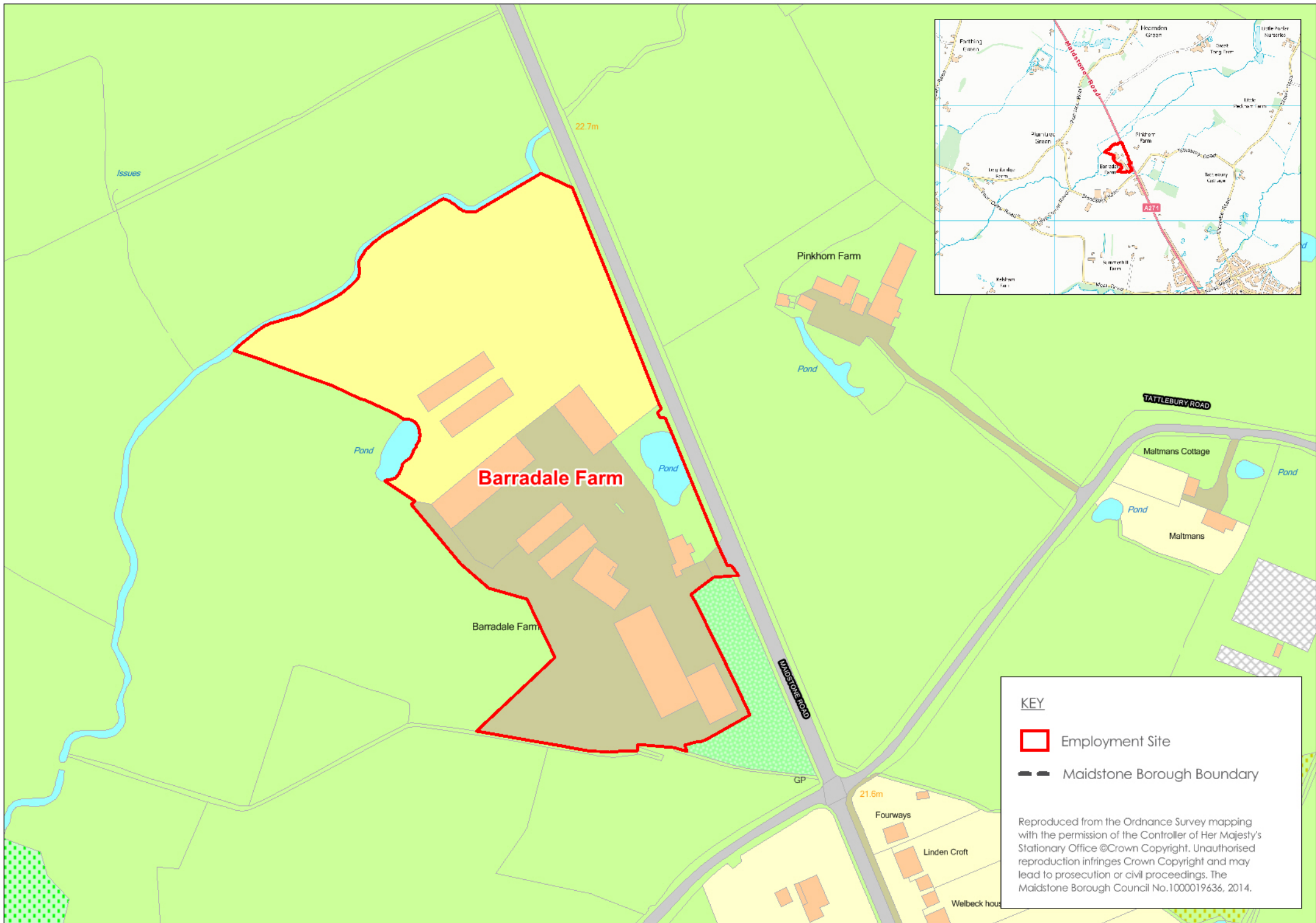
Very good quality units with good access. Potential may exist to expand the site to the north.

**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 Visit Photos - 09.07.14





Site Ref 16 \_\_\_\_\_ Site Name Headcorn Franks Bridge \_\_\_\_\_ Survey Date 09/07/2014 \_\_\_\_\_

Address \_\_\_\_\_ Surveyor Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 1.32ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) A274 (0.5 miles)Rail Access Headcorn (0.6 miles) Bus routes 12, 12RL (0.3 mile  
walk from site towards train station) stops closer to station offer a greater number of bus routes**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Distribution       | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)           | <input checked="" type="checkbox"/> Food production            |
| <input type="checkbox"/> Creative industries           | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____ |  |



**General comments / description of site**

Low quality industrial site with 2 occupiers.

Large areas of open storage/outdoor activity.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Very good       | <input type="checkbox"/> Good      |
| <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes      ☐ No

Poorly maintained with lots of open storage – road surface poor.

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Fine for use

- ☐
- HGV

Tight access from Bidelden Lane likely to be restrictive

- ☐
- Public transport

None noted

- ☐
- Servicing

From within site

- ☐
- Internal Circulation

- ☐
- Parking

Adequate

**Access and parking is adequate for the uses within the site** ☐ Yes ☐ No ☐ Difficult to tell

**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

**Opportunity for Intensification** ☒ Yes ☐ No**Vacant Land**☐ Yes ☒ No**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

(Can be reoccupied in current form)

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

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 ☒ 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

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.

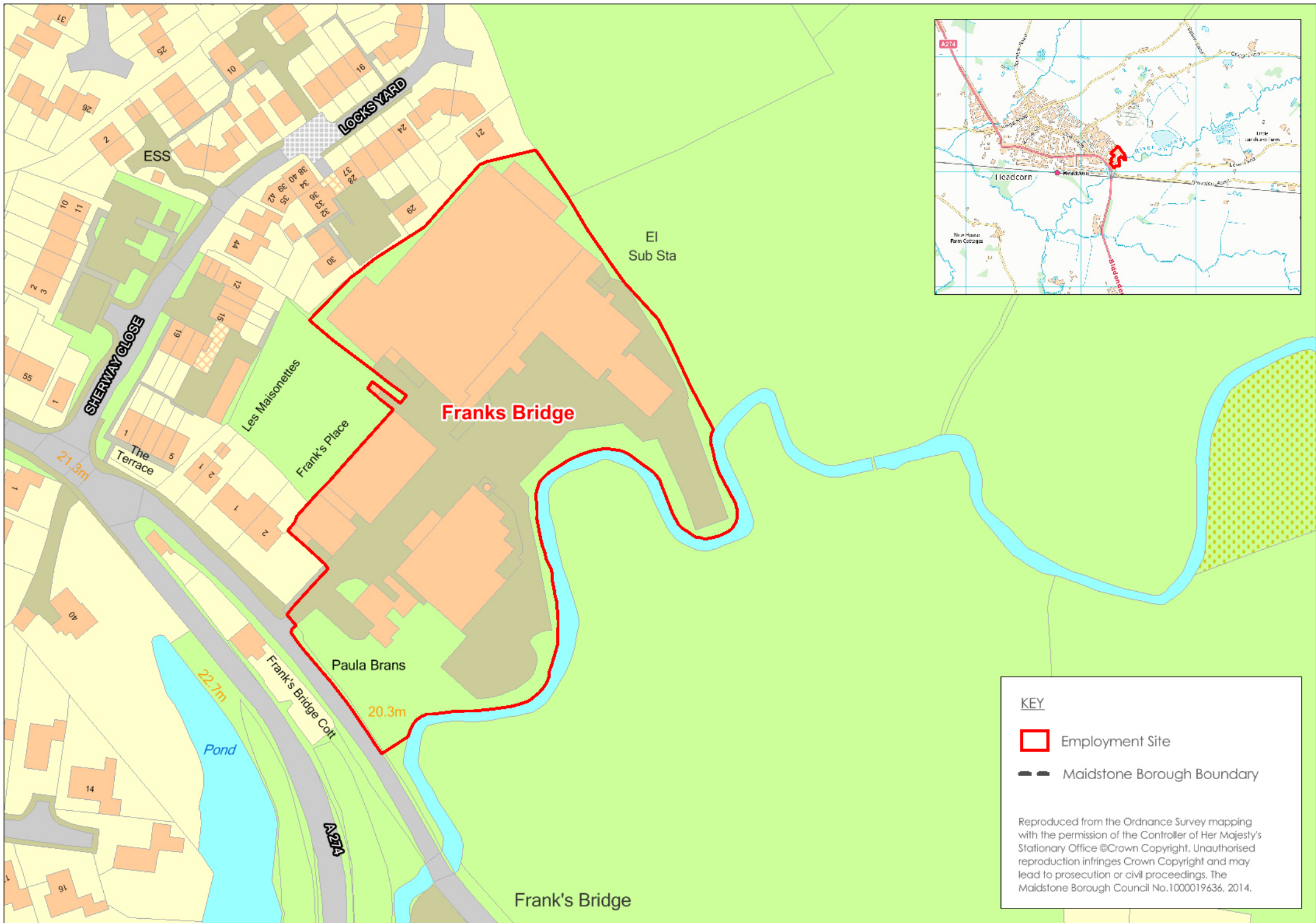
#### Recommendations on future use / potential

The site should be Managed and monitored given increasing vacancy, poorer quality stock and weak access.

Site Visit Photos – 09.07.14









Site Ref 17 Site Name Woodfalls Industrial Estate

Survey Date 15/07/2014

Address Laddingford, ME18 6DA

Surveyor: Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.35ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) B2162 (0.9 miles to East) & A228 (1.3 miles to West)Rail Access Beltring (1 mile)Bus routes Closest stops appear to be on Laddingford to the SE of the site (0.5 mile walk) routes 26, 203.**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |   |
|---|---|
| <input type="checkbox"/> Distribution                                     | <input type="checkbox"/> Engineering                                      |
| <input checked="" type="checkbox"/> Storage (open)                        | <input type="checkbox"/> Product manufacturing                            |
| <input checked="" type="checkbox"/> Storage (warehouse)                   | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries                              | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) - car repairs |   |

**General comments / description of site**

Mixed employment use site including open storage units, large warehouse units, converted oast building office uses.

Site has 2 entrance drive ways – one which is wide and appropriate for car and HGV access and one which is narrower and leads directly to office buildings (more appropriate for car use only).

Some office and workshop with office units advertised to let.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Rural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

NA

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

- ☐
- Car

Adequate for both entrance driveways

- ☐
- HGV

Adequate for wider entrance

- ☐
- Public transport

None evident nearby

- ☐
- 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

Adequate provision, not impacting on internal circulation

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification** ☒ Yes - possibly ☐ 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 **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

Site seems appropriate for current uses, with only a few vacant units. There is a mix of quality and uses but this does not seem to negatively affect the site's functionality.

Some of the warehouse units seem outdated and may be in need of refurbishment now or in the near future

##### Recommendations on future use / potential

The site should be Protected for employment uses with the opportunity to deliver additional space to enhance the offer considered.

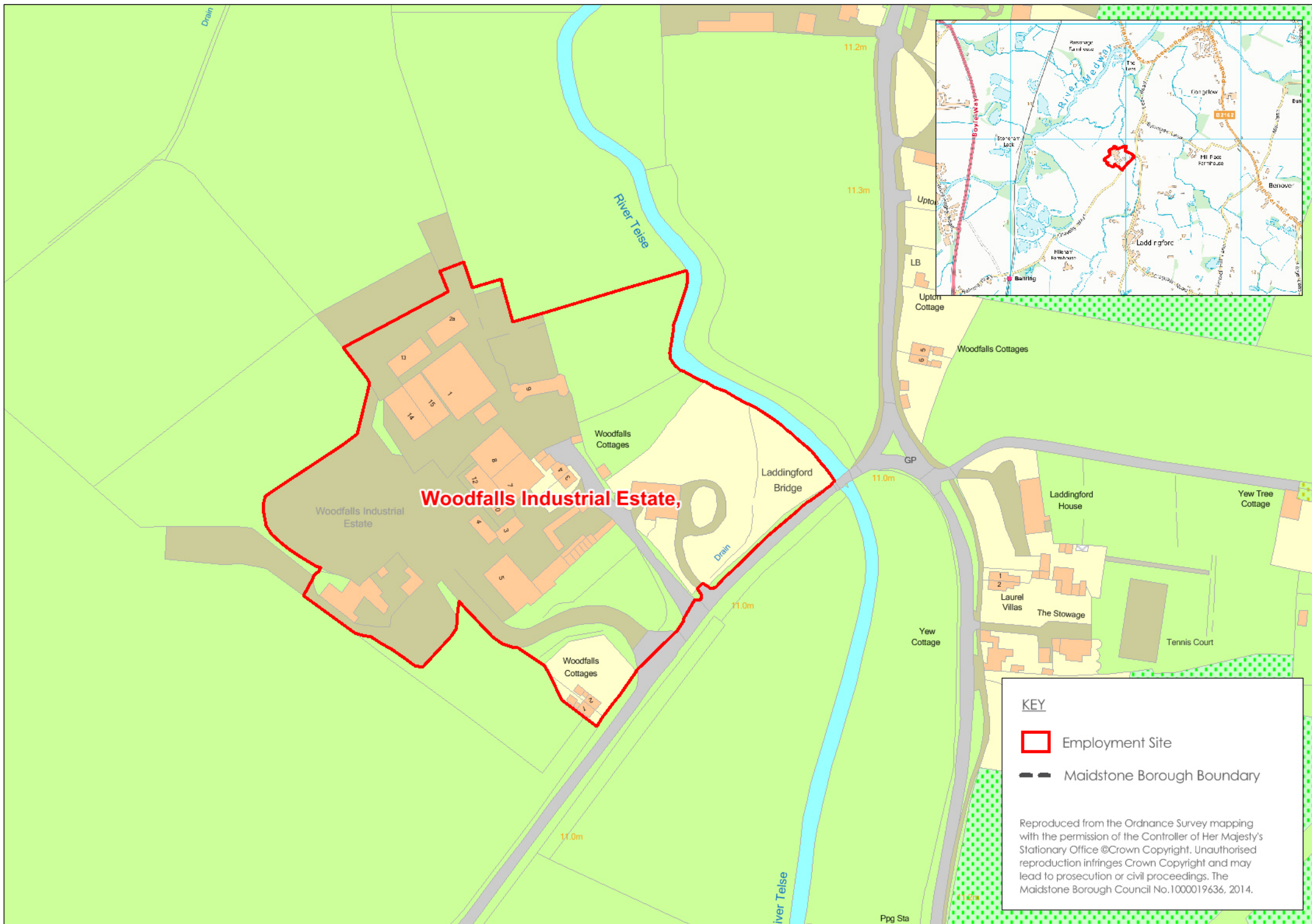
## Site Occupier

- 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 Visit Photos – 15.07.14





Site Ref 18 Site Name Warmlake Business Estate Survey Date 09/07/14  
Address Warmlake Business Estate, Langley Heath, ME17 3LQ Surveyor Martyn & Laura

## **SITE DESCRIPTION**

Site Area: 0.79 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

### **Location character**

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

Closest trunk road (name and distance) A274 (Adjacent)

Rail Access Hollingbourne (4.1 miles) Bus routes Closest bus route  
appears to be 0.0 miles to NE of site (13)

### **Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

### **Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | Dance school _____   |

**General comments / description of site**

Small rural employment site formed in part by converted Oast House with a range of industrial, former agricultural, buildings to the rear

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Very good | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor                 | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes
 ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road             | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Agricultural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None noted

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

- ☐
- Car

No issues, direct access from main road

- ☐
- HGV

No access issues

- ☐
- Public transport

Bus stops to south on Warmlake-Maidstone Rd junction

- ☐
- Servicing

- ☐
- Internal Circulation

Narrow access to rear units

- ☐
- Parking

Adequate within site

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☒ Yes ☐ No

**Vacant Land**☐ Yes ☒ No



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

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

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

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

### Development activity

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

### CONCLUSIONS

#### 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 Visit Photos – 09.07.14







Site Ref 19 Site Name Lenham Centre Survey Date 09/07/2014Address Lenham Centre - ME17 2LH Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 9.84ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (Adjacent)Rail Access Lenham (0.9 miles) Bus routes 10X**Nature/significance of existing occupiers**

- |  |                                   |
|--|-----------------------------------|
| <input type="checkbox"/> International       | <input type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |

**General comments / description of site**

Large single occupier with its own access road from A20 – security at site entrance. Used for large scale storage and distribution activity

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No



**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

N/A

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

- ☐
- Car

Good access for all vehicles

- ☐
- HGV

- ☐
- Public transport

None noted

- ☐
- Servicing

On site

- ☐
- Internal Circulation

- ☐
- Parking

Adequate

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** 

---

**Estimated Quantity** 

---

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

---

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

---

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

---

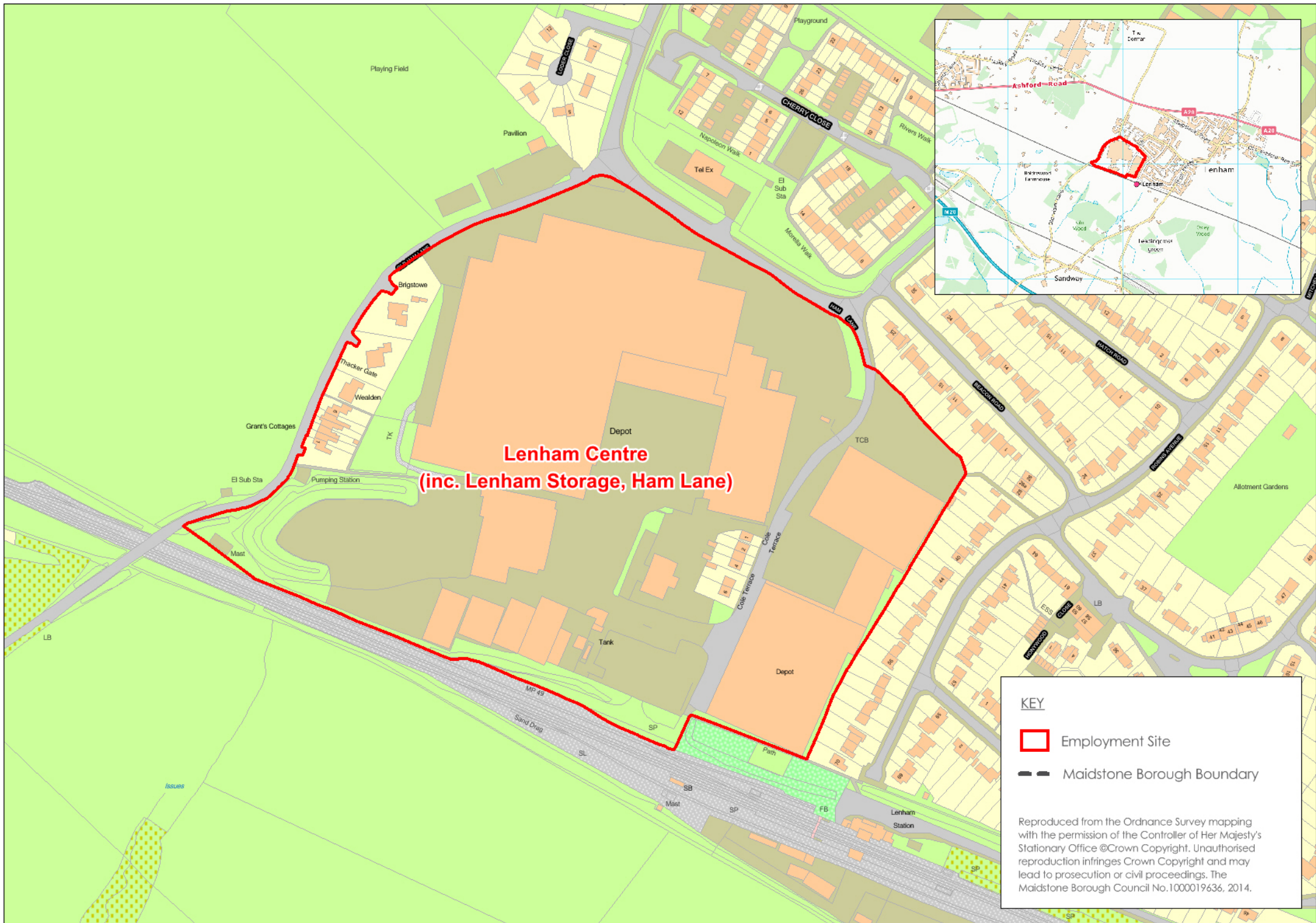
**CONCLUSIONS****Other Comments / Observations****Recommendations on future use / potential**

Protect and Maintain the current offer as a major single business location

Site Visit Photos – 09.07.14







Site Ref 20\_\_\_\_\_ Site Name Ashmills Business Park\_\_\_\_\_ Survey Date 09/07/2014\_\_\_\_\_

Address Lenham, ME17 2GQ\_\_\_\_\_ Surveyor Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 3.72ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A 20 (0.1 mile) M20 (1.8 miles)\_\_\_\_\_

Rail Access Lenham (1.2 miles)\_\_\_\_\_ Bus routes 10X (Old Ashford Road)\_\_\_\_\_

**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input checked="" type="checkbox"/> Engineering                          |
| <input type="checkbox"/> Storage (open)                 | <input checked="" type="checkbox"/> Product manufacturing                |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                                 |
| <input type="checkbox"/> Creative industries            | <input checked="" type="checkbox"/> Office activity (describe type)_____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |



**General comments / description of site**

Good quality mixed business area with relatively new mixed office/industrial/warehouse units which appear to provide a high office content 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**

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

**Quality of Buildings**

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

**On-site amenities**

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

Small 'roadside'/'truck stop' style café within the centre of the site.

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

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

The café is the only non-B class use, and represents 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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No significant quality issues, however the pallet storage and café area are weaker than the landscape grounds of new stock.

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road  | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

The area is generally agricultural, with arable crops surrounding the site, albeit separated by the A20 and access routes to Lenham.

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

Direct access to A20

- ☐ HGV

No issues observed

- ☐ Public transport

None evident

- ☐ Servicing

Units served from their own yards and therefore no impact on other users

- ☐ Internal Circulation

Appropriate for scale of uses

- ☐ Parking

Appropriate for scale of uses

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

No evident constraints

**Opportunity for Intensification** ☒ Yes – being undertaken

**Vacant Land** ☐ Yes ☒ No

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

(Can be reoccupied in current form)

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

- ☐ Evidence of recent development within the site ☒ B class (on-going) ☐ 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**

Central area of the site is of a lower quality than the rest of the site, although this is likely to change as the new development is completed.

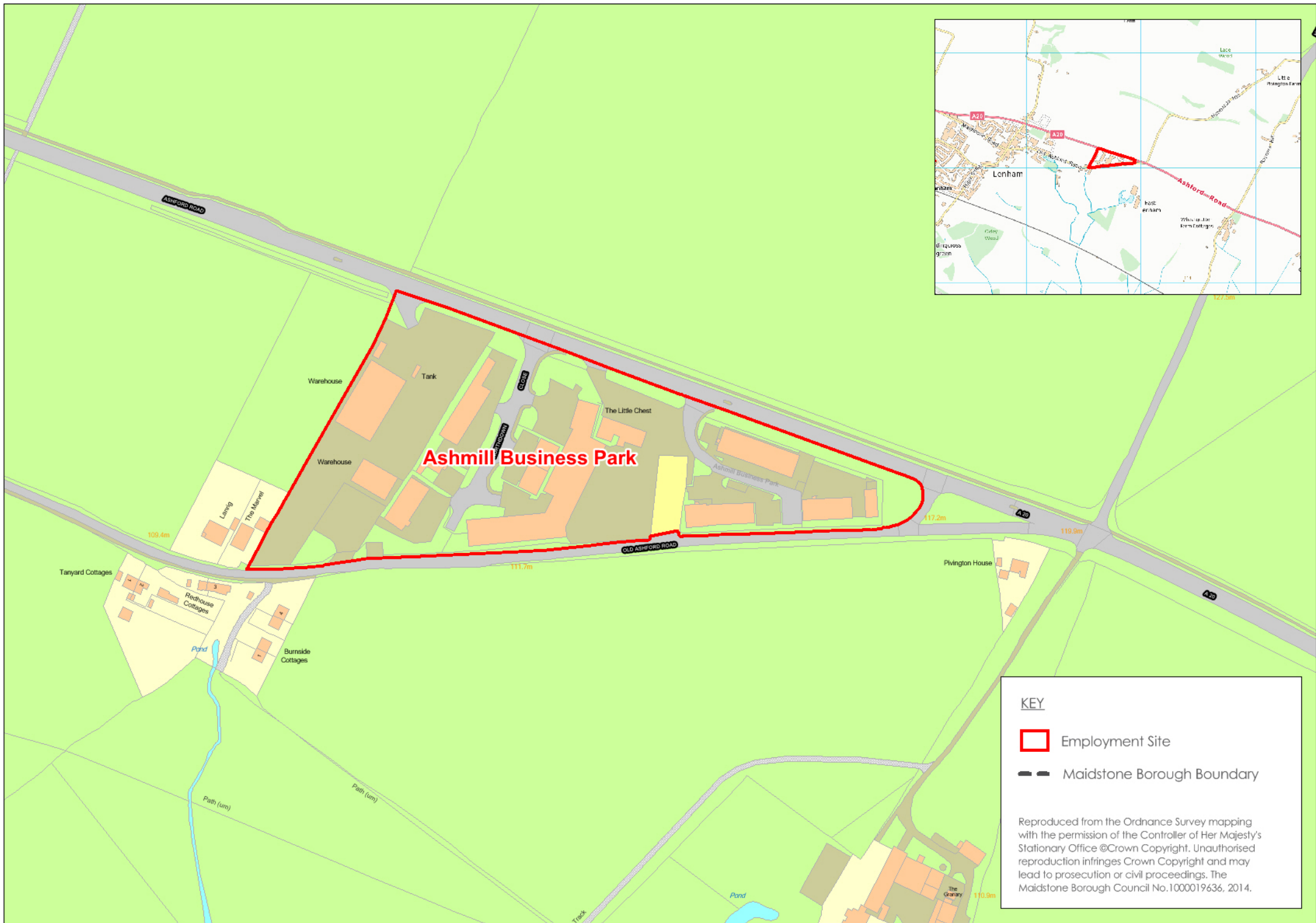
Existing vacant buildings are under offer, which suggests demand for this type of use, and current capacity will be absorbed shortly.

**Recommendations on future use / potential**

The site should be Protected and Enhanced through the completion of development currently underway and future upgrading of the central area within the site. Given the lack of amenities in close proximity it may be appropriate to retain a café presence on site.

Site Visit Photos – 09.07.14







Site Ref 21 Site Name The Forstal Survey Date 09/07/2014Address The Forstal, Lenham Heath ME17 2JB Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 0.35ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.9 miles)Rail Access Poor via country lanes - Lenham (2.9 miles) Bus routes Nearest bus route appears to be 10X that runs on the A20 to the North of the site**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input checked="" type="checkbox"/> Product manufacturing      |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class)        | packaging supplies _____                                       |

**General comments / description of site**

Single user site utilising former farm buildings in a rural location.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes
 ☐ No

Pleasant rural setting – farm next door

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road             | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Farm / open space

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None

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

- ☐
- Car

Access via narrow country lane with tight access.

- ☐
- HGV

Access to Lenham Heath not suitable for HGVs from A20.

- ☐
- Public transport

None

- ☐
- Servicing

Within site

- ☐
- Internal Circulation

N/A

- ☐
- Parking

Provision within site

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan*% of site developable 0Estimated 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**

Local company may be better to located elsewhere but site is broadly appropriate for use.

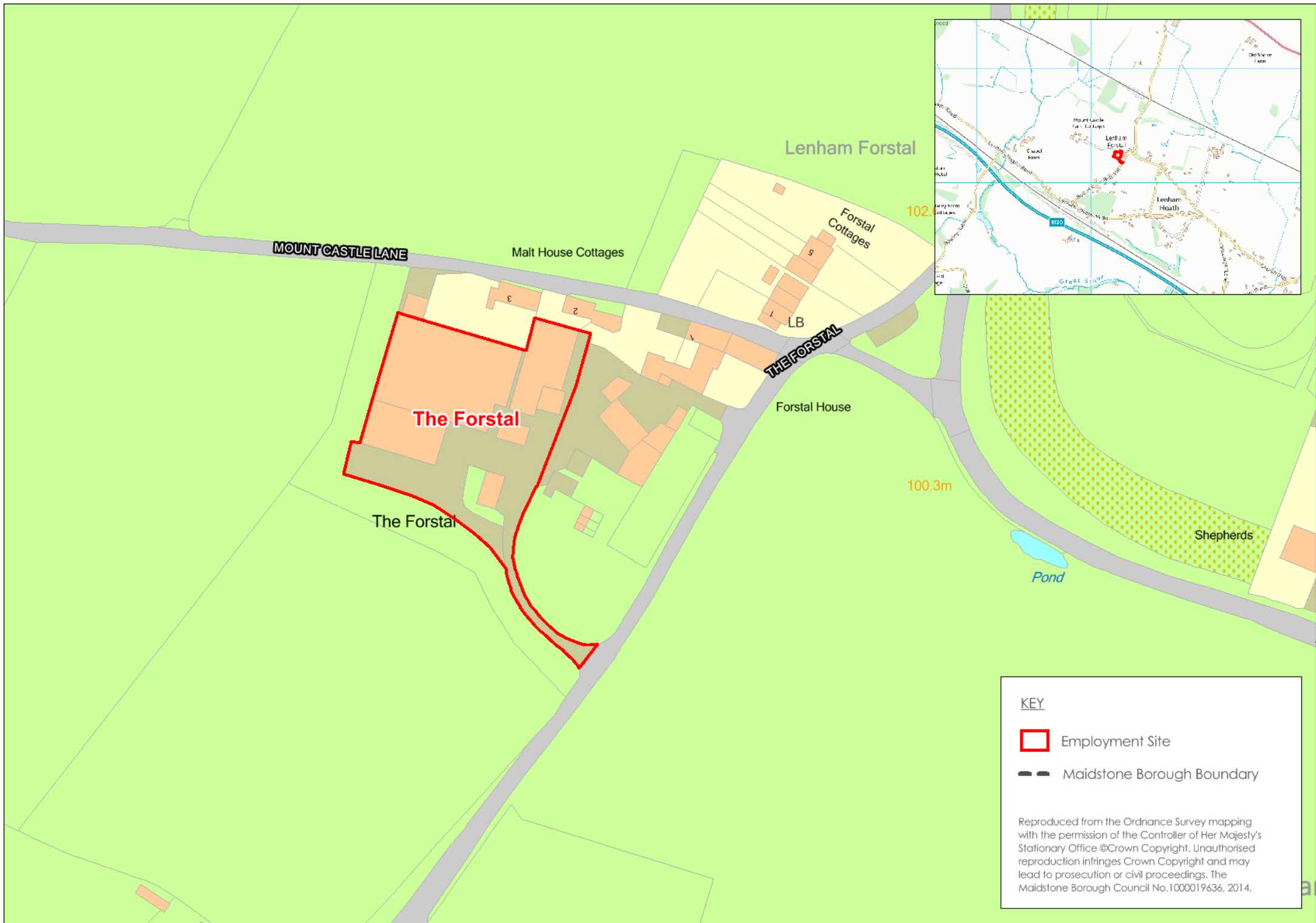
**Recommendations on future use / potential**

The site should be Monitored and a managed de-allocation should the current occupier vacate be considered.

**Site Visit Photos – 09.07.14**







Site Ref 22 Site Name Shepherds Farm Estate Survey Date 09/07/2014  
Address aka Rose Lane Industrial Estate Surveyor Martyn & Luisa

**SITE DESCRIPTION**

Site Area: 1.83ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (1.7 miles)

Rail Access Charing (Kent) (2.6 miles) Bus routes 10X runs on Lenham  
Forstal Road to the South of the site (0.3 miles)

**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |

**General comments / description of site**

Cluster of relatively large warehouse and distribution activities with relatively restricted access via a narrow country lane which itself is access from roads with significant weight restrictions.

Site has a number of vacant units with much of the stock in poor condition.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road             | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Open space.

Near site boundary

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None noted

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

- ☐ Car

Access is via a narrow lane which is passable by car

- ☐ HGV

HGV access unlikely to be achievable

- ☐ Public transport

None observed

- ☐ Servicing

Internal to sites or from common areas in front of units

- ☐ Internal Circulation

Sufficient space within the site

- ☐ Parking

Provision for each unit is adequate

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

**Opportunity for Intensification** ☒ Yes ☐ No

**Vacant Land** ☒ Yes ☐ No

**Vacant Buildings (re-use)**☐ Yes☐ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☒ Yes☐ No

If Yes, number of vacant buildings

4

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**☐ Evidence of recent development within the site☐ B class☐ Non-B class \_\_\_\_\_☐ Evidence of recent development in the immediate surrounding area ☐ B class☐ Non-B class \_\_\_\_\_☒ No evidence of recent development☐ Evidence of marketing & duration \_\_\_\_\_**CONCLUSIONS****Other Comments / Observations**

Potential to develop a currently vacant site, however the scale of activity is already inappropriate for the location so is unlikely to be attractive to future occupiers.

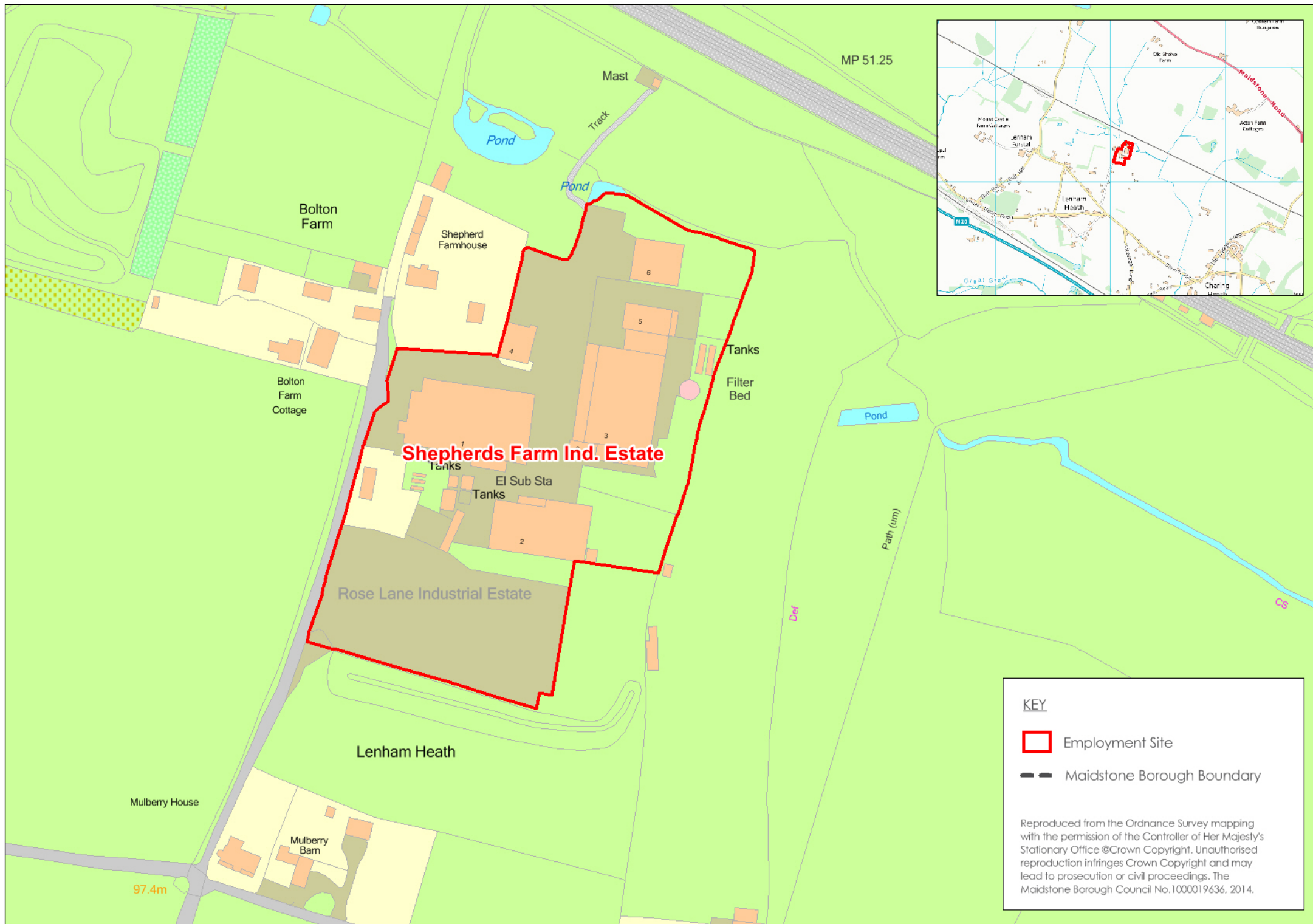
**Recommendations on future use / potential**

The site is weak in terms of its stock and access, it should therefore be considered for de-designation over the plan period.



Site Visit Photos – 09.07.14





Site Ref 23 Site Name LordswoodSurvey Date 15/07/2014Address M2, ME5 8UD Surveyor: Martyn & Laura**SITE DESCRIPTION**Site Area: 18.59haPolicy designation: Active Employment SiteLocation (nearest town or cluster description): Motorway Corridor**The site is best described as a:**

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

**Location character**

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

Closest trunk road (name and distance) A2045 (0.3 miles)Rail Access Chatham Bus routes 166**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution            | <input checked="" type="checkbox"/> Engineering  |
| <input checked="" type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing   |
| <input checked="" type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production   |
| <input type="checkbox"/> Creative industries                | <input checked="" type="checkbox"/> Office activity (describe type) <u>Car repairs</u> |
| <input checked="" type="checkbox"/> Other (inc non-B class) |  |

**General comments / description of site**

Well established cluster of B1c/B2/B8 employment uses focussed within a number of separate smaller clusters including; Ballard Industrial Centre, Regent Business Centre, and The Enterprise Centre. There are a number of units advertised to let by Watson Day, however there seems to be good occupancy and activity levels considering the size of the site.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Car repairs

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No



**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Close to Local Centre

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None observed

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

- ☐ Car

Adequate access off Lords Wood Lane and Gleaming Wood Drive

- ☐ HGV

Adequate access, good direct link to the M2

- ☐ Public transport

Closest bus stops on Boxley Road

- ☐ 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

- ☐ Parking

Adequate, although there is some on street

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None

**Opportunity for Intensification** ☐ Yes ☒ No

**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 \_\_\_\_\_  
(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 **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

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.

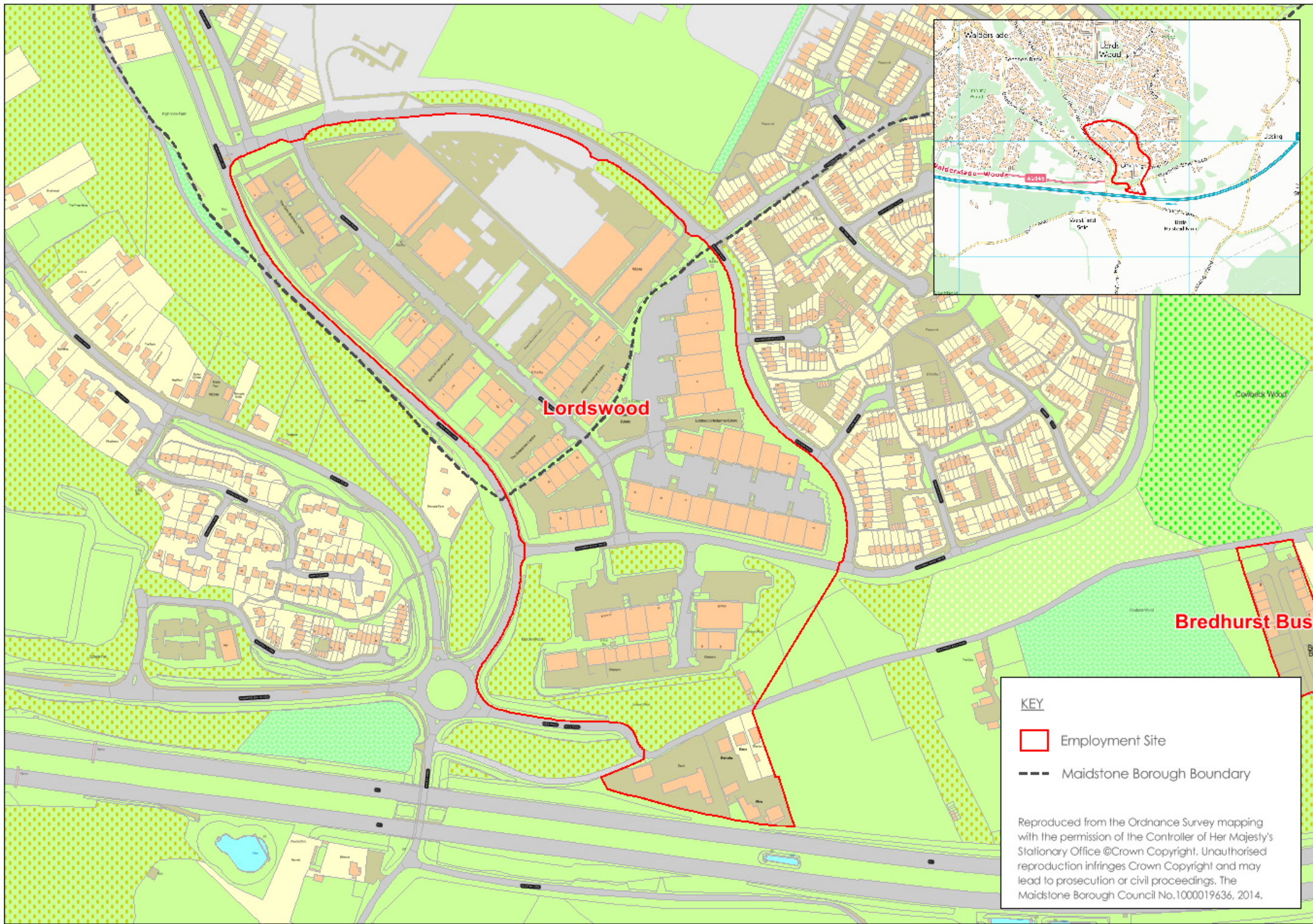
**Site Occupier**

- 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.
- E P M L
- 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 Ref 24\_\_\_\_\_ Site Name Eclipse Business Park

Survey Date 15/07/2014

Address J7 M20, ME14 3EN

Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 7.83ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A249 (0.1 mile)Rail Access Maidstone East (2.3 miles) Bus routes 506**Nature/significance of existing occupiers**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National      | <input type="checkbox"/> Local               |

**Sectors present**

- |   |  |
|---|--|
| <input type="checkbox"/> Distribution                       | <input type="checkbox"/> Engineering                                     |
| <input type="checkbox"/> Storage (open)                     | <input type="checkbox"/> Product manufacturing                           |
| <input type="checkbox"/> Storage (warehouse)                | <input type="checkbox"/> Food production                                 |
| <input type="checkbox"/> Creative industries                | <input checked="" type="checkbox"/> Office activity (describe type)_____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) | New retail unit under construction – Next & Hotel - Hilton               |



**General comments / description of site**

Modern out of town office development with significant parking provision, located on a major motorway junction. Provides a range of stock sizes including medium and large size units.

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 CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

Pub, Hilton hotel and Next retail development

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with environment for current uses

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Good

- ☐
- HGV

Good

- ☐
- Public transport

Bus stops and park &amp; ride nearby

- ☐
- Servicing

- ☐
- Internal Circulation

Adequate

- ☐
- Parking

Adequate

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☒ Yes ☐ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** - remainder of site being developed**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**

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
- DSH
- DHA Planning
- Software of Excellence
- Towergate

Site Visit Photos – 15.07.14









Site Ref 25 Site Name Turkey Mill Survey Date 09/07/2014Address Turkey Mill - Ashford Road, ME14 5PP Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 7.27 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.1 mile)Rail Access Maidstone West (1.4 miles) Bus routes 8, 10X, 19, 78, 88  
routes run on A20 to North of site**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input type="checkbox"/> Distribution                       | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                     | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)                | <input type="checkbox"/> Food production                       |
| <input checked="" type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) | _____  |

**General comments / description of site**

Mixed small business location with units in converted space providing small workshops.

Newer development to north west of site provides larger office accommodation

On site conference venue

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Very good | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor                 | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

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

- ☐
- Car

No issues

- ☐
- HGV

No access possible

- ☐
- Public transport

On main road (buses)

- ☐
- Servicing

- ☐
- Internal Circulation

- ☐
- Parking

Significant centralised parking

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

---

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** 

---

**Estimated Quantity** 

---

**Development activity**

Evidence of recent development within the site



B class



Non-B class

---



Evidence of recent development in the immediate surrounding area



B class



Non-B class

---



No evidence of recent development

Evidence of marketing & duration 

---

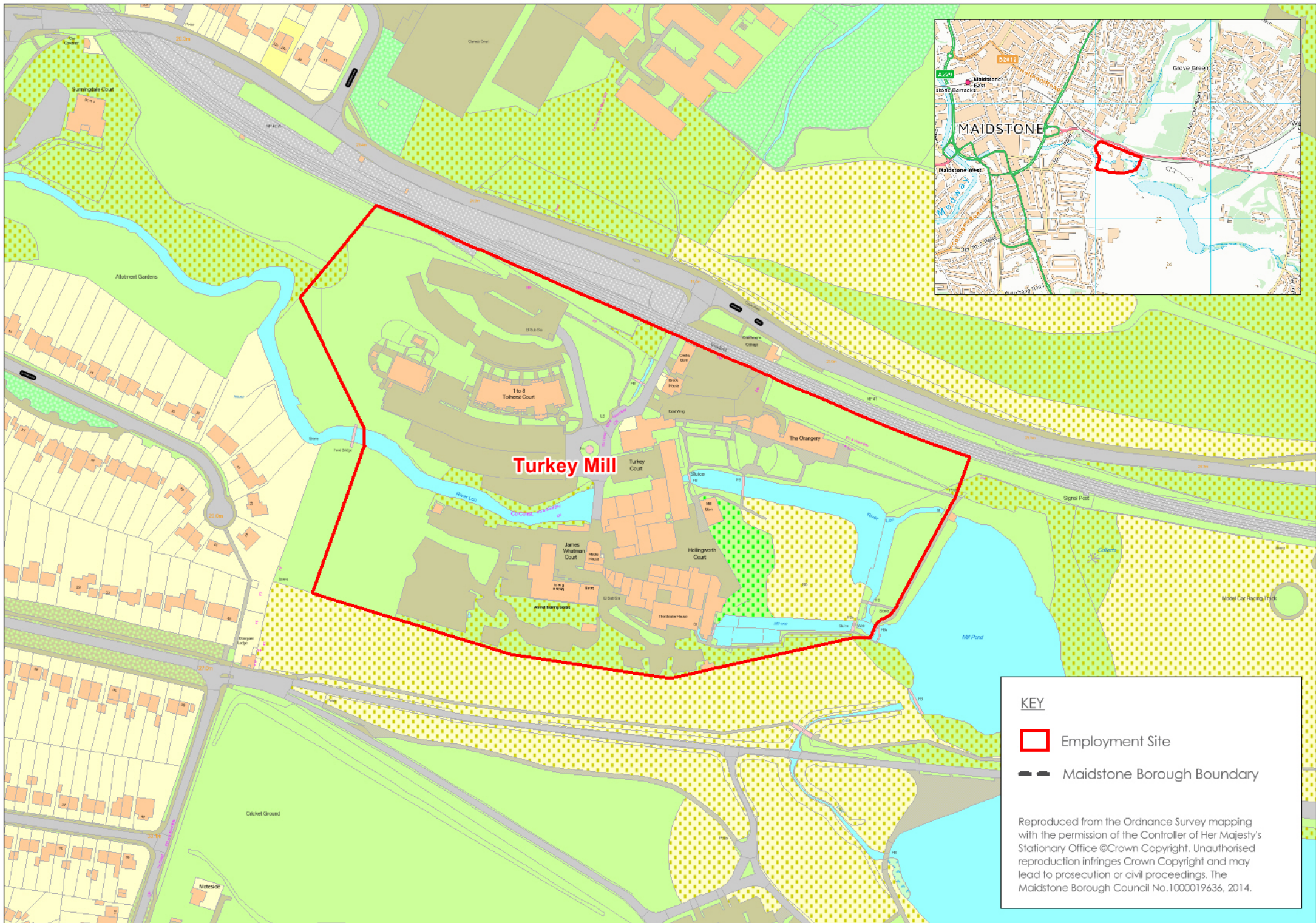
**CONCLUSIONS****Other Comments / Observations**

None

**Recommendations on future use / potential**

Protect and maintain as a good quality small business location with a range of floorspace types







Site Ref 26 Site Name Park Wood Trading Estate Survey Date 15/07/2014Address Park Wood Trading Estate - ME15 9YF Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 33.97 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) A274 (0.3 miles)Rail Access Maidstone West (3.4 miles) Bus routes 82 from Bicknor  
Road 0.2 miles to West of site**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input checked="" type="checkbox"/> Engineering                |
| <input type="checkbox"/> Storage (open)                 | <input checked="" type="checkbox"/> Product manufacturing      |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class)        | Car repair, leisure, car sales _____                           |

**General comments / description of site**

Large, multi-use employment site on the edge of the urban area.

Significant presence of large car main dealerships to main road end of Bircholt Road.

New, Council funded, development of small light industrial units.

A number of under-utilised land parcels or vacant sites

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Car dealers

**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**  
(comment on issues)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input checked="" type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☐ Yes ☐ No

Quality mixed, varies by 'sub' estate

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Agricultural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None observed

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

- ☐
- Car

No issues

- ☐
- HGV

No issues to site, strategic access via congested town centre

- ☐
- Public transport

Bus stops to main road

- ☐
- Servicing

Sites serviced from own yards / common spaces off main roads.

- ☐
- Internal Circulation

On-street parking on Bircholt Road reduces traffic to one lane

- ☐
- Parking

May not be adequate given scale of 'on street'

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

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

Opportunity for Intensification ☒ Yes ☐ No

Vacant Land

☐ Yes ☒ No

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

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

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

% of site developable <10% Estimated Quantity 2.5ha

### 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

Large proportion of new units in non-B uses.

Demand could be limited in the long term for larger manufacturing/distribution uses by the access route

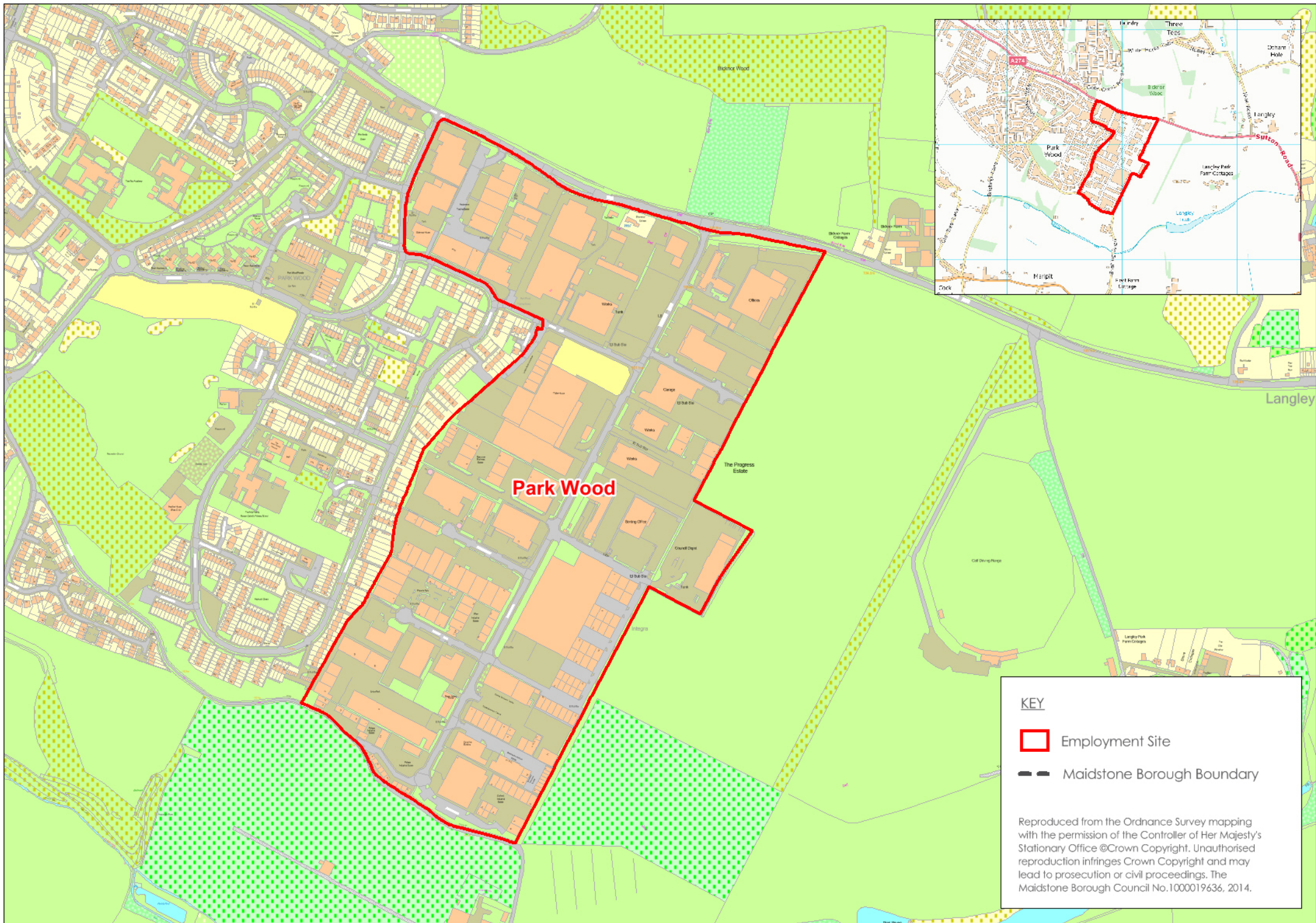
#### Recommendations on future use / potential

Protect and Enhance through development of existing sites and replacement of weaker stock.

Site Visit Photos – 15.07.14







Site Ref 27 \_\_\_\_\_ Site Name Bredhurst Business Park

Survey Date 15/07/2014

Address Westfield Sole Road, ME14 3EH

Surveyor: Martyn &amp; Laura \_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.76ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) M2 (1.8 miles)Rail Access Gillingham (Kent) (4.8 miles) Bus routes 101, 179, 182**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution                          | <input checked="" type="checkbox"/> Engineering                           |
| <input checked="" type="checkbox"/> Storage (open)                        | <input type="checkbox"/> Product manufacturing                            |
| <input checked="" type="checkbox"/> Storage (warehouse)                   | <input type="checkbox"/> Food production                                  |
| <input type="checkbox"/> Creative industries                              | <input checked="" type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) - Car repairs |   |

**General comments / description of site**

Well established B1c/B2 use employment site in good condition, with warehouses and open storage use areas. Located rurally, with poor access off Westfield Sole Road, but nearby to a number of other established commercial clusters.

There are a number of car related uses on the site, and some industrial/warehouse units to let – advertised by Core Commercial

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Car repairs

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with quality of current environment

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input checked="" type="checkbox"/> Industrial  | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Rural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Poor access off Westfield Sole Road – largely single track and site entrance could be wider

- ☐
- HGV

Could be difficult coming off Westfield Road

- ☐
- Public transport

None observed – closest bus stops on Boxley Road

- ☐
- Servicing

Units have some individual yard space, but largely taken up by parking

- ☐
- Internal Circulation

Ok but inhibited by on road parking, overspilling from units with car-related uses

- ☐
- Parking

Some allocated to each unit, but doesn't seem adequate for car related uses, resulting on on-road parking inhibiting internal circulation

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

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

Opportunity for Intensification ☐ Yes ☒ No**Vacant Land**☐ Yes ☐ NoVacant Buildings (re-use) ☒ Yes ☐ No If Yes, number of vacant buildings - units advertised by Core Commercial (c. 4 estimated to be vacant)



**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**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**

Despite access difficulties off Westfield Sole Road, site seems appropriate for current uses, with the majority of units occupied and with significant activity on site during the day.

Car parking provision could be an area that causes more serious problems for the internal circulation and functionality of the estate in the future.

**Recommendations on future use / potential**

The site should be Protected and Maintained as a B Class employment location. However the impacts of parking and access on the functionality and vacancy rates of the site should be monitored.



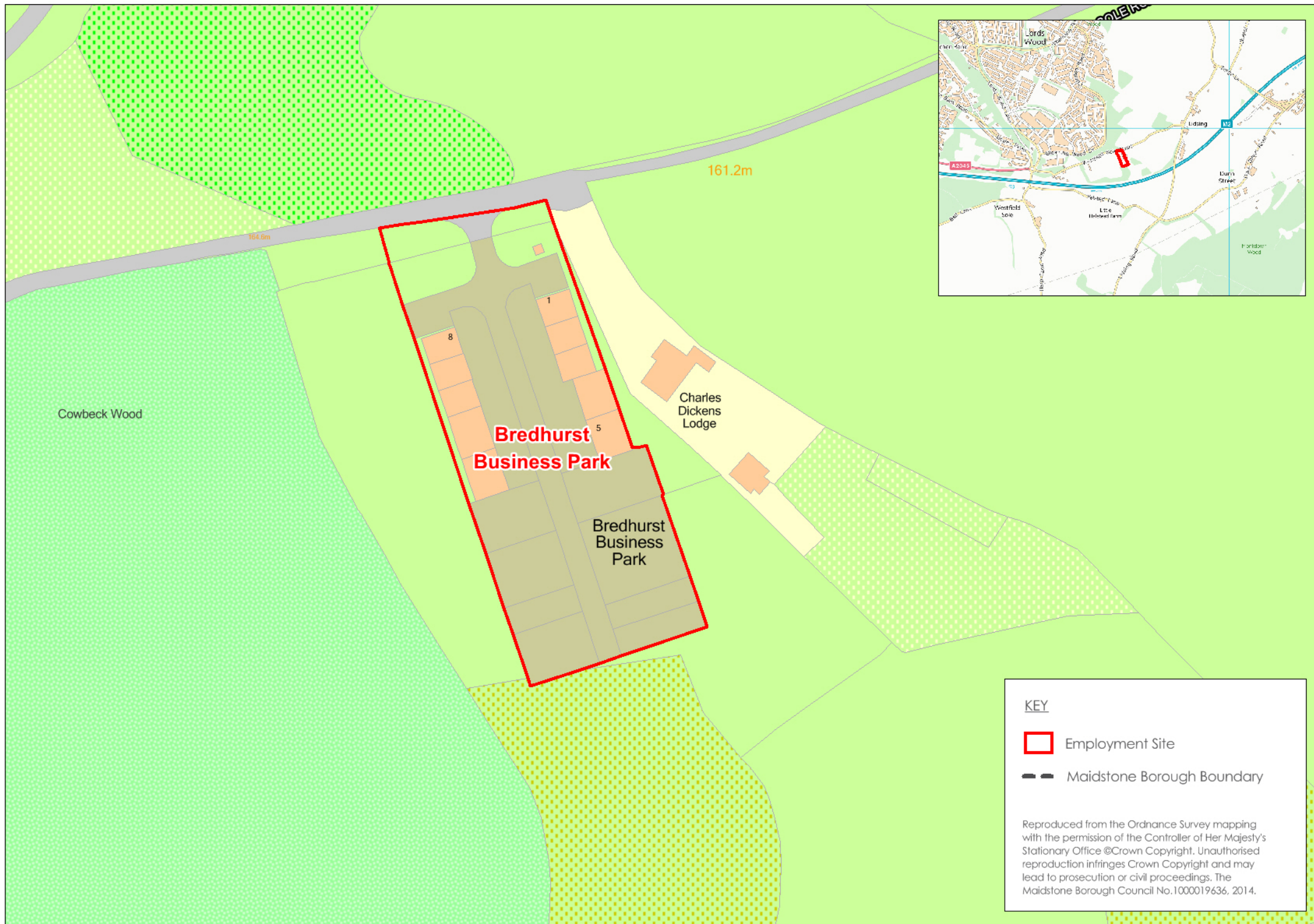
## Site Occupier

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 Visit Photos – 15.07.14







Site Ref 28\_\_\_\_\_ Site Name Former Poundstop

Survey Date 15/07/2014

Address Crismill Lane, ME14 4NT

Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 0.36ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Motorway Corridor

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

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

**Location character**

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

Closest trunk road (name and distance) A20 (0.1 mile) & M20
 Rail Access Bearstead (1.2 miles) Bus routes 10X runs a regular service on Ashford Road to the South of site
**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input type="checkbox"/> Local               |

**Sectors present**

- |   |   |
|---|---|
| <input type="checkbox"/> Distribution                   | <input type="checkbox"/> Engineering                          |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                      |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type)_____ |
| <input type="checkbox"/> Other (inc non-B class)        | _____   |

**General comments / description of site**

Single occupier site with 2 warehouse units.

In rural location with very poor access – narrow lane with poor surface condition – major constraint on suitability of site for employment use

Occupier is unique: rgva is “the only vehicle specific, full service graphics company in the UK”

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues



**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Rural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐
- Car

Very poor access – narrow rural road in poor 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

- ☐
- Internal Circulation

Adequate for small vehicles

- ☐
- Parking

Adequate for current use

Access and parking is adequate for the uses within the site ☒ Yes - possibly ☐ No ☐ Don't know**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

Opportunity for Intensification ☐ Yes ☒ No**Vacant Land**☐ Yes ☒ No**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

(Can be reoccupied in current form)

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

- |   |                                  |  |
|---|----------------------------------|--|
| <input type="checkbox"/> Evidence of recent development within the site                   | <input type="checkbox"/> B class | <input type="checkbox"/> Non-B class _____ |
| <input type="checkbox"/> Evidence of recent development in the immediate surrounding area | <input type="checkbox"/> B class | <input type="checkbox"/> Non-B class _____ |
| <input type="checkbox"/> No evidence of recent development                                |                                  |  |
| <input type="checkbox"/> Evidence of marketing & duration _____                           |                                  |  |

**CONCLUSIONS****Other Comments / Observations**

Access is the main challenge to this site both in terms of the scale of road and quality.

**Recommendations on future use / potential**

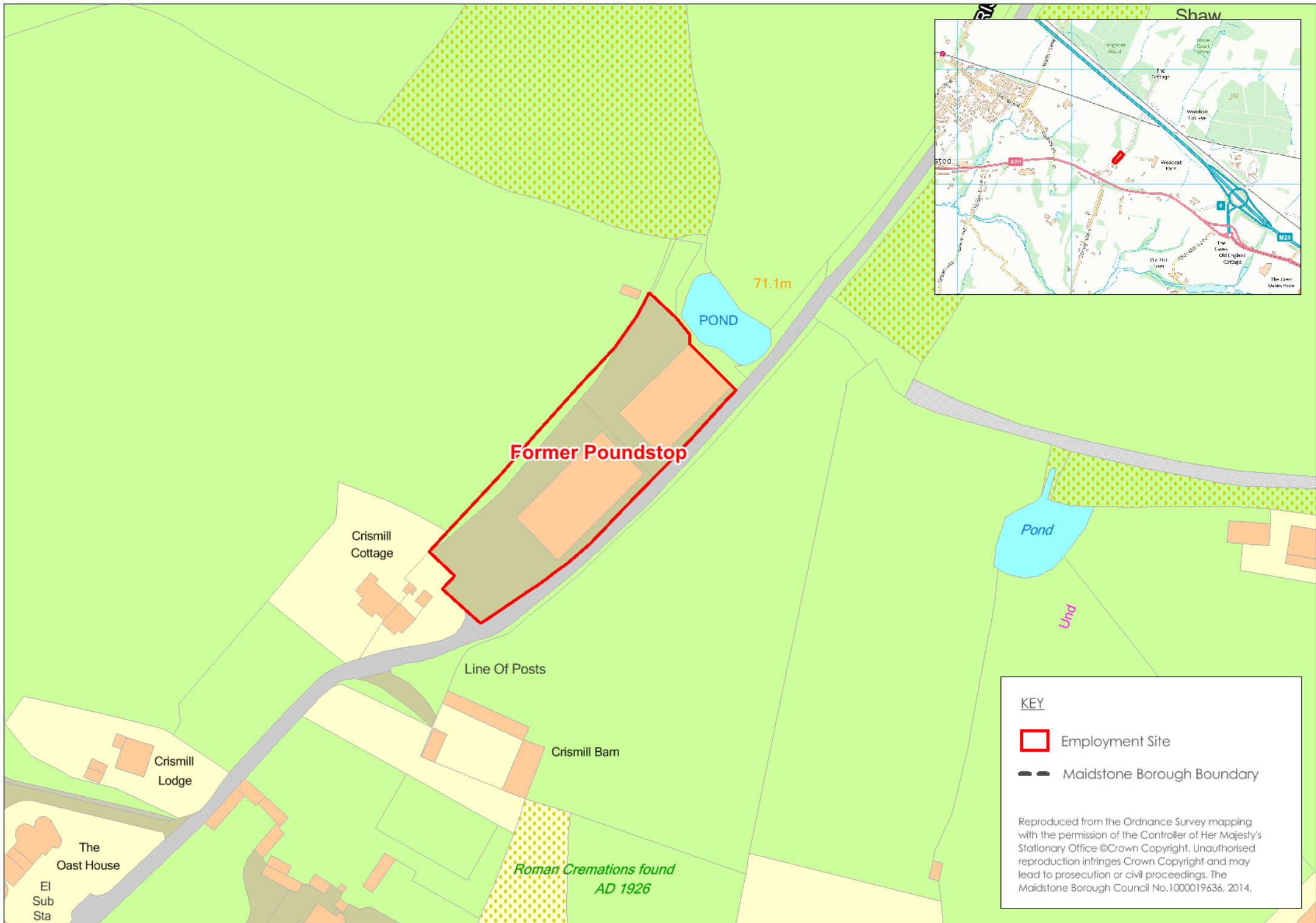
The site should Monitored and Managed with alternative uses considered should the current occupier vacate the site. If marketed the nature of stock in this location is unlikely to provide an attractive proposition to other occupiers.

**Site Occupier**

- rgva

Site Visit Photos – 15.07.14





Site Ref 32 Site Name South Park Business Village Survey Date 15/07/2014Address South Park Business Village - ME15 6JZ Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 1.43 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) A229 (0.2 miles)Rail Access Maidstone West (1.2 miles) Bus routes 84 (appears to be a stop in South Park)**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |  |   |
|--|---|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering  |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                                    |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production  |
| <input type="checkbox"/> Creative industries     | <input checked="" type="checkbox"/> Office activity (describe type) Mixed <u></u> |
| <input type="checkbox"/> Other (inc non-B class) | <u></u>   |



**General comments / description of site**

Purpose built office campus of two storey units arranged as courtyards

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None

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

- ☐
- Car

No issues

- ☐
- HGV

Not required

- ☐
- Public transport

Bus stops close to site frontage

- ☐
- Servicing

Front door servicing appropriate for office space

- ☐
- Internal Circulation

No issues

- ☐
- Parking

Provided within 'courtyards'

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

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

(Can be reoccupied in current form)

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings \_\_\_\_\_

(Likely to require refurbishment or redevelopment to be reoccupied)

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

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

### Development activity

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

### CONCLUSIONS

#### Other Comments / Observations

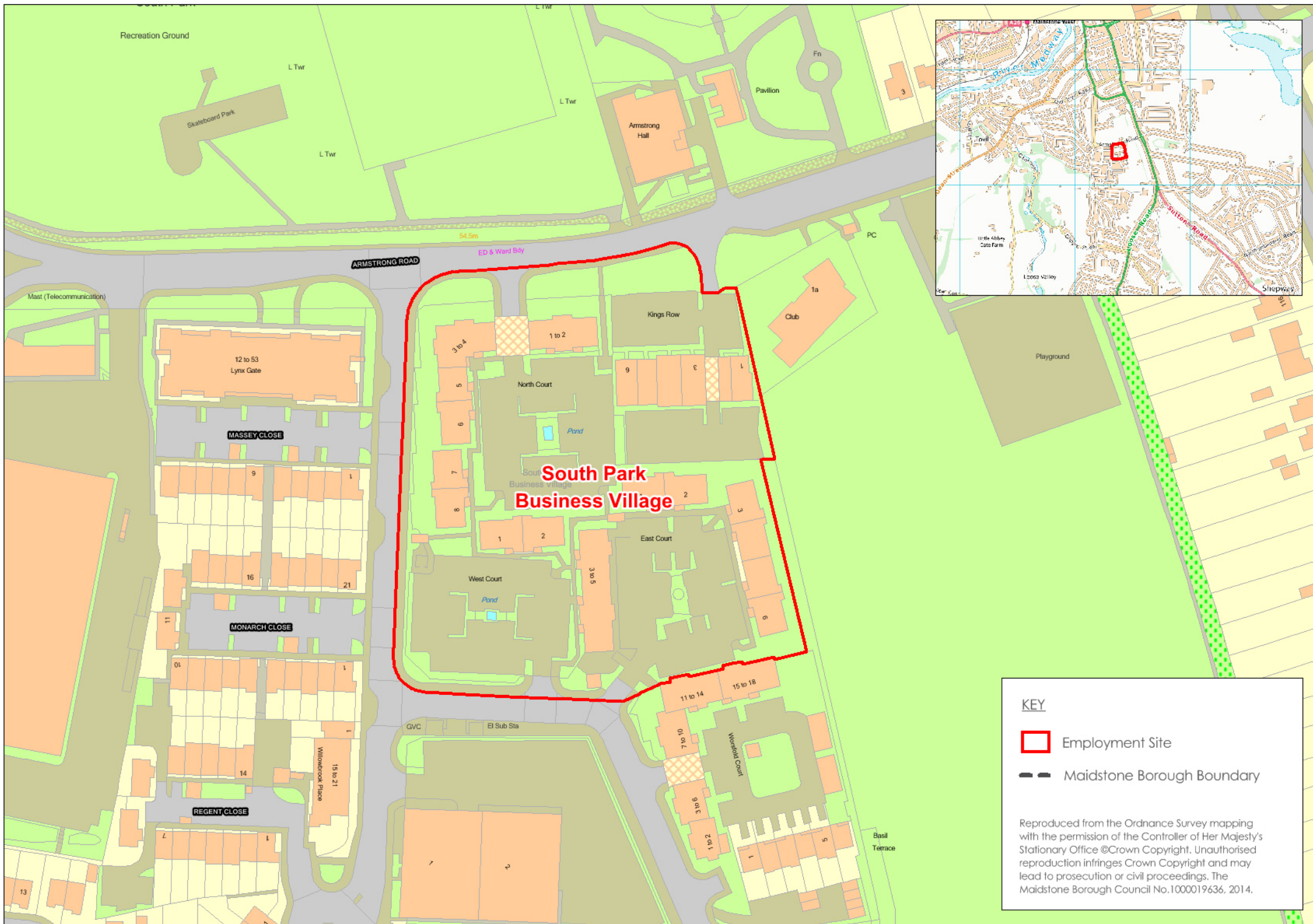
Neighbouring site of similar design, but used for residential. Potential risk of conversion in the medium term.

#### Recommendations on future use / potential

Protect and maintain as a source of small office space close to the town centre

Site Visit Photos – 15.07.14







Site Ref 34 Site Name Wharf Road Survey Date 15/07/2014Address Wharf Road, Maidstone, ME15 6RR Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 0.52 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) B2010 (0.2 miles)Rail Access Maidstone West (1.3 miles) Bus routes 23, 26 run on Church Road, South of the site**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution            | <input checked="" type="checkbox"/> Engineering                |
| <input type="checkbox"/> Storage (open)          | <input checked="" type="checkbox"/> Product manufacturing      |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | Boxing club/gym _____  |

**General comments / description of site**

Older industrial buildings located in an area which has seen significant residential development.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Very good       | <input type="checkbox"/> Good      |
| <input checked="" type="checkbox"/> Poor | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☐ Yes ☐ No

Conflicts with residential uses nearby

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None observed

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

- ☐
- Car

No issues

- ☐
- HGV

Access via residential street

- ☐
- Public transport

- ☐
- Servicing

Within site

- ☐
- Internal Circulation

Adequate

- ☐
- Parking

Adequate

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings \_\_\_\_\_

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☒ Yes☐ No

If Yes, number of vacant buildings \_\_\_\_\_

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_**Estimated Quantity** \_\_\_\_\_**Development activity**☐

Evidence of recent development within the site

☐

B class

☐

Non-B class

\_\_\_\_\_

☐

Evidence of recent development in the immediate surrounding area

☐

B class

☐

Non-B class

\_\_\_\_\_

☒

No evidence of recent development

☐

Evidence of marketing &amp; duration \_\_\_\_\_

**CONCLUSIONS****Other Comments / Observations**

Site is poorly located in terms of road access and relationship to neighbouring uses. Stock quality is unlikely to be used by future businesses in growth sectors.

**Recommendations on future use / potential**

Manage and monitor, not a site that will play a strategic future economic role.

Site Visit Photos – 15.07.14







Site Ref 35 Site Name The Old Brewery Survey Date 15/07/2014Address The Old Brewery - Buckland Road, ME16 0DZ Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 0.41 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) A229 (Adjacent)Rail Access Maidstone West (0.4 miles) Bus routes Multiple routes run on London Road (to South of site)**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |  |   |
|--|---|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering  |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                              |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                                    |
| <input type="checkbox"/> Creative industries     | <input checked="" type="checkbox"/> Office activity (describe type) <u></u> |
| <input type="checkbox"/> Other (inc non-B class) | <u></u>   |

**General comments / description of site**

Converted premises providing good quality office and workshop space to the west of the town centre.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Very good | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor                 | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road             | <input checked="" type="checkbox"/> Office |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

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

- ☐
- Car

No issues

- ☐
- HGV

Not possible

- ☐
- Public transport

Close to rail station and bus stops

- ☐
- Servicing

From within site

- ☐
- Internal Circulation

No issues

- ☐
- Parking

No issues observed

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

None

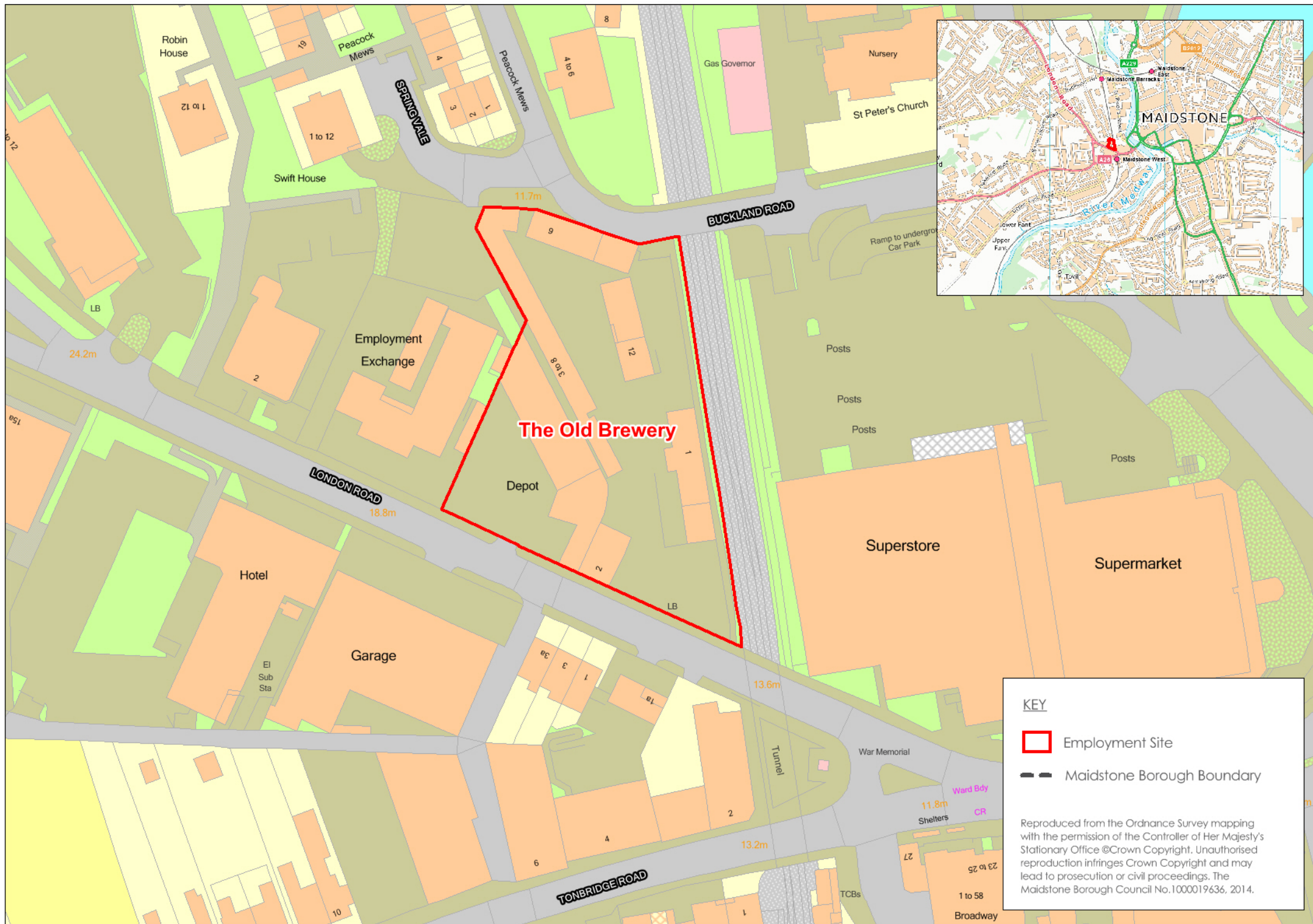
**Recommendations on future use / potential**

Protect and maintain as an employment site, provides good quality mix of spaces suitable for a range of small businesses



Site Visit Photos – 15.07.14





Site Ref 37 Site Name Lested Farm Survey Date 09/07/2014Address Lested Farm - Plough Wents Road, ME17 3SA Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 2.33 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) B2163 (Adjacent)Rail Access Maidstone West (5.4 miles) Bus routes Appears to be no bus route in vicinity of site**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | Waste processing _____   |



**General comments / description of site**

Rural employment site used for the storage and processing of waste materials

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Waste recycling****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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

Open storage/processing of materials not an issue as a single occupier site

**Neighbouring uses**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential      | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail           | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport          | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road             | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial       | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education | <input type="checkbox"/> Further Education |

Agricultural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

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

- ☐
- Car

No issues

- ☐
- HGV

No issues

- ☐
- Public transport

None observed

- ☐
- Servicing

Adequate for use

- ☐
- Internal Circulation

Unchallenged

- ☐
- Parking

Sufficient

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☒ Yes ☐ No

**Vacant Land**☐ Yes ☒ No



**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

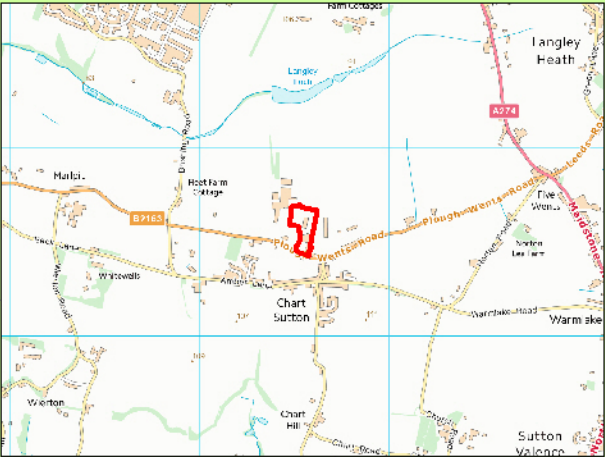
None

**Recommendations on future use / potential**

Manage and monitor single occupier use, may require intervention should occupier vacate the site.

Site Visit Photos – 09.07.14





Site Ref 39 Site Name Hart Street Commercial Centre Survey Date 02/07/2014  
 Address \_\_\_\_\_ Surveyor Martyn & Laura

### **SITE DESCRIPTION**

Site Area: 2.74 ha

Policy designation: Mainly trade counter

Location (nearest town or cluster description): Maidstone Urban Area

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

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

#### **Location character**

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

Closest trunk road (name and distance) A229 (0.2 miles)

Rail Access Maidstone West (0.2 miles) Bus routes Numerous bus routes  
run to/from railway station

#### **Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International       | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input checked="" type="checkbox"/> Local    |

#### **Sectors present**

- |   |  |
|---|--|
| <input type="checkbox"/> Distribution                   | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class)        | Trade Counter _____  |



**General comments / description of site**

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.

New self storage facility on main road frontage.

Vacant units appear more suited to B class activity

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

Trade counter

**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**  
(comment on issues)

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No



**Neighbouring uses**

- |  |   |
|--|---|
| <input type="checkbox"/> Residential       | <input checked="" type="checkbox"/> Leisure |
| <input checked="" type="checkbox"/> Retail | <input type="checkbox"/> Town centre        |
| <input type="checkbox"/> Airport           | <input checked="" type="checkbox"/> Rail    |
| <input type="checkbox"/> Road              | <input type="checkbox"/> Office             |
| <input type="checkbox"/> Industrial        | <input type="checkbox"/> Warehousing        |
| <input type="checkbox"/> Higher Education  | <input type="checkbox"/> Further Education  |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None

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

- ☐
- Car

No issues

- ☐
- HGV

No issues

- ☐
- Public transport

Close to Maidstone West station

- ☐
- Servicing

No issues

- ☐
- Internal Circulation

Appropriate for use

- ☐
- Parking

Provided with each unit, relatively under used on day of survey

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

**Vacant Buildings (re-use)**☒ Yes☐ No

If Yes, number of vacant buildings 2\_\_\_\_\_

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☐ No

If Yes, number of vacant buildings \_\_\_\_\_

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

None

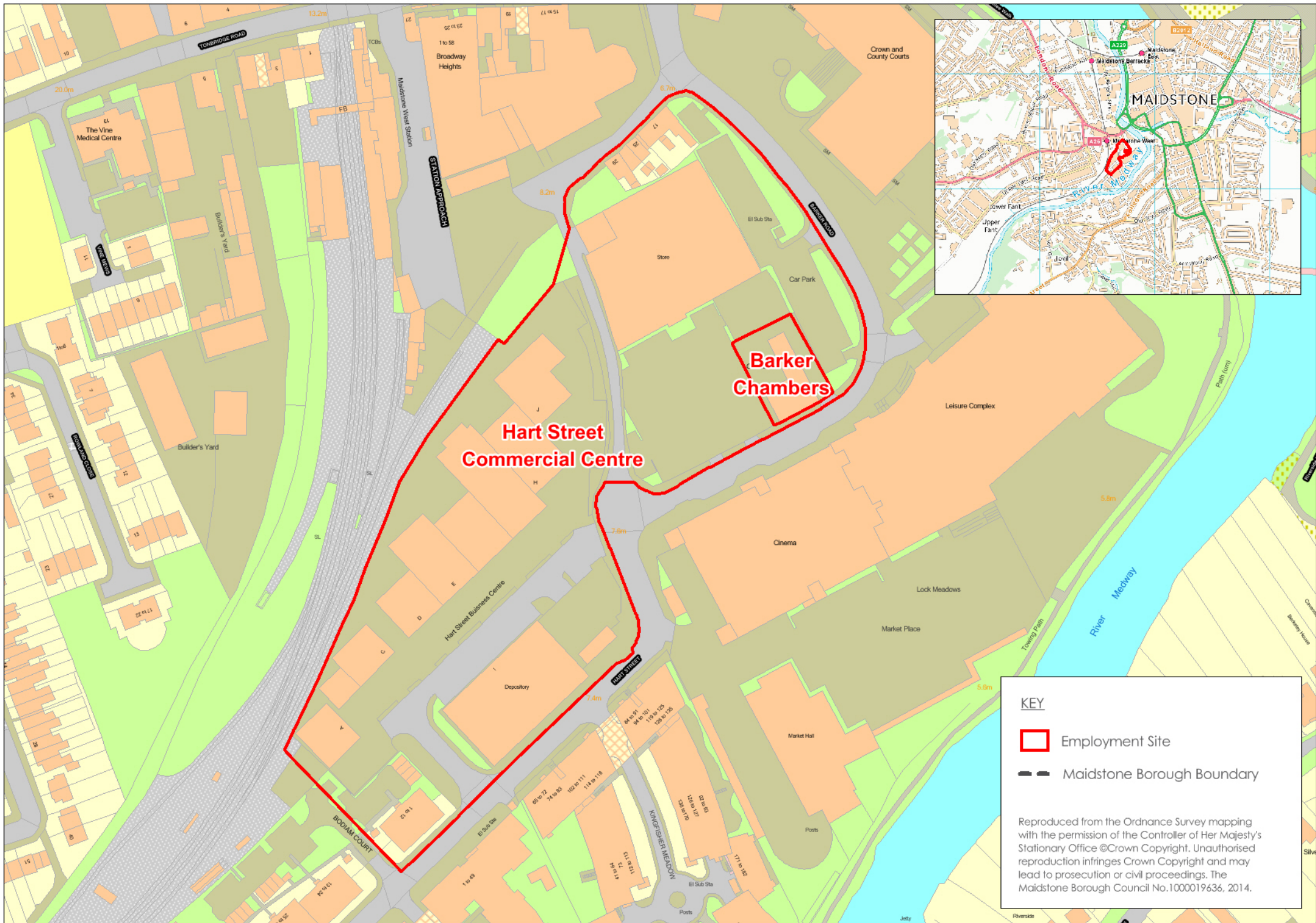
**Recommendations on future use / potential**

Protect and maintain given some units still within B class use.

Site Visit Photos – 02.07.14







Site Ref 40 Site Name Wheelbarrow Park Estate Survey Date 09/07/2014Address Wheelbarrow 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 description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) B2079 (0.3 miles)Rail Access Marden (0.4 miles) Bus routes 28 stop in centre of estate**Nature/significance of existing occupiers**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> International | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National      | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Distribution        | <input checked="" type="checkbox"/> Engineering                |
| <input type="checkbox"/> Storage (open)                 | <input checked="" type="checkbox"/> Product manufacturing      |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |



**General comments / description of site**

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.

Considerable investment evident in the stock.

Site is limit by its road access, which is weight restricted.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

Some areas to the south are weaker

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Agricultural

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

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

- ☐
- Car

No issues

- ☐
- HGV

Weight restrictions to some access roads

- ☐
- Public transport

Close to Marden station

- ☐
- Servicing

Self contained within in sites for larger units.  
Some servicing from main road observed

- ☐
- Internal Circulation

Restricted by on street parking to the south

- ☐
- Parking

May be limited, impacted also by station users  
potentiallyAccess and parking is adequate for the uses within the site ☐ Yes ☒ No ☐ Don't know**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

Opportunity for Intensification ☐ Yes ☒ NoVacant Land ☐ Yes ☒ No

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

(Can be reoccupied in current form)

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

(Likely to require refurbishment or redevelopment to be reoccupied)

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

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

### Development activity

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

### CONCLUSIONS

#### 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

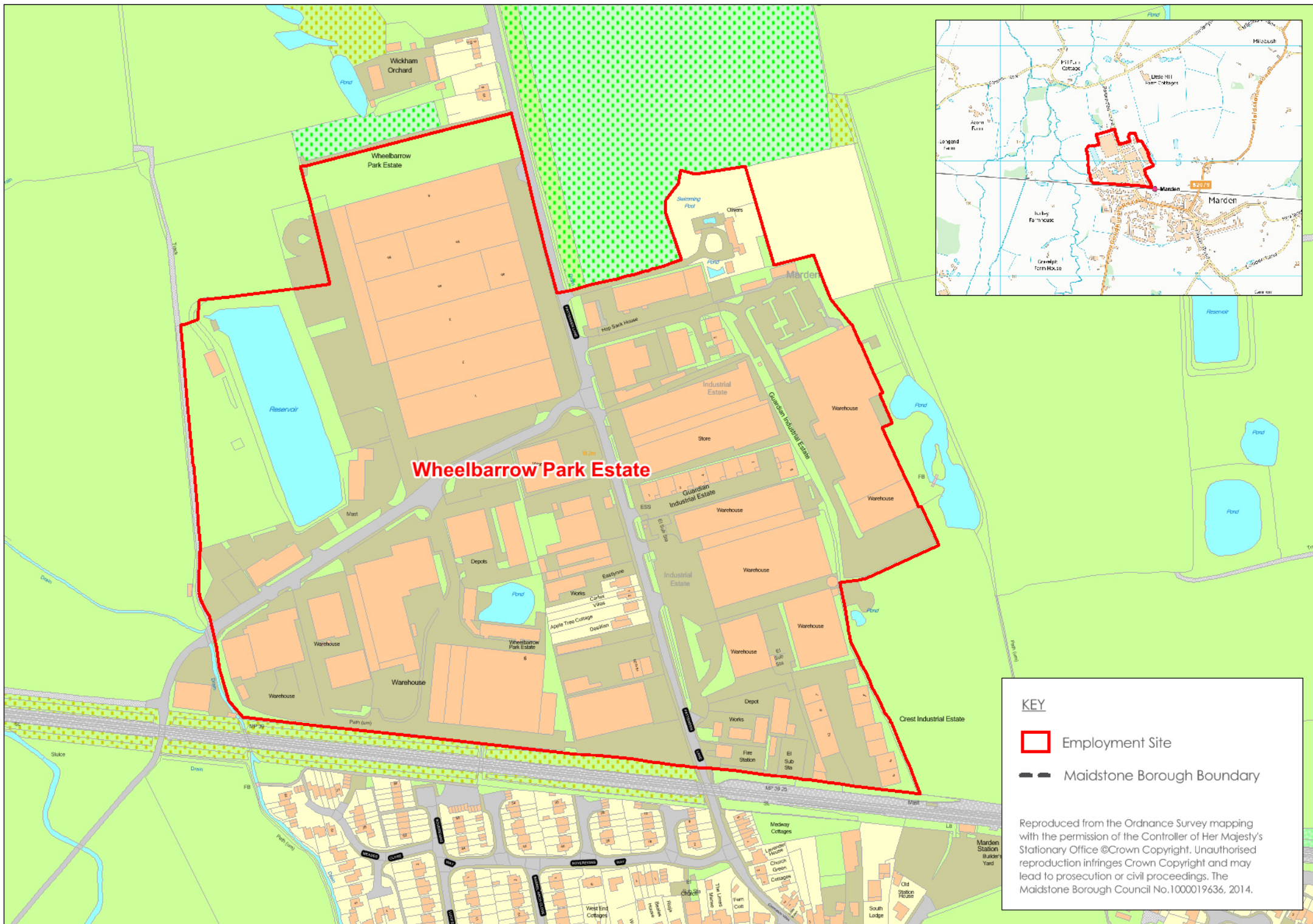
The site will continue to be an important employment location and should therefore be Protected and Maintained for B class uses.

However, it will need careful consideration to future uses if large units become vacant.

Site Visit Photos – 09.07.14









Site Ref 42\_\_\_\_\_ Site Name Honeycrest Industrial Park\_\_\_\_\_ Survey Date 09/07/2014\_\_\_\_\_

Address Staplehurst, TN12 0QW\_\_\_\_\_ Surveyor Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 13.36ha

Policy designation Active Employment Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) A 229 (0.2 miles)\_\_\_\_\_

Rail Access Staplehurst (0.2 miles)\_\_\_\_\_ Bus routes Route 5 stop at Staplehurst station\_\_\_\_\_

**Nature/significance of existing occupiers**

- |  |  |
|--|--|
| <input type="checkbox"/> International       | <input checked="" type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National | <input checked="" type="checkbox"/> Local    |

**Sectors present**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                          |
| <input type="checkbox"/> Storage (open)                     | <input checked="" type="checkbox"/> Product manufacturing     |
| <input checked="" type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                      |
| <input type="checkbox"/> Creative industries                | <input type="checkbox"/> Office activity (describe type)_____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) | Car repairs_____  |

**General comments / description of site**

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 accommodates two large occupiers and a number of smaller light industrial units in a 'terraced' format. Capacity exists for further development.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

No issues with environment quality

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Open space also provided to the west and south of the site

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

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

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None evident

**Opportunity for Intensification** ☒ Yes ☐ No

**Vacant Land** ☒ Yes ☐ No

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

**Vacant Buildings (refurb)** ☐ Yes ☒ No If Yes, number of vacant buildings 3-5 \_\_\_\_\_  
(Likely to require refurbishment or redevelopment to be reoccupied)

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

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

### Development activity

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

### CONCLUSIONS

#### Other Comments / Observations

Traffic impact of new supermarket will need to be monitored to ensure there is no adverse impact on B Class activity.

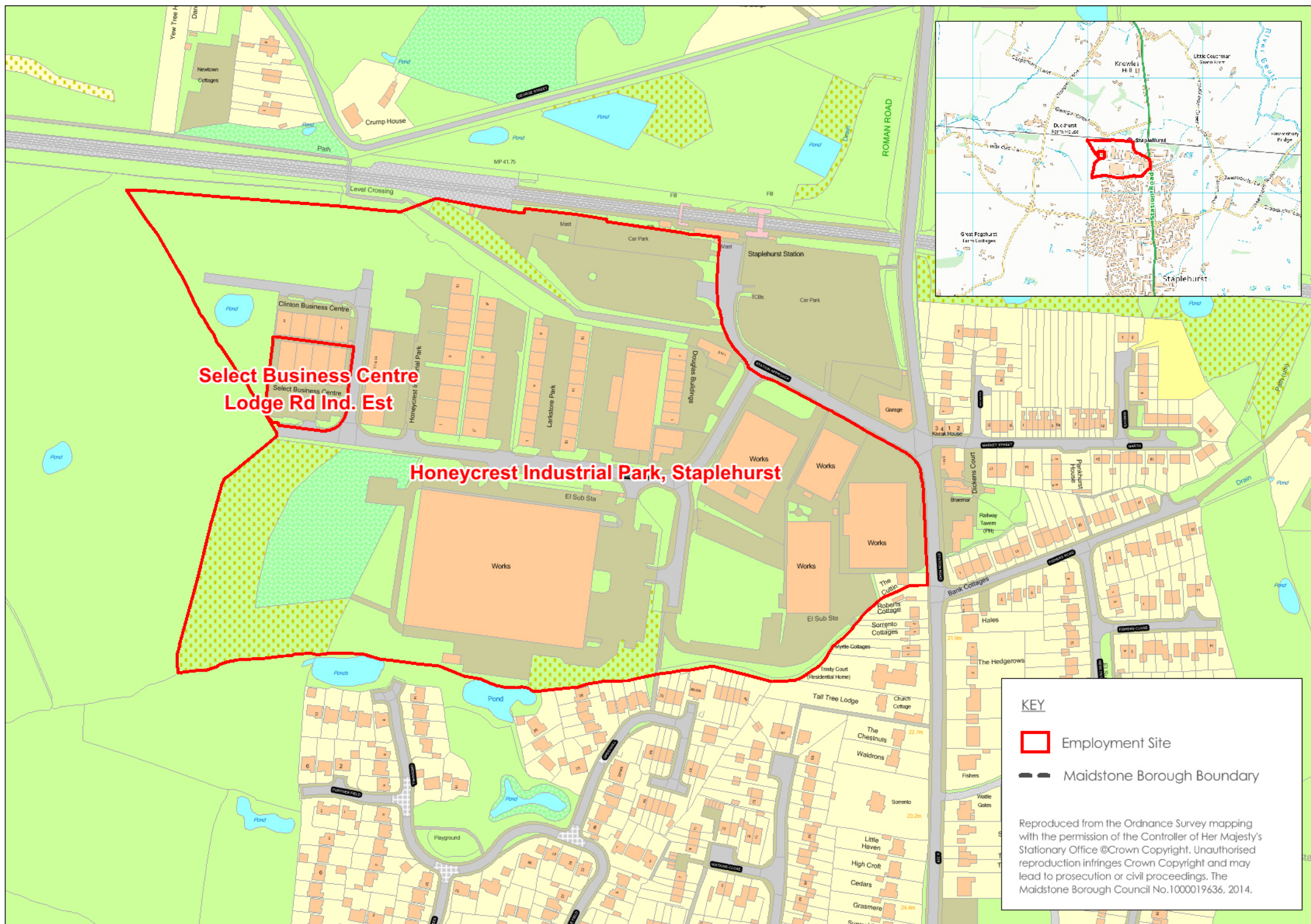
#### Recommendations on future use / potential

The site should be Protected and Enhanced with remaining capacity brought forward at Lodge Lane.

Site Visit Photos – 09.07.14







Site Ref 44\_\_\_\_\_ Site Name Barham Court

Survey Date 15/07/2014

Address Teston, ME18 5BZ

Surveyor: Martyn &amp; Laura\_\_\_\_\_

**SITE DESCRIPTION**

Site Area: 3.65ha

Policy designation: Active Employment South

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) A26 (0.2 miles)Rail Access Watlingbury (1.7 miles) Bus routes 6, 6A, 6X, 7**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |  |
|---|--|
| <input type="checkbox"/> Distribution                         | <input type="checkbox"/> Engineering                                     |
| <input type="checkbox"/> Storage (open)                       | <input type="checkbox"/> Product manufacturing                           |
| <input type="checkbox"/> Storage (warehouse)                  | <input type="checkbox"/> Food production                                 |
| <input type="checkbox"/> Creative industries                  | <input checked="" type="checkbox"/> Office activity (describe type)_____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) : | Wedding/conference/functions venue                                       |

**General comments / description of site**

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' provides a small residential offer.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

The conference and wedding venue provide meeting rooms but there appears to be no on-site facilities for occupiers

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

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

Weddings/functions venue utilises the business centre resources and some other rooms, but these do not detract from the B Class floorspace offer.

**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**  
(comment on issues)

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Very good | <input type="checkbox"/> Good      |
| <input type="checkbox"/> Poor                 | <input type="checkbox"/> Very poor |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

Very good quality environment in terms of setting, landscape and building style and quality

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input checked="" type="checkbox"/> Road        | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Close to limited local Teston services i.e. Teston Post Office

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None evident

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

- ☐ Car

Good

- ☐ HGV

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

- ☐ Internal Circulation

Narrow access road may be an issue for some vehicles, although circulation is adequate and unlikely to impact occupier demand.

- ☐ Parking

Some provision in yard in front of units

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

**DEVELOPMENT CONTEXT****Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None evident

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

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

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

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 Ref 45 Site Name Nortons Industrial EstateSurvey Date 15/07/2014Address Collier Street, TN12 9RRSurveyor: Martyn & Laura**SITE DESCRIPTION**Site Area: 0.43haPolicy designation: Active Employment SiteLocation (nearest town or cluster description): Rural South**The site is best described as a:**

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

**Location character**

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

Closest trunk road (name and distance) B2162 (Adjacent)Rail Access Marden (2.5 miles) Bus routes None apparent in vicinity of site**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution  | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)  | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)                                     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries                                     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input checked="" type="checkbox"/> Other (inc non-B class) - garage/car repairs |  |

**General comments / description of site**

Small site with converted barn units. In very rural location therefore difficult to find and access site has no clear signs and a narrow entrance.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Farmland

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None observed

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

- ☐
- Car

Poor access – very narrow and difficult to see from road

- ☐
- HGV

Unlikely to be accessible, although occupiers not likely to require HGV servicing

- ☐
- Public transport

Bus stops nearby on Collier Street

- ☐
- Servicing

Internal road and yard

- ☐
- Internal Circulation

Long thin site, so difficult to turn around

- ☐
- Parking

Adequate provision, not impacting on internal circulation

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

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification**☐ Yes ☒ No

No

**Vacant Land**☐ Yes ☒ No

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 **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

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 Ref 46 & 48 Site Name Tovil Green Business Park Survey Date 15/07/2014Address Tovil Green Business Park/Burial Ground Lane - ME15 6RJ & ME15 6TASurveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 2.03 ha

Policy designation: Active Employment Site

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) A26 (0.6 miles)Rail Access Maidstone West (0.9 miles) Bus routes 23 & 26 run on  
Burial Ground Lane adjacent to site**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |   |  |
|---|--|
| <input type="checkbox"/> Distribution                   | <input checked="" type="checkbox"/> Engineering                |
| <input type="checkbox"/> Storage (open)                 | <input type="checkbox"/> Product manufacturing                 |
| <input checked="" type="checkbox"/> Storage (warehouse) | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries            | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) _____  |  |

**General comments / description of site**

Good quality small light industrial development.

Well maintained

Located close to south of the Maidstone urban area.

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No



**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None

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

- ☐
- Car

No issues

- ☐
- HGV

Tight access unlikely to allow HGV

- ☐
- Public transport

Bus routes on road

- ☐
- Servicing

Within site on common area

- ☐
- Internal Circulation

Limited when parking fully utilised

- ☐
- Parking

Sufficient for scale of use

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land**

☐ Yes ☒ No

**Vacant Buildings (re-use)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Can be reoccupied in current form)***Vacant Buildings (refurb)**☐ Yes☒ No

If Yes, number of vacant buildings

*(Likely to require refurbishment or redevelopment to be reoccupied)**Note: all vacant buildings/sites etc to be marked on accompanying site plan***% of site developable** \_\_\_\_\_ **Estimated Quantity** \_\_\_\_\_**Development activity**

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

**CONCLUSIONS****Other Comments / Observations**

None

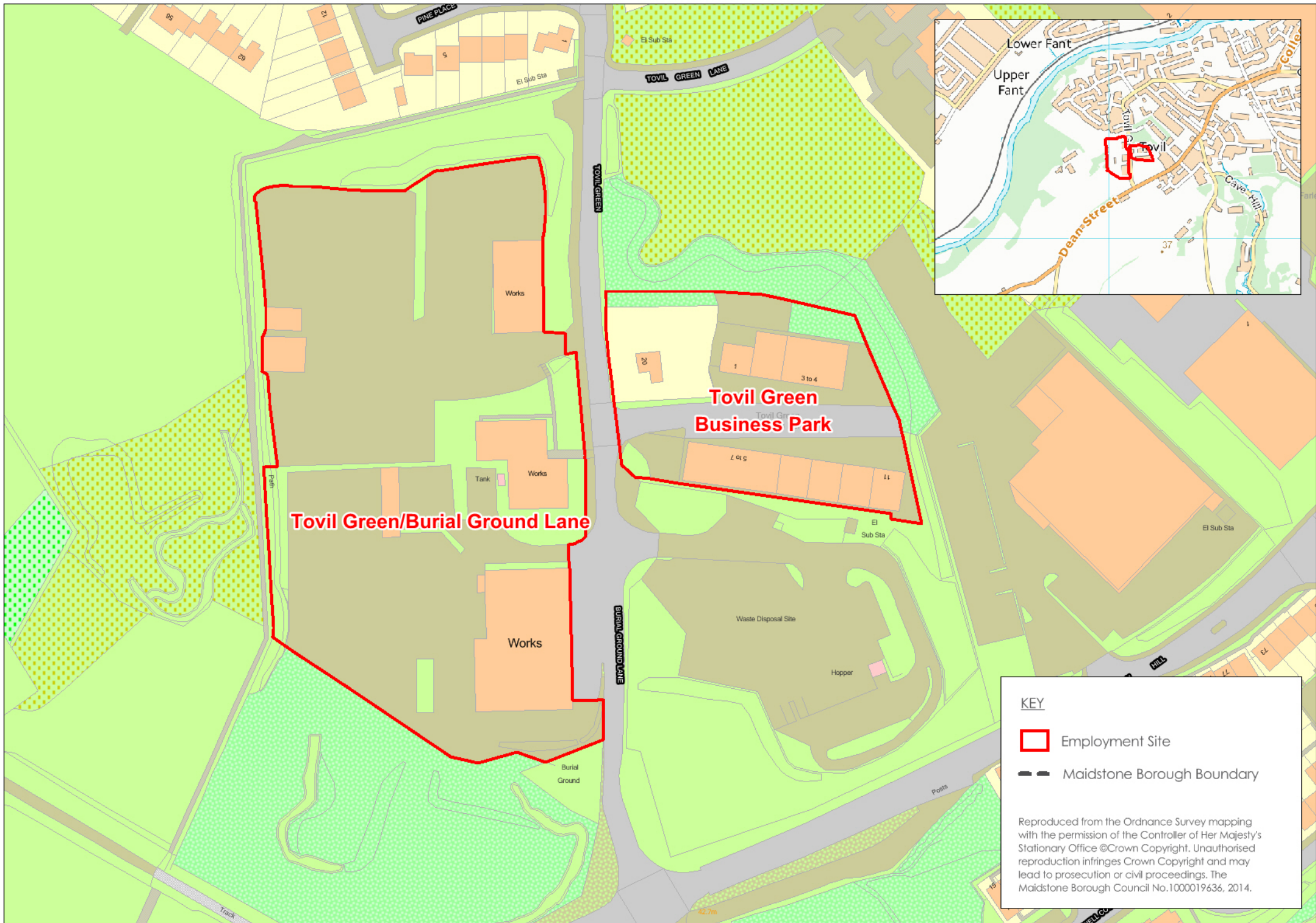
**Recommendations on future use / potential**

Protect and maintain as a B class use within the urban area. Loss of other sites in this area have reduced supply.

Site Visit Photos – 15.07.14







Site Ref 47 Site Name Ecclestone Road Survey Date 15/07/2014Address Ecclestone Road - Tovil, ME15 6QN Surveyor Martyn & Laura**SITE DESCRIPTION**

Site Area: 0.53 ha

Policy designation: Active Employment Land

Location (nearest town or cluster description): Maidstone Urban Area

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

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

**Location character**

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

Closest trunk road (name and distance) B2010Rail Access Maidstone West (1.1 miles) Bus routes 17, 23, 26 run on  
the B2010 to the South of the site**Nature/significance of existing occupiers**

- |   |                                   |
|---|-----------------------------------|
| <input checked="" type="checkbox"/> International | <input type="checkbox"/> Regional |
| <input checked="" type="checkbox"/> National      | <input type="checkbox"/> Local    |

**Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution            | <input type="checkbox"/> Engineering                           |
| <input type="checkbox"/> Storage (open)          | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)     | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries     | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class) | _____  |



**General comments / description of site**

Standalone industrial building, other similar sites appear to have been redeveloped for residential in the last 10-15 years.

Site next door currently under construction

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

Although neighbouring uses may impact

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input type="checkbox"/> Rail              |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

School

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

None

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

- ☐
- Car

No issues

- ☐
- HGV

Limited – speed restrictions, ‘humps’ along Ecclestone Road

- ☐
- Public transport

- ☐
- Servicing

Appropriate for use

- ☐
- Internal Circulation

n/a

- ☐
- Parking

adequate

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- |  |
|--|
| <input type="checkbox"/> Topography    |
| <input type="checkbox"/> Contamination |
| <input type="checkbox"/> Other         |

None

**Opportunity for Intensification** ☐ Yes ☒ No

**Vacant Land** ☐ Yes ☒ No

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

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

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

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

### Development activity

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

### CONCLUSIONS

#### Other Comments / Observations

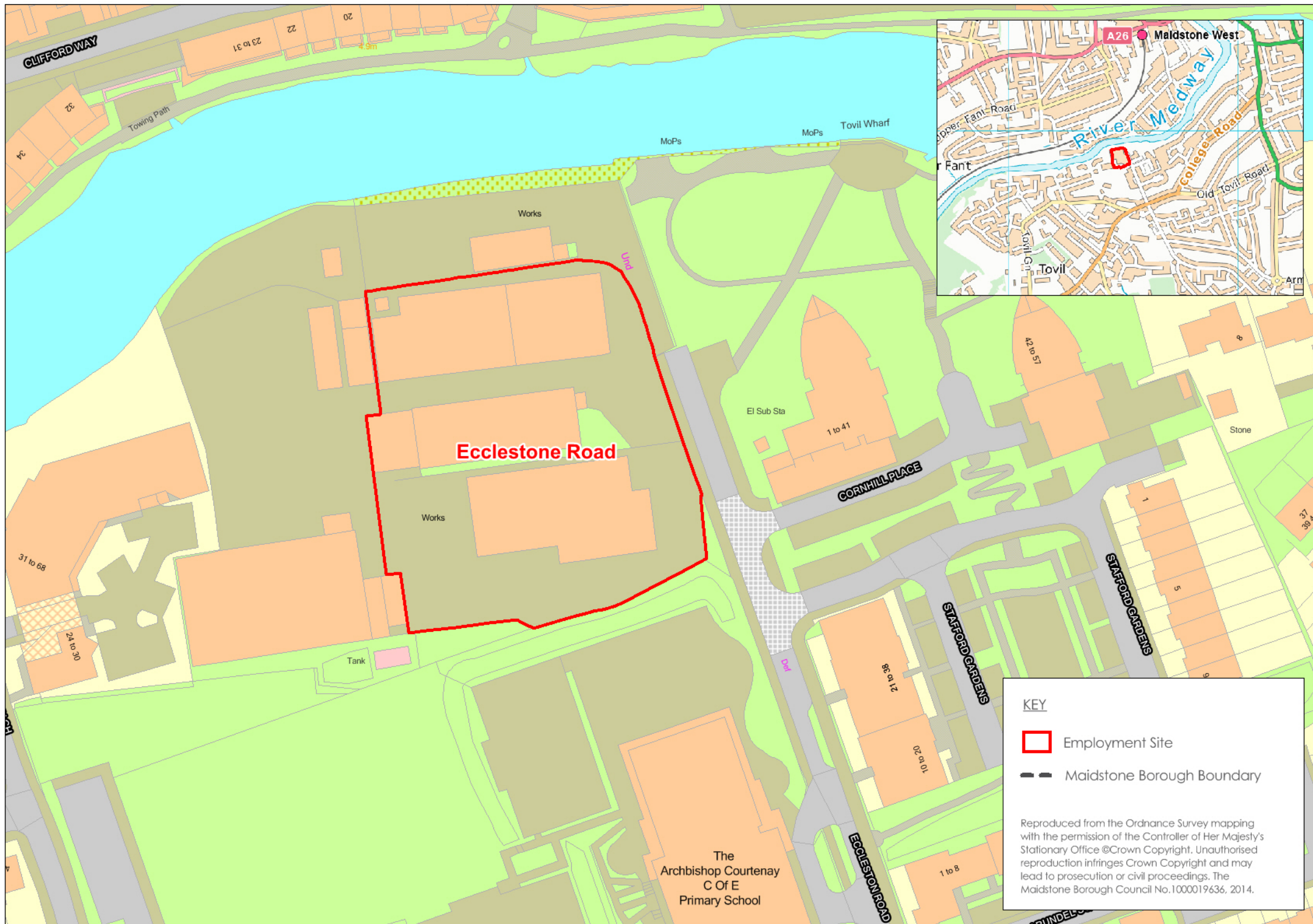
Likely to be a site that comes under pressure for residential use over plan period. Potentially high value occupier that could be relocated.

#### 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 Ref 49 Site Name Syngenta Works, Yalding

Survey Date 15/07/2014

Address Hampstead Lane, ME18 6HN

Surveyor: Martyn &amp; Laura

**SITE DESCRIPTION**

Site Area: 17.19ha

Policy designation: Vacant Site

Location (nearest town or cluster description): Rural South

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

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

**Location character**

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

Closest trunk road (name and distance) B2162 (Adjacent)Rail Access Yalding (Adjacent to site) Bus routes 207, 266 (Greater number of services may run in addition to/from station)**Nature/significance of existing occupiers**

- |  |   |
|--|---|
| <input type="checkbox"/> International | <input type="checkbox"/> Regional         |
| <input type="checkbox"/> National      | <input checked="" type="checkbox"/> Local |

**Sectors present**

- |  |  |
|--|--|
| <input type="checkbox"/> Distribution              | <input type="checkbox"/> Engineering                           |
| <input checked="" type="checkbox"/> Storage (open) | <input type="checkbox"/> Product manufacturing                 |
| <input type="checkbox"/> Storage (warehouse)       | <input type="checkbox"/> Food production                       |
| <input type="checkbox"/> Creative industries       | <input type="checkbox"/> Office activity (describe type) _____ |
| <input type="checkbox"/> Other (inc non-B class)   |  |

**General comments / description of site**

Former works site for Syngenta (agro chemicals production etc.) which was closed in 2003, now advertised to let for open storage use (by Harrisons).

Site is boarded up and seems to have been vacant for a long period of time. It still has one works building remaining in the north west of the site along with some evidence of open storage.

Site is adjacent to Yalding train station and access is off the B2162 – Hampstead Lane

**EXISTING CONDITIONS****Age of Buildings**

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

**Quality of Buildings**

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

**On-site amenities**

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

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

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

**Neighbouring amenities**

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

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

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Very good | <input checked="" type="checkbox"/> Good |
| <input type="checkbox"/> Poor      | <input type="checkbox"/> Very poor       |

**Environment appropriate for current uses?**

- ☒ Yes ☐ No

**Neighbouring uses**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Leisure           |
| <input type="checkbox"/> Retail                 | <input type="checkbox"/> Town centre       |
| <input type="checkbox"/> Airport                | <input checked="" type="checkbox"/> Rail   |
| <input type="checkbox"/> Road                   | <input type="checkbox"/> Office            |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Warehousing       |
| <input type="checkbox"/> Higher Education       | <input type="checkbox"/> Further Education |

Yalding train station  
Hampstead Marina

**Evidence of pollutants**

- |   |                                   |
|---|-----------------------------------|
| <input type="checkbox"/> Noise          | <input type="checkbox"/> Air      |
| <input type="checkbox"/> Traffic        | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> 24hr operation |                                   |

NA

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

- ☐ Car

Good access off B2162 – Hampstead Lane

- ☐ HGV

Fine

- ☐ Public transport

Bus stops at train station

- ☐ Servicing

n/a

- ☐ Internal Circulation

n/a

- ☐ Parking

n/a

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

**DEVELOPMENT CONTEXT****Planning Considerations:**

- |   |  |
|---|--|
| <input type="checkbox"/> Flood Risk (Zone __)                               | <input type="checkbox"/> Heritage & Conservation (Listed Building, SAM, Cons Area) |
| <input type="checkbox"/> Environmental Designation (SPA, SAC, SSSI, Ramsar) | <input type="checkbox"/> Tree Preservation Order                                   |

**Physical Considerations:**

- ☐ Topography
- ☐ Contamination
- ☐ Other

None

**Opportunity for Intensification** ☒ Yes ☐ No

**Vacant Land**

☒ Yes ☐ No

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

**Vacant Buildings (refurb)** ☒ Yes ☐ No If Yes, number of vacant buildings \_\_\_\_\_  
(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 **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**

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





