

## Essential Reference Paper C

### EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

#### PART TWO: INDIVIDUAL SITE REPORTS\*

\*(This version does not contain site plans)

### EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

#### Part 1. Summary

<b>Estate: Goodliffe Park, Bishop's Stortford</b>				
<b>Owner: Local Authorities Mutual Investment Trust</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas "In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses". Raynham Road/Dunmow Road Industrial Estate. Haslemere Industrial Estate, Pig Lane. Twyford Road/Twyford Road Business Centre. <b>Stansted Road.</b> Woodside Industrial Estate, off Dunmow Road.				
<b>Halcrow 2008 Comments and Rating:</b> The cluster of estates and properties comprising of <b>Goodliffe Park</b> , Stort Valley Industrial Park and Birchanger Industrial Estate is found on the northern edge of Bishop's Stortford's urban area. The area scores highly based on the general quality of its stock. While there are some older units, there has been some recent development activity with some larger units available. Its position directly on Stansted Road just off the A120 means that it scores highly in terms of visibility. The cluster has high occupancy rates and good parking provision with no major conflicts with adjacent land uses. It is recommended that it is safeguarded <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> Four good quality units let to prime tenants. No parking/access issues. <b>Assessment: Green</b>  <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b> 3/12/0283 Unit 1 – External alterations to facilitate subdivision of the existing retail unit including new shopfront and associated works. Alterations to car park and erection of 3M palisade fencing				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

**Part 2 – Occupiers @January 2013**

Unit 1. Wicks	Dairycrest
Unit 2.Homebase	Unit 1b Elms BMW servicing

**Part 3– Appraisal Criteria****Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Yes
3. What is the quality of the land like?	Yes	4. Good accessibility/parking?	Yes

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	Yes
Does the estate have good accessibility and parking provision	Yes		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	Yes
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Stort Valley Industrial Estate, Stansted Road, Bishop's Stortford</b>	
<b>Owner: N/K</b>	
<b>Managing Agent:</b> Jones Lang LaSalle 020 7493 4933	
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses.: IV Stansted Road	
<p><b>Halcrow 2008 Comments and Rating:</b> The cluster of estates and properties comprising Goodliffe Park, Stort Valley Industrial Estate and Birchanger Industrial Estate is found on the northern edge of Bishops Stortford urban area. The area scores highly based on the general quality of its stock. While there are some older units, there has been some recent development activity with some larger units available. Its position on Stansted Road just off the A120 means that it scores high in terms of visibility. The cluster has high occupancy rates and good parking provision with no major conflicts with adjoining land uses. It is recommended that it is safeguarded for employment use.</p> <p><b>Assessment: Green</b></p>	<p><b>EHDC 2012 Comments and Rating:</b> Halcrow 2008 comments still apply</p> <p><b>Assessment: Green</b></p> <p><b>See Appraisal Criteria below</b></p>
<b>Outstanding Planning Consents:</b>	
<b>Opportunities for Enhancement: None</b>	

### Part 2. Occupiers @January 2013

1. Magnet Joinery B8	2. Elms Mini Car sales SG
3. Skillnet B1	4. To let
5. John Whalley Garage B2	6. Clearwater Group B1
7. Screen Direct (paying £7.50 ftsq) B2	8. Clement Jocelyn B8
9. as 8	10. Sewell Accident Repair Centre B8

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	yes	2. What is the demand/vacancy rate?	Good
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Birchanger Industrial Estate, Bishop's Stortford</b>				
<b>Owner: REM Properties, C7, Harlow Business Centre, Lovet Road, Harlow</b>				
<b>Managing Agent: Derrick Wade and Waters – Simon Beeton – 0844 828 0574</b>				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas “In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses”. Raynham Road/Dunmow Road Industrial Estate. Haslemere Industrial Estate, Pig Lane. Twyford Road/Twyford Road Business Centre. <b>Stansted Road.</b> Woodside Industrial Estate, off Dunmow Road.				
<p><b>Halcrow 2008 Comments and Rating:</b>                  The cluster of estates and properties comprising of Goodliffe Park, Stort Valley Industrial Park and <b>Birchanger Industrial Estate</b> is found on the northern edge of Bishop's Stortford's urban area. The area scores highly based on the general quality of its stock. While there are some older units, there has been some recent development activity with some larger units available. Its position directly on Stansted Road just off the A120 means that it scores highly in terms of visibility. The cluster has high occupancy rates and good parking provision with no major conflicts with adjacent land uses. It is recommended that it is safeguarded for employment use.</p> <p><b>Assessment: Green</b></p>			<p><b>EHDC 2012 Comments and Rating:</b>                  Good location and visibility. Evidence of recent improvement/remodelling. Plot ratio above current standards resulting in constricted layout and parking issues (particularly linked to car repair uses) and some lower quality space. Generally good occupancy and high demand.</p> <p><b>Assessment: Green</b>  <b>See Appraisal Criteria below</b></p>	
<b>Outstanding Planning Consents:</b> Unit 4A - 3/12/1421/FP = C/o/u from B1, B2, B8 to plant hire depot with trade counter, Approved				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

## Part 2 – Occupiers @January 2013

1. Topps Tiles/Plumb City – ground fl - Enterprise car hire/RCA structures – 1 <sup>st</sup> fl	9
2 City Plumbing	10
3. Home interiors	11 Touch Creative Design – Graphic Design
4a/b to let – circa 4000ftsq @ £23,640pa = £5.90ftsq	12 Concept digital/John Scrivener Images
5 ?	13. Elms Mini Garage
6 Hancock Builders Merchants	
7a Kris Aromatics	
8Solus Coachworks	

## Part 3– Appraisal Criteria

### Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Good
3. What is the quality of the land like?	Average-good	4. Good accessibility/parking?	Generally yes

### Estate Appraisal Criteria 2: Sustainability

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Generally yes		

### Estate Appraisal Criteria 3: Marketability

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Millside Industrial Estate, Bishop's Stortford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: None</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate has no vacant units indicating strong demand. Its central location and its reasonable quality and accessibility enhance its marketability. Given the strong demand and lack of supply for employment land in Bishop's Stortford it is recommended that it remains in employment use		<b>EHDC 2012 Comments and Rating:</b> <b>Assessment:</b> Single storey brick/asbestos units. Adequate space for turning/parking but relatively poor environment. But high occupancy rate indicates strong demand for this type of unit. In longer term, could be redeveloped together with employment areas to south and west (Oxford House and Driving Test Centre). <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Assessment: Green</b>				
<b>Outstanding Planning Consents: None</b>				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

1. Alan Beere Catering B1	6. Express Picture Framing B1
2. To let 01920 438717	7. SRP Engineering B2
3. Mainline Graphics Graphic Design B1	8. SRP Engineering B2
4. Nexus Computer Supplies B8	9. SRP Engineering B2
5. Soul Studios Recording Studios SG	10. Walton Lodge Vets Group SG

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy indicates good demand
3. What is the quality of the land like?	Reasonable	4. Good accessibility/parking?	Adequate
<b>Estate Appraisal Criteria 2: Sustainability</b>			

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Poorly located for strategic road network but close to BS town centre.		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	No	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Market sees this estate as of poor quality		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Southmill Trading Estate, Southmill Road, Bishop's Stortford</b>					
<b>Owner: N/K</b>					
<b>Managing Agent:</b> January's, York House, 7, Dukes Court, 54-62 Newmarket Road, Cambridge, CXB5 8DZ – 01223 326824					
<b>EH 2007 Local Plan:</b> No Allocation. Written Statement: Para. 11.12.8 It is important that space is available for a variety of firms at different stages of their development, including new businesses. A number of smaller areas and sites exist in Bishop's Stortford, which have not been identified as Employment Areas, but which are suitable for the continued use for diverse employment purposes.					
<b>Halcrow 2008 Comments and Rating:</b> Southmill Trading Centre has no vacant units indicating strong demand. It benefits from its location in Bishops Stortford and does not appear to suffer from and major qualitative constraints. <b>Assessment:</b> Green		<b>EHDC 2012 Comments and Rating:</b> Good quality units of 1500-1800 ftsq. Good location and access. Low plot ratio providing good parking/servicing. Fifteen units, one vacant. Only drawback is that it is on the 'wrong' side of BS for M11/Airport. No change from Halcrow 2008 <b>Assessment:</b> Green <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents:</b> None					
<b>Opportunities for Enhancement:</b> None					
<b>Proposal: None</b>		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Senate Electrical – B8	2. Senate Electrical – B8
3. Copyzone Printing B2	4. To let Coke Gearing
5. Electrocomponents Ltd B8	6. South Woodford Electronics B1/B8
7. RP Print – B2	8. Forefront Signs B2
9. Nightingale Cleaning B2	10. Track Fitness SG
11. Bakers Bikes A1/B1	12. as 6
13. as 6	14. Conscious Image Interiors B1
15. Computer Systems UK B1	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Good/low vacancy
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	OK – but ‘wrong’ side of BS
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Stortford Hall Industrial Estate, Stansted Road, Bishop's Stortford</b>	
<b>Owner: N/K</b>	
<b>Managing Agent: N/K</b>	
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses: <b>Raynham Road/Dunmow Road Industrial Estate.</b>	
<b>Halcrow 2008 Comments and Rating:</b> The cluster made up of Stortford Hall Industrial Park, the Links Business Centre and surrounding Industrial Premises is well established and dominated by smaller industrial/warehouse units. It benefits from its location in Bishops Stortford and relative proximity to the M11 and high occupancy rates indicate strong demand <b>Assessment: Green</b>	<b>EHDC 2012 Comments and Rating:</b> Halcrow 2008 comments still apply  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>
<b>Outstanding Planning Consents:</b> None	
<b>Opportunities for Enhancement:</b> None	

### Part 2. Occupiers @January 2013

1. Howden Joinery B8	2. Howden Joinery B8
3. Independent Living Centre B1	4. DAB Pumps B8
5. DAB Pumps B8	6. Volvo Dealership
7. Lookers Land Rover Dealership	8. Armour Home
9. Pioneer Europe (Balloons)	10. Sewell Accident Repair Centre B8

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Good
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No

Does the estate have good accessibility and parking provision	Yes		
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: The Links Business Centre, Raynham Road, Bishop's Stortford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: 01920 438717</b>				
<b>EH 2007 Local Plan:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses. Raynham Road/Dunmow Road Industrial Estate.				
<b>Halcrow 2008 Comments and Rating:</b> <b>Stortford Hall Industrial Park &amp; The Links Business Centre</b> The cluster made up of Stortford Hall Industrial Park, <b>The Links Business Centre</b> and surrounding industrial premises is well established and dominated by smaller industrial/warehouse units. It benefits from its location in Bishop's Stortford and relative proximity to the M11 and high occupancy rates indicate strong demand. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> <b>Assessment:</b> As for Halcrow. Modern estate of small units. High vacancy (33%) on inspection mainly due to previous occupier of 3 units moving elsewhere on Raynham Road (information from Cook Gearing).  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> Several occupiers cite signage as in need of improvement. Contact Genmar below. Improvement of signage and access to the Rainham Road Area has been raised by Commercial Agents.				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

1. Cable TV Services B1	9. Alpha Marketing B1
2. Dive Centre B8	10. To let
3. DMS International Air Freight B1	11. appears vacant
4. To let 01920 438717	12. Genmar IT solutions B1
5. To let	13. Computer Shop B1
6. To let	14. HR Photography B1

7. Fairweather Windows B2	15. FH Howard Tools and Fittings B8
8. To let	16. FH Howard Tools and Fittings B8

**Part 3– Appraisal Criteria**

**Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	High but see above
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes- but accessibility from Dunmow Rd could be improved.

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	See 4 above		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes – but see comments on signage above	Is the estate flexible?	No
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

<b>Estate: Woodside, Dunmow Road, Bishop's Stortford</b>				
<b>Owner:</b> M+D Developments				
<b>Managing Agent:</b> Savilles Commercial, 020 7499 8644				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses. <b>Woodside Industrial Estate, off Dunmow Road.</b>				
<b>Halcrow 2008 Comments and Rating:</b> Woodside is an industrial estate on the edge of Bishop's Stortford's urban boundary and the closest estate to the M11 junction to the north east of the town. Its proximity to the M11 is a key asset providing it with a high score in terms of visibility. The strength of its location has meant that the quality of its stock is relatively high with some recent development activity. Unit sizes are aimed at larger occupiers than seen elsewhere in the District, providing it with a high score in terms of market perception. This is reflected in its tenant profile; occupiers include established companies including Diageo and Travis Perkins. Overall it is a key strategic employment site that should be safeguarded for employment use. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> The 2008 comments still apply. The only detraction is the presence of the HCC recycling depot.  <b>Assessment: Green</b>	
<b>Outstanding Planning Consents:</b> Erection of 5,324 sq m of B1 Business Units on former Park and Ride site. Expected to start on site early 2013				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2. Occupiers @January 2013

Inflight Engineering Services	Cornelius
Mack Bananas	St. James Training Centre
Travis Perkins	Fister Biosciences
Diago	Federal Express
Fresca	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Good no vacancies
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		



## **RAYNHAM ROAD, BISHOP'S STORTFORD**

**Halcrow treated the Raynham Road Estate as one area apart from the Links Business Centre (above). For the purpose of this update, it is split into three areas:**

- 1. Raynham Road East between The Links Business Centre and Raynham Close/Myson Way**
- 2. Raynham Road/Myson Way**
- 3. Raynham Road West**

**All areas, including The Links Business Centre and the adjoining Brake Brothers Cold Store share the same problems of access and signage, considered further in para.5.7 of the main report.**

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Raynham Road (East) Bishop's Stortford (comprises business premises lying between The Links Business Centre and Myson Way)</b>				
<b>Owner: various</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses. <b>Raynham Road/Dunmow Road Industrial Estate.</b>				
<b>Halcrow 2008 Comments and Rating:</b> <b>Raynham Road / Dunmow Road Industrial Estate (all areas)</b> The cluster's occupancy rate is relatively low with several vacant units at the time of the survey. The overall qualitative characteristics of the cluster are mostly average indicating there is room for improvements. There are currently a number of B2 uses on the site which if the decline in B2 demand continues (as indicated by the employment forecasts) should be considered for B1 redevelopment. If that is not deemed possible, the cluster should be re-assessed as a possible "Red"  <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> <b>Assessment:</b> This part of Raynham Road comprises Capital House, a modern two storey office building, industrial premises to the rear occupied by Hilton coachworks, modern industrial premises occupied by Taylor Goodman Group and Fyfe Wilson and a modern two storey office building occupied by Chip and Pin Solutions. All but Hilton coachworks function well – here high plot ratio linked to the nature of the use results in a very congested site and parking overflows onto Raynham Road <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> Access and signage				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

**Part 2 – Occupiers @January 2013**

Capital House – CF Group finance and leasing B1	Hilton Coachworks – vehicle repairs, leasing, tyre fitting B2
Taylor Goodman Group – Electrical plant and machinery repairs B2	Fyfe Wilson – as Taylor Goodman plus supply/repair of electrical motors, pumps, control gear B2
Chip and Pin Solutions – card processing machines and services B1	

**Part 3– Appraisal Criteria****Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	No vacancies
3. What is the quality of the land like?	average	4. Good accessibility/parking?	No

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	Only in terms of overflow parking
Does the estate have good accessibility and parking provision	No		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	Parking/access
Is the market perception positive?	Average		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Raynham Road, Bishop's Stortford (West)</b>				
<b>Owner:</b> Howard Property Investments				
<b>Managing Agent:</b> Howard Property Services 01223 312910				
<b>EH 2007 Local Plan:</b> In accordance with Policy ED1 the following sites are defined as employment areas on the proposals map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 storage and distribution uses: <b>Raynham Road/Dunmow Road Industrial Estate</b>				
<b>Halcrow 2008 Comments and Rating:</b> Raynham Road/Dunmow Road Industrial Estate (all areas) The cluster's occupancy rate is relatively low with several vacant units at the time of survey. The overall qualitative characteristics of the cluster are mostly average indicating there is room for improvements. There are currently a number of B2 uses on the site, which, if the decline in B2 demand continues (as indicated by the employment forecasts) should be considered for B1 redevelopment. If that is not deemed possible, the cluster should be re-assessed as a possible "Red". <b>Assessment: Amber</b>			<b>EHDC 2012 Comments and Rating:</b> This area lies at the extreme western end of Raynham Road and comprises a mix of modern B1, B2 and B8 buildings together with some older single storey brick/asbestos units. Owners Howard Property Trust is progressively redeveloping the older stock. In March 2011, Units 4 & 5 (redeveloped 2011) and let to Profile Lighting for £9.25 ftsq. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement: Improvement to access/signage from Dunmow Road</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

Unit 1. Edmundson Electrical B8	21. To let
2. To let	22. To let
3. To let	23. To let
4. Profile Lighting B1, B2	24. Globe Leisure Products B1, B2
5. Profile Lighting	25. Globe Leisure Products
6. Profile Lighting	26. BTL Precision – Engineering B2
7	27. BTL Precision
8	28. Ceramic and Stone supplies

9	29. Indifit Ltd B8
10	30. Dr. Blooms Hydroponic- supply of components for indoor plant growing B8
11. Rye Street Group (coachworks) B2	31. vacant
12. Rye Street	32.
13. Rye Street	33. Saffron Engineering Precision Engineers B2
14. Rye Street	34. Pot Shop Catering B2
15. To let	35. Pot Shop Catering
16. To let	36. to let
17. Virgin Media B1	37. To let
18. Virgin Media	38. P3 Aviation Aviation Services B2
19. Virgin Media	39. Ensinger Ltd Engineering Plastics B8
20. To let	40. Avio-Diepen BV Aviation Industry Supplies B8

### Part 3– Appraisal Criteria

#### Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Average to good	4. Good accessibility/parking?	Yes

#### Estate Appraisal Criteria 2: Sustainability

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and parking provision	Yes		

#### Estate Appraisal Criteria 3: Marketability

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Raynham Road Bishop's Stortford (Raynham Close/Myson Way)</b>				
<b>Owner:</b> University's Superannuation Fund				
<b>Managing Agent:</b> Jones Lang LaSalle 020 7493 2933				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 Storage and Distribution Uses. <b>Raynham Road/Dunmow Road Industrial Estate.</b>				
<b>Halcrow 2008 Comments and Rating:</b> <b>Raynham Road / Dunmow Road Industrial Estate (all areas)</b> The cluster's occupancy rate is relatively low with several vacant units at the time of the survey. The overall qualitative characteristics of the cluster are mostly average indicating there is room for improvements. There are currently a number of B2 uses on the site which if the decline in B2 demand continues (as indicated by the employment forecasts) should be considered for B1 redevelopment. If that is not deemed possible, the cluster should be re-assessed as a possible "Red" <b>Assessment: Amber</b>			<b>EHDC 2012 Comments and Rating:</b> <b>Assessment:</b> This part of Raynham Road comprises Raynham Close, relatively modern single storey/mezzanine industrial units with good parking/servicing and Myson Close, a recent development of larger warehouses with good layout, access and servicing.  <b>Assessment Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement: Access and Signage</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

<b>Raynham Close</b>	Unit 11. Motor Parts Direct
Unit 1: First signs and labels	Unit 12. City Electrical Factors
Unit 2.	Unit 13. Partco Auto parts
Unit 3. Plumb Centre	Unit 14. Partco Auto parts

Unit 4. Anglia Maintenance/South Anglia Housing	Unit 15. M+J Hire Centre
Unit 5 Barley McNaughton	<b>Myson Close</b>
Unit 6. SEV	Unit 1. Stortford Performance Tyres
Unit 7. Stortford Performance Tyres	Unit 2.
Unit 8. Stortford Performance Tyres	Unit 3. Thyssenkrupp Elevators
Unit 9. Ian Douglas Design and Print	Unit 4. Galaxy Components
Unit 10. Sally Salon Services	Unit 5. Minitram Ltd

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	yes	2. What is the demand/vacancy rate?	Few vacancies
3. What is the quality of the land like?	good	4. Good accessibility/parking?	yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	yes	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and parking provision	Yes but shares wider access problems		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	yes	Is the estate in a good position?	yes
Is the estate visible	yes	Is the estate flexible?	yes
Is the general quality of the environment good?	yes	Is there any conflict with adjacent uses?	no
Is the market perception positive?	yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

<b>Estate: Twyford Road, Bishop's Stortford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent:</b> Derrick Wade and Waters				
<b>EH 2007 Local Plan:</b> Identified as an employment location EDE1/ EDE2. B1S9: In accordance with Policy EDE1, the following sites are defined as employment areas on the proposals map and will be reserved for industry comprising classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 storage and distribution uses. <b>III Twyford Road and Twyford Business Centre</b>				
<b>Halcrow 2008 Comments and Rating:</b> Twyford Road in the south of Bishops Stortford benefits from its location and relative proximity to the M11 compared to other estates in other parts of the district. However its direct access to the M11 is heavily constrained as it is located to the south of the town. Access into the estate is also constrained with some recent new build residential development as you enter the site. This combined with the fact that the general quality of the stock is not particularly high, with small units appealing to local occupiers means that in terms of market perception, it scores poorly. Local agents gave it the lowest rating in Bishops Stortford. Its assessment should be regularly reviewed to reflect market trends and redevelopment opportunities. <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> Comprises two areas – Twyford Industrial Estate, older buildings at the northern end of the site to the east and west of Twyford Rd and the more modern Twyford Business Centre (circa 1985) to the west. The 2008 comments still apply. Overall, plot ratio/site cover is high at between 70% and 80% giving rise to servicing and parking problems and making estate management problematic. Units available at between £6 and £7 ftsq. Twyford Industrial estate could be released for redevelopment if alternative provision is made elsewhere in the town. <b>Assessment: Amber</b>		
<b>Outstanding Planning Consents:</b> Change of use from B2 to D2 (sports hall) renewed for a further 5 years, expiring 20/07/16. Office building adjoining new Baptist Church				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2. Occupiers @January 2013

<b>Twyford Industrial Estate: East of Twyford Rd.</b>	
Medisafe Knowledge Centre	PFS Plumbing Supplies
Bathroom Showroom	BS Baptist Church
<b>Twyford Industrial Estate: West of Twyford Rd</b>	



1/ 2. Medisafe – design/production of medical equipment	3. Valdez Gymnastics club
3a. D+D Roofing	4. Medisafe
5. Medisafe	6. Colmans Paints/Home Interiors
7. Central Tyre	
<b>Twyford Business Centre</b>	
1. Stortford Interiors – commercial interiors contractors	1a. 3e Security – lock mnfrs
2. George Buxton Electrical Contractor	3. DC Butler Motorcycles
4. Starc Engineering – sheet metal work	5. Wholesale lighting and electrical
6. A.J.Denman Garage Services	7. as 6
8. OMS Optical/Pheobus Engineering – optical measuring syst.	9. Raybold Metal Re-cyclers
10. Absolute Signs Printers	11. as 8
12. Vacant	13. Nesor Equipment – dental equipment mnfrs
14. Palmer & Martin Vehicle Hire	15. Newducts Ltd – ducting mnfrs
16. PHF Electrical Contractors	17. Tant Labs – optical design/supply
18. AK Rubber	19. Totally Tropical – aquarium & pond supplies
20/21. Hadham Engineering Steel Fabricators	20/21. Krypton Health Construction Ltd – building services
20//21. KH Medical Ltd – medical gas supplies	22. as 4 and Custom Hardware Sheet metal work
23. Leuco – saw blade sharpening	24. Sommerville Services vehicle servicing
25. Raybold Recycling/CMC metal trading	26. Safe Security Solutions?????
27.	28. The Wright Buy – kitchen appliance sales
29. Allklass Autos – vehicle services/repair	30. Boardman Office Solutions/Hydrex
31. PSR Automotive – vehicle services	32 a. vacant
32c. Fight Outlet boxing/fightwear suppliers	33b Stansted Cars – vehicle sales/services
24. East Chair & Sofa Company – showroom and sales	Thomas Tredgold House/Stortford House – part vacant/part Little Gym – children’s gym

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Some vacancies on Twyford Bus. Centre
3. What is the quality of the land like?	average	4. Good accessibility/parking?	Restricted access
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Restricted accessibility		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Not a favoured location	Is the estate in a good position?	No – ‘wrong side’ of BS
Is the estate visible		Is the estate flexible?	Yes
Is the general quality of the environment good?		Is there any conflict with adjacent uses?	Yes – residential uses in Twyford Road
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Haslemere Estate, Pig Lane, Bishop's Stortford</b>				
<b>Owner:</b> SEGRO Ltd, 15 Regent Street, London, W1SY 4LR				
<b>Managing Agent:</b> as above				
<b>EH 2007 Local Plan:</b> BIS9 Employment Areas. In accordance with Policy ED1 the following sites are defined as employment areas on the proposals map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses and, where well related to the transport network, B8 storage and distribution uses: <b>Haslemere Industrial Estate</b>				
<b>Halcrow 2008 Comments and Rating:</b> Not assessed by Halcrow 2008		<b>EHDC 2012 Comments and Rating:</b> Mid-1970s industrial estate, good layout parking and servicing. Buildings in need of upgrading but useable and flexible. Well signed from Pig Lane. But high vacancy rate and buildings difficult to let. Local agents cite location on the wrong side of Bishops Stortford for the M11/Stansted, difficult access from the north/east and lack of visibility from London Road. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> PP for use of Unit 2 for a gym – 3/11/1592/FP				
<b>Opportunities for Enhancement:</b> Improved signage/visibility from London Road.				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Vacant	2. To let Coke Gearing
3. Construction Products Solutions B1/B8	4. MHC? Check back
5. To let Coke Gearing	6. K2 Plastic fabricators B2
7. K2 B2	8. K2 B2
9. Morrison Utility Services B8	10. To let Coke Gearing (no longer available)
11. vacant?	12. Mains B8
13. To let	14. Leisure Plan?

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	low
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Good
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Difficult to market	Is the estate in a good position?	No
Is the estate visible	No	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Mill Site, Stonemasons Yard and former Sheppard's Garage, Dane Street, Bishops Stortford</b>				
<b>Owner: Westmill Foods Ltd, Vindis Group, Days and Sons, Stone Masons</b>				
<b>Managing Agent: N/A</b>				
<p><b>EH 2007 Local Plan:</b> Various: BH4 – Demolition in Conservation Areas; (No.8 Dane Street is a Grade 2 Listed Building) BH5 – Extensions/alterations to unlisted buildings in Conservation Areas: BH6 – New development in Conservation Areas: <b>BIS10 – Town Centre Sites for Redevelopment:</b> Within or adjacent to Bishop's Stortford town centre the following three potential development or re-development sites are defined on the proposals map: The Mill Site, Dane Street <b>BIS12 The Mill Site: 1.</b> The District Council identifies the Mill Site, Dane Street, as defined on the Proposals Map, as having redevelopment potential II. In the event of the site coming forward for redevelopment the following mix of uses may be appropriate, subject to the provision requirements of Policy BIS10: (a) residential development of around 100 dwellings, including up to 40% affordable housing in accordance with Policies HSG3 and HSG4, taking into account the amenity potential of the River frontage and the proximity of the town centre, and particularly opportunities to enhance pedestrian and cycle links between this site and the town centre; (b) small scale office development.</p>				
<b>BS 2020 Group: A vision for Bishops Stortford.</b>		<b>Mill Site: Site Specific Development Brief December 2010</b>		
<p><b>Halcrow 2008 Comments and Rating:</b> <b>Not considered by Halcrow in 2008</b></p> <p><b>Assessment: N/A</b></p>	<p><b>EHDC 2012 Comments and Rating:</b> Functioning flour mill, stonemason's yard and recently vacated car showrooms. Within a conservation area and partly within Flood Zone 2. Contains one Grade 2 listed building. Within area of Archaeological significance No.114. Mill site generates heavy traffic which would be better accommodated in an employment area closer to the strategic road network. This part of the site represents the main opportunity but the investment already made by the owners and the current lack of alternative locations suggests that this site may not become available in the shorter term making the aspirations expressed in the brief more difficult to deliver. Whole site has potential to contribute to the health of Bishops Stortford Town Centre, especially if a new link can be made across the river.</p> <p><b>Assessment: Amber</b> <b>See Appraisal Criteria below</b></p>			
<b>Outstanding Planning Consents:</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

**Part 2 – Occupiers @January 2013**

Westmill Foods Ltd.	Day & Sons, Stone Masons
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**Part 3– Appraisal Criteria****Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	No	2. What is the demand/vacancy rate?	Part vacant
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	No

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	No	Is there conflict with adjacent uses?	Heavy vehicle movements
Does the estate have good accessibility and parking provision	No		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	See above
Is the market perception positive?	N/A		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Buntingford Business Park, Baldock Road, Buntingford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan:</b> BUN4 – Existing and new employment areas. In accordance with policy EDE1, the .....former Sunnyside Nursery site and the site adjoining the former Sunnyside Nursery site...are reserved for industry comprising B1 Business and B2 General Industrial Uses				
<b>Halcrow 2008 Comments and Rating:</b> Buntingford Business Park located directly on the A10 is a new development with large, high-quality units. It scores well in most qualitative areas and is a particularly attractive location for local occupiers based on the quality and range of its offering. It is recommended that it is safeguarded for employment use. <b>Assessment: Green.</b>		<b>EHDC 2012 Comments and Rating:</b> As for Halcrow. Modern B1, B2 and B8 development. Approximately 30% of floor space (one building) currently vacant. (Paul Wallace currently marketing 36,257ftsq for £244,734ftsq which equates to £6.75ftsq.) Particulars refer to 'interest being sought for development of the final phase'. Permission for a car park should ease existing parking problems. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> Consent for a car park				
<b>Opportunities for Enhancement:</b> N/A				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

Unit 1. John O'Connor/EHDC Ground Maintenance/EHDC Parking Office/EHDC Recycling/Veolia	Milton Park – Amwell Systems – washroom contractors/suppliers
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Approx 30% vacant
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Park Farm, Buntingford</b>				
<b>Owner:</b> Lapinag Industries				
<b>Managing Agent:</b> Jaggard Baker 01494 677755 – Graham Atkinson				
<b>EH 2007 Local Plan:</b> BUN6 – Park Farm Industrial Estate The Park Farm Industrial Estate is split into two areas, as defined on the Proposals Map. Proposals for development are expected to conform to the following guidance:				
a) the larger area to the south and west is, in accordance with Policy EDE1, primarily reserved for industry comprising B1 Business and B2 General Industrial uses.				
b) The smaller area to the north-east, fronting Ermine Street, is reserved for live/work units. Careful planning and attention to detail is expected to prevent any cause for bad neighbour nuisance to arise. A condition and/or planning obligation is likely to be required to prevent the separation of the residential element from its employment element on this site				
c) improved or introduced landscaping features are expected on the northern edges of both parts of the site.				
<b>Halcrow 2008 Comments and Rating:</b> <b>Park Farm Industrial Estate</b> Park Farm Industrial Estate provides smaller, older units that cater for smaller businesses. It scores well in terms of general quality and its high occupancy rate indicates strong demand from local businesses. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> No change from Halcrow. Good accessibility to A10  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b> No significant permissions				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

1. vacant	26. ?
2.	27.?

3	28.Markey Coffee Communicator ?
4. Idrums – sale of drum kits (main retail premises Chelmsford)	29.Buntingford Gym SG
5. ?	30.Caron Engineering Services B2
6. Vacant	31.vacant – Cook Gearing
7. ?	32. Buntingford Services – streetworks contractors B2
8. To let – 3190ftsq Atchison Raffety	33.Premier Design and Print Printers B2
9 ?	34.Ball Spinning Company Ltd – Metal spinning/fabrication B2
10. Evergood Associated Medical recruitment agency B1	35.PMC Polythene – polythene suppliers B8
11. S.J. Tokely Car Repairs B2	36. “ “
12. “ “ “	37. “ “
13.	38. “ “
14. Sharp Print Printing Services B2	39.to let, ,
15. Scenic Design Printing Services B2	39a/b Evergood
16.Thomas Electrical Electrical contractor B2	39c GX blinds – blinds and canopies B2
17.Keri Systems door access systems sales office B1	39d to let
18. Specialised Security Products – security systems supply/mnfr B2	40.BV tools Storage and distribution B8
19. “ “ “	41.First Class Business Solutions B1
20. “ “ “	42.LBT computer services B1
21. “ “ “	43.as 41 B1
22.Buntingford Mowers B2	44.as 41 B1
23.Buntingford Engine Services B2	45.as 41 B1
24.Herts Air Ambulance – B1	
25	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	9 units vacant (25%)
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Sainsbury's Depot, London Road, Buntingford, SG9 9JR</b>				
<b>Owner: Sainsbury's Supermarkets, 33, Holborn, EC1 2HT</b>				
<b>Managing Agent: N/A</b>				
<b>EH 2007 Local Plan:</b> Policy EDE1 – Employment Areas: BUN5 The Former Sainsbury Distribution Depot In accordance with Policy EDE1, the Former Sainsbury Distribution Depot is primarily reserved for B8 Storage and Distribution Uses. Proposals for the alternative use and/or development of the site will be considered against the recommendations of the latest Employment Land Study for East Hertfordshire. In the event that the retention of the whole or part of the site for B8 Storage and Distribution Use has been explored fully without success evidence must be supplied to the satisfaction of the District Council to demonstrate this. Any proposed alternative use and/or development of the site will be expected to be subject to a Development Brief prepared or approved by the District Council.				
<b>Halcrow 2008 Comments and Rating:</b> <b>Sainsbury's Distribution depot</b> This site scores well across most qualitative criteria and benefits from its good location and visibility. It is recommended that it is safeguarded for employment use. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> No Change. Current (1/1/13) application from Prologis for demolition and redevelopment with a new storage and distribution depot (B8) <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> N/a				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

**Part 2 – Occupiers @January 2013**

Vacant	
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**Part 3– Appraisal Criteria**

**Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	n/a
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	Along northern boundary
Does the estate have good accessibility and parking provision	Yes		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Silkmead Industrial Estate, Buntingford</b>				
<b>Owner: Lapinag, 35 Potter Street, Bishops Stortford</b>				
<b>Managing Agent: Derrick Wade and Waters</b>				
<b>EH 2007 Local Plan: OSV7 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business and B2 General Industrial Uses, subject to sub-section (II) of this policy; and, where well related to the transport network, B8 Storage and Distribution Uses: <b>Silkmead Farm, Hare Street.</b>				
<b>Halcrow 2008 Comments and Rating:</b> Silkmead Industrial Estate in Hare Street is an isolated small estate in the north of the District and based on its isolation it scores poorly in terms of marketability. Its isolation however means that it achieves a good score in terms of competition as there are no other employment sites in the locality. The estate is made up of small wooden units further restricting its score in terms of market perception and general quality of working environment. <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> No change from Halcrow  <b>Assessment: Amber</b>  <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

1d Vintage Paintworks car spraying B2	1-4 Silkmead Furniture – bespoke kitchens B2
7a Turnfast Components – Precision Engineers	9a Silkmead Fabrications - Manufacturing B2
9b,c – Naturally Wood – handmade wood furniture B2	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Some vacancies
3. What is the quality of the land like?	Poor	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes for low rent tenants	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	Yes
Is the general quality of the environment good?	Poor	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Watermill Estate, Buntingford</b>				
<b>Owner: Bernard Greenwood, 10 The Woods, Radlett</b>				
<b>Managing Agent</b>				
<p><b>EH 2007 Local Plan: 16.7.3</b> In respect of the Watermill Industrial Estate, part of Aspenden Road approaching the site is narrow in width and poor in alignment. It is therefore considered that it would be detrimental to the safety of persons and vehicles using the road to allow further significant expansion of the site without improvements having been made to this access. The findings of the East Hertfordshire Employment Land Study 2004 confirmed this view. <b>BUN7</b> Watermill Industrial Estate - Improvement to Aspenden Road No further planning permission for significant traffic generating developments will be granted on the Watermill Industrial Estate until improvement works have been carried out on Aspenden Road.</p>				
<p><b>Halcrow 2008 Comments and Rating:</b> Watermill Industrial Estate benefits from its relative proximity to the A10 but the fact that it is located in the north of the District and consists of generally small, poor quality units meant that in terms of marketability it scores poorly. A few vacant units indicate demand could be stronger. Refurbishment of units would lead to improved image and perception. An application for a total of seven new B1 units has been recently approved by the Council. <b>Assessment: Amber.</b></p>			<p><b>EHDC 2012 Comments and Rating:</b> The estate is still constrained by poor access but a recent agreement by EHDC to sell a small area of land at the junction with Aspenden Road will enable to units referred to by Halcrow to be constructed. This site is currently being marketed by Paul Wallace 01992 440744 <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b></p>	
<b>Outstanding Planning Consents:</b> 3/08/0538/FP – Erection of 5 B1 Units – 27.7.11. Erection of 2 B1 office/workshops 27.7.11				
<b>Opportunities for Enhancement:</b> Improved access				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

1. The Willows- Nicholas and Knight – marketing/advertising	Unit 1. The Firs Business Park - Pure Graphics
Unit 5A – Lewden Joinery	Unit 5b – Liberro – electronic smoking appliances
Suite 6, Unit P3 - Community Transport Training	HCC Household Waste Transfer Station



### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Some vacancies
3. What is the quality of the land like?	Average to poor	4. Good accessibility/parking?	average
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	No		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Not a favoured location	Is the estate in a good position?	No
Is the estate visible	No	Is the estate flexible?	Yes
Is the general quality of the environment good?	No	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Former GSK Laboratory, Bury Green Farm, Bury Green, SG11 2HE</b>				
<b>Owner:</b> Romehold Ltd, 3 <sup>rd</sup> Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS				
<b>Managing Agent:</b> None				
EH 2007 Local Plan: GBC4 Major Developed Sites Major Developed Sites in the Green Belt and Rural Area. 4.6.6 The following sites within the Green Belt are identified and delineated on the Proposals Map as Major Developed Sites: Former GlaxoSmithKline site, Bury Green				
<b>Halcrow 2008 Comments and Rating:</b> The former GlaxoSmithKline site at Bury Green is a major developed site that was purpose built for GSK for their Research & Development activities. As a result, it scores poorly in terms of fitness for purpose and marketability. Based on its previous use the site's access is limited, further reducing its marketability score. In terms of sustainability the site also scores poorly due to its rural location meaning that its access to public transport and supporting facilities (shops etc) is non-existent. However, the site has recently been given planning approval for 2 data centre buildings, 2 external compounds and a substation building and is expected to be redeveloped in the near future. <b>Assessment: Amber.</b>		<b>EHDC 2012 Comments and Rating:</b> PP granted in 2008 for redevelopment of the research facility with 2 data centre buildings for GSK but so far not implemented. While an established employment location within the green belt, the nature of the new development – two large footplate buildings designed for a named occupier – limits the sites' flexibility in terms of possible alternative uses while the disadvantages of the rural location as noted by Halcrow still apply <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents: 3/08/0593/FP</b> Erection of 2 no. data centre buildings containing data handling computers, associated plant areas, technical support services and ancillary office area. 2 no external compounds, substation building and associated site works. Approved with Conditions 10-Jul-2008				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Vacant buildings and site	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Currently vacant	2. What is the demand/vacancy rate?	N/A
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	Poor location/good parking
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	N/A	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Poor location but good parking		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Limited demand	Is the estate in a good position?	No
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Former GSK Terlings Park, Gilston</b>				
<b>Owner:</b> Angle Property (Terlings Park) Ltd/PCDF Second (B) Nominees Ltd				
<b>Managing Agent:</b> N/K				
EH 2007 Local Plan: <b>GBC4 Major Developed Sites Major Developed Sites in the Green Belt and Rural Area</b>				
Merck Sharpe and Dohme, Terlings Park				
<b>Halcrow 2008 Comments and Rating:</b> Terlings Park in Gilston is one of the major developed sites in the greenbelt / rural area. While it scores poorly in terms of town location because of this classification, the fact that it is on the Harlow boundary and in close proximity to Harlow train station, means that it scores highly in terms of sustainability. Its attractiveness is also enhanced based on its proximity to an A road. It scores poorly based on its fitness for purpose however. The site was used for research and development activities and as a result its properties are suited to a single occupier for this use. Demand from occupiers of this nature is limited in East Herts therefore the site is not meeting the District's current demand profile. Its proximity to Harlow also means that it competes directly with this market which has a greater 'years of supply' of offices compared to East Herts as a whole (4.5 versus 3.9 years). It is likely that if the site was to be redeveloped to appeal to smaller scale occupiers it might perform better. <b>Assessment: Amber.</b>			<b>EHDC 2012 Comments and Rating:</b>  Permission granted (subject to S106) for residential development of site. Existing buildings now being demolished  <b>Assessment: N/A</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b> 3/11/0554/OP – Outline permission for residential development , open space etc granted 06/03/13				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

None	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	N/A	2. What is the demand/vacancy rate?	N/A

3. What is the quality of the land like?	N/A	4. Good accessibility/parking?	N/A
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	N/A	Is there conflict with adjacent uses?	N/A
Does the estate have good accessibility and parking provision	N/A		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	N/A	Is the estate in a good position?	N/A
Is the estate visible	N/A	Is the estate flexible?	N/A
Is the general quality of the environment good?	N/A	Is there any conflict with adjacent uses?	N/A
Is the market perception positive?	N/A		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Dicker Mill, Hertford</b>				
<b>Owner: Dicker Mill Investments, 15a Dicker Mill, Hertford, SH13 7AE - 01992 554456</b>				
<b>Managing Agent:</b> as above				
<b>EH 2007 Local Plan: HE8 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial use: <b>Mead Lane (East of Marshgate Drive)</b> . Note – the Proposals Map includes the Dicker Mill area within the employment allocation covered by HE8 although the policy wording does not refer to the Dicker Mill area				
<b>Halcrow 2008 Comments and Rating:</b> The estate benefits from its location which is relatively close to the town centre while being relatively isolated from residential areas therefore avoiding major conflicts with adjacent land uses. Its overall quality is average but it serves the need of smaller occupiers in Hertford. Assessment: <b>Green</b>		<b>EHDC 2012 Comments and Rating:</b> The overall quality of the estate is poor to average but there are few vacant buildings. Parking and servicing space is adequate but layout of parking/servicing areas is haphazard. Despite these shortcomings, the estate appears to fulfil a useful local function and, as noted by Halcrow, is well located and has no major conflicts. Long term proposals to improve access to the Mead Lane area will improve access to the eastern end of the site from Marshgate Drive, possibly enabling the western access from Mead Lane to be closed though this would require the agreement of the owners. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b> Improved access as part of improvements to Mead Lane				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Starting from western end of Dicker Mill Complex:	
First unit after bridge – vacant, being decorated	1. To let 1500ftsq Roger Richards
2. vacant	3. Harts Radiators
4. ?	5. To let Roger Richards
6,7, Burton Lane, Cabinet Maker	8,9 Magic Car repairs
10 Barbe & Bald Ltd Furniture repairs	11. Gullpine Printers
12. Mucky Pups dog grooming	13. Hertford Horse Bits – equine supplies

14. Vacant	12. Vdub Shed, vw servicing/repairs
14,16 Regarda Vehicle Services, Regarda Graphics	17. Colin Gunning VW Repairs/servicing
18. DM Tyre and MoT	19. Quadrant Design and Print
20. B.C Autos	21,22. TG Commercials Commercial Vehicle Services
23/24. Hertford Tyre Services	
Eastern End of site adjoining Marshgate Lane:	
6,6(b), 7, 8 (b), (c) (d) (e) Ducting and Vent Ltd – Ducting Engineers	8(f) (g) T. Hayden Welding Supplies
8(a) Metal Morphics – car body repairs	
Building to rear of above	
8f. NC Contract Furniture	Units 13, 14?
Detached building to west of Marshgate Drive	
12. Glitter Monster Crafts	13. C. Beach 13(b) HW Taylor (Companies linked to Dicker Mill Investments)
15(c) Cadtech	15. Westminster Forum events organisation (Specifically business/politics briefings).
15(d) Pretty Cool	15(a) Dicker Mill Investments

### Part 3– Appraisal Criteria

#### Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	Some issues

#### Estate Appraisal Criteria 2: Sustainability

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Adequate		

#### Estate Appraisal Criteria 3: Marketability

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	Yes
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Foxholes Business Park, John Tate Road, Hertford</b>					
<b>Owner:</b> Various					
<b>Managing Agent:</b> The Chase - Cushman and Wakefield – 0845 603 4450. Watermark Way – Jones Lang LaSalle 0121 643 6440, Harforde Court – Devonshire Developments 020 7722 1199. Remainder unknown.					
<b>EH 2007 Local Plan: HE8 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Foxholes West.</b>					
<b>Halcrow 2008 Comments and Rating:</b> Foxholes Industrial Estate which is primarily made up of B1 offices scores highly in terms of quality of offering with its larger, newer units and visibility based on its positioning directly off the A414. Based on the market perception of local agents, it is considered the top ranking location in Hertford. <b>Assessment:</b> Green		<b>EHDC 2012 Comments and Rating:</b> Foxholes is described by one local agent as ‘the only business park in town’. Made up of businesses in John Tate Road, The Chase, Watermark Way and Harforde Court. Generally good quality units built circa 1990. Mostly B1 but some B2. Layout, access and parking generally good apart from congestion/overflow parking around the A414 junction linked to the Mercedes garage which detracts from the attractiveness of the estate. Rents of £15/ftsq at The Chase reflect the market perception of this part of the estate. While a significant proportion of this development is currently vacant (at least 50%) it is understood that this is due to management/lease issues that are now being resolved and not the quality of the offer. Harforde Court also good quality business units the majority of which are occupied. Agents suggest that the Foxholes estate could benefit from better signage from the A414 and a solution to the parking issues at the A414 junction. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents:</b> None					
<b>Opportunities for Enhancement:</b> Better signage from A414. Opportunity to remove vehicle barrier between Foxholes /Caxton Hill.					
<b>Proposal:</b> Vehicular Link to Caxton Hill? See Caxton Hill entry.		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

<b>The Chase:</b> (9 self-contained two storey detached/semi-detached campus-style office buildings. Head Lease held by Orange Holdings. Freehold currently for sale for £7.5M (LSH). Unit A Gnd Fl. vacant, 1 <sup>st</sup> Fl. Apollo Learning & Development	<b>John Tate Road:</b> Lancaster Mercedes, Azelis Personal Care, Vtesse Cirus Services, Jewsons
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Unit B Gnd. Fl. Vacant, 1 <sup>st</sup> fl. Clydesdale Bank, Unit C1 – vacant (Davies) Unit C2 Continuum Insurance Brokers Unit C3 Vacant Unit C4 vacant Unit D vacant Unit E1/2 WSP Transport Engineers Unit F Vacant – Davies offering these vacant units for £15 ftsq.	Ammerall Beltech Ltd, Vitesse Networks Telecoms, Fishpools Distribution Centre
<b>Watermark Way:</b> Tate House 1-3 1 <sup>st</sup> fl Blue Square Marketing, Gnd Fl. Keymile Caxton House – 4-5 Vision (office automation) ltd, Chaucer House 6,7,8,9 Vision (office automation) ltd, Mercer House 10, JMJ Accountancy, 11 Honister Partners 12 vacant 13. K+S UK and Eire Ltd 14, Capital Catering Services, 15 Honister Partners, 16 vacant, 17 K+S UK & Eire Ltd, 18. Gnd. Fl vacant 1 <sup>st</sup> fl. Agenda Recruiting.	<b>Harforde Court:</b> 1/2/3/4/10 Spacelabs Healthcare 5 veratase 6. Lead Media 7/8 Enspire Health 9. Semicron innovation & service 11. Silent Sentinel 12. Custom Security Solutions 13 to let Davies 14. Information Internet 15. Biotarge UK

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Current a number of vacancies in The Chase but this is not thought to reflect market demand.
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes – except for the Mercedes Garage		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes

Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Hartham Lane, Hertford (Great Northern Works)</b>				
<b>Owner:</b> Ekins, Gt. Northern Works, Hartham Lane, Hertford				
<b>Managing Agent:</b> as above				
<b>EH 2007 Local Plan: HE8 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Hartham Lane/Station Approach.</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate benefits from above average quality of buildings, good parking provision and flexibility. There appears to be good demand, especially from smaller occupiers. The site also scores well in terms of sustainability. Its relative proximity to the centre of Hertford means that it achieves a good score on its proximity to a train station and facilities, factors perceived highly by some occupiers as they can assist in attracting and retaining staff. Assessment: <b>Green</b>			<b>EHDC 2012 Comments and Rating:</b> Halcrow comments still apply. Estate fully occupied suggesting strong demand. Not clear whether Halcrow 2008 included McMullens Brewery within this area but part recently redeveloped as a Sainsbury's supermarket. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Great Northern Works	
Ekins & Co Builders	Hertford Joinery
Unit 2 Evanta Motor Company	LD Engineering
TAG Distribution	Unit 4a – Aston Studios screen printers
Unit 4b BW Revival Fashions	Unit 4c HDC Cabinet Makers
Unit 7 Rothschild & Bickel Glass Merchants	Unit 9a Vit Image Technology – Mnfr/Distribution of security cameras. 9b Highway Cycles
Hartham View Industrial Estate	Units 10-18 Mobile Stationary & Printing
Unit 14 Logic RC – games distributors	McMullens Brewery

### Part 3– Appraisal Criteria

#### Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Strong demand/no vacancies
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Good

#### Estate Appraisal Criteria 2: Sustainability

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

#### Estate Appraisal Criteria 3: Marketability

Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Pegs Lane, Hertford SG13 8EQ</b>					
<b>Owner: Various</b>					
<b>Managing Agent:</b>					
<b>EH 2007 Local Plan:</b> No allocation					
<b>Halcrow 2008 Comments and Rating:</b> This cluster includes a number of good quality office buildings with occupiers ranging from East Herts District Council and Hertfordshire County Council to the Police. The cluster benefits from its central location in Hertford and is expected to maintain strong demand for B1 use in the future. It scores well across all qualitative categories. <b>Assessment: Green.</b>		<b>EHDC 2012 Comments and Rating:</b> This cluster has not fared well in comparison with 2008. Bentley House on Pegs Lane is vacant as is Sovereign House, the former government building and the adjoining Elbert Wurlings pub. The government building particularly is unlikely to be re-occupied and together they would form a useful redevelopment site. While the local authority buildings are of reasonable quality, they and Bentley House (mostly vacant but subject to an application for c/o/u to a care home) are not flexible and do not lend themselves readily to alternative uses. For the L.A buildings, this however is academic in the foreseeable future. Nevertheless, the central location is valuable and the site should be retained predominantly for employment use although an element of residential development may be necessary to kick start a scheme. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents:</b> None					
<b>Opportunities for Enhancement:</b> Redevelopment of former IR building and adjoining PH					
<b>Proposal:</b>		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Wallfields - East Herts District Council	County Hall - Hertfordshire County Council
Gates Ford Dealer	Herts Police (Mercury House)
Various in new offices	Sovereign House -vacant
Elbert Wurlings PH (vacant)	Bently House – mostly vacant

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Significant vacancies

3. What is the quality of the land like?	Generally good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Windsor Industrial Estate, 424 Ware Road, Ware, SG13 7EW</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: HE8 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Windsor Industrial Estate, Ware Road.</b>				
<b>Halcrow 2008 Comments and Rating:</b> The estate scores highly in terms of visibility although the overall quality and range of its stock are mostly average. Its location and high occupancy rate are strong points for its safeguarding for employment use. Assessment: <b>Green</b>		<b>EHDC 2012 Comments and Rating:</b> As per Halcrow – estate fully let January 2013  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Flyers Group	2. Heating and Bathroom Supplies B8
3. Nicky Cornel Furniture	4. STS Tyres
5. Halfords Autocentre	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Fully let
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No

Does the estate have good accessibility and parking provision	Yes		
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes for local demand, no for access to strategic road network
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		



## **MEAD LANE AREA:**

The area of employment land best known as Mead Lane (together with the Dicker Mill complex to the north of the river) represents a major employment area in Hertford. In the 2008 Halcrow Report, Dicker Mill was described separately but the Mead Lane area was split up into: (1) Marshgate Drive and (2). Merchant Drive. It is not clear how the business premises on Mead Lane including the Lockhouse Industrial Estate were dealt with.

For the purpose of this review, the area is described in the following terms:

1. Marshgate Drive both south and north of the river
2. Merchant Drive/Fountains Drive
3. Mead Lane Business Centre
4. Centros, Mead Lane
5. The Lockhouse Industrial Estate and adjoining land
6. Conbar House, Expo House, Orland House and Chelsing House served directly off Mead Lane

These areas have different characteristics but all share the same issue of restricted access to the strategic road network in that all traffic has to use Mill Road. All comments on accessibility in the schedules below are subject to this caveat. This is considered further in paragraph. 5.21 of the main report.

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Marshgate Drive, Hertford, (Mead Lane)</b>	
<b>Owner: Various</b>	
<b>Managing Agent: N/K</b>	
<b>EH 2007 Local Plan:</b> HE5 Mead Lane Area West of Marshgate Drive Favourable consideration will be given to the redevelopment of the Mead Lane Area, west of Marshgate Drive, as defined on the Proposals Map, for residential purposes. The development of the site shall make provision for up to 40% affordable housing, in accordance with Policies HSG3 and HSG4. HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Mead Lane (East of Marshgate Drive).</b>	
<b>Halcrow 2008 Comments and Rating:</b> <b>Marshgate Drive</b> This estate is well occupied (one vacancy was recorded at the time of the survey) but its overall qualitative score ranges from poor to good. Given that most units are currently in manufacturing use, the estate would be a good candidate for redevelopment to B1 if demand for B2 units declines (as projected by the employment forecasts). <b>Assessment: Amber.</b>	<b>EHDC 2012 Comments and Rating:</b> Land on the west side of Marshgate Drive has been redeveloped for or has permission for residential redevelopment (former TXU site and Marshall Panelcraft.) To the east there is a vacant site at the junction of Mead Lane, a 1.48ha vacant site (former laboratories/yards) adjoining Norbury's Builders Yard and to the north, the vacant National Grid land. North of the river there are modern Industrial Units 6-11 Marshgate Drive. <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>
<b>Outstanding Planning Consents:</b> 3/07/0935 – permission for 182 units on Marshall Panelcraft and adjoining land granted on appeal 29.1.08. Application for renewal submitted under 3/10/1147 but yet to be determined. (adjoining former TXU site).	
<b>Opportunities for Enhancement:</b> Opportunity for redevelopment of vacant land once Mead lane access issues resolved.	

### Part 2. Occupiers @January 2013

South of River, West of Marshgate Drive	South of River, east of Marshgate Drive
Unit 3, Marshall Panelcraft – car repairs	Norbury's Fencing/building materials
Unit 7. Bridge Networks	Vacant site, junction Marshgate Drive/Mead lane
North of river - new business units	Former laboratory and land 1.48acres adjoining Norbury's – currently marketed by Derrick Wade & Waters
Units 6-8 Emco Group – lighting suppliers B8	Hertford Gas Holder Station between Norbury's and canal. Registered is a NIHHS (hazardous) site.

Unit 11. Chapman Bespoke Woodwork	Unit 3. Neocell skincare products
Unit 4. Jameson Press	Unit 8. Crossbrook Furniture

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	No	2. What is the demand/vacancy rate?	Mainly vacant
3. What is the quality of the land like?	Poor/contaminated	4. Good accessibility/parking?	No
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	No	Is there conflict with adjacent uses?	Yes – residential in Marshgate Drive
Does the estate have good accessibility and parking provision	No		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	If access resolved	Is the estate in a good position?	yes
Is the estate visible	No	Is the estate flexible?	N/A
Is the general quality of the environment good?		Is there any conflict with adjacent uses?	Residential in Marshgate Drive
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Merchant Drive/Fountains Drive, Hertford, SG13 7BH</b>				
<b>Owner:</b> N/K				
<b>Managing Agent:</b> Merchant Drive (west side) – Mead Lane Industrial Estate - managed by DTZ 0845 603 1485. Merchant Drive (east side) managed by Kenningtons 202 7224 2222.				
<b>EH 2007 Local Plan:</b> HE8 Employment Areas In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: Mead Lane (East of Marshgate Drive).				
<b>Halcrow 2008 Comments and Rating:</b> This estate appears to have some vacant units and overall average characteristics. As for Marshgate Drive it should be considered for B1 redevelopment if demand for B2 declines and vacancies persist. Assessment: Amber		<b>EHDC 2012 Comments and Rating:</b> Good quality development but shares access constraints with the rest of the Mead Lane area <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> Improved access				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Merchant Drive (west)	
1. Cougar Lubrication – lubricant development and manufacture	2. Neptune Engineering – injection moulding tools – B2
3. Hertford Autocentre	4. High Line Autos – vehicle servicing
5-8 Huco Engineering – precision engineers	9. Vacant
10. PJ Pipes and Valves – valve mnfr. and distribution	11. 4 Aces Ltd – supply/distribution of liquid packaging materials

12. Vacant	
Merchant Drive (east)	
13. Kuehne & Nagel - logistics	14 Old English Tiles – tile stockist/supplier
15. to let	16. G.W Cowler precision Engineers
17. Howden Joinery – wood joinery depot – B8	18/19. Qualiturn products – precision engineers
20. GE Transportation – transport engineers	21. Transport & Signage Solutions
Fountain Drive	
Unit 3. Speed Alloys – alloy suppliers	Regal Printing – printers and printing supplies
Astute Electronics – electronic components – B1, B2, B8	10/11 F.J Beswick
Unit 1. Pope & Meads Engineers – precision engineers	Unit 6. Air Energy – Compressed air products
Unit 5. John Hart Flooring – carpet & flooring suppliers	Unit 4, Harris Performance Products – motorcycle products and parts – B2/B8
Unit 12. vacant	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancies
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	yes	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and parking provision	yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	yes	Is the estate in a good position?	yes
Is the estate visible	yes	Is the estate flexible?	yes
Is the general quality of the environment good?	yes	Is there any conflict with adjacent uses?	no
Is the market perception positive?	yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Mead Lane Business Centre</b>					
<b>Owner: Mead Lane Business Centre Management</b>					
<b>Managing Agent:</b> Mead Management Business Centre Management Ltd Unit 14.					
<b>EH 2007 Local Plan:</b> HE8 Employment Areas In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: Mead Lane (East of Marshgate Drive).					
<b>Halcrow 2008 Comments and Rating:</b> Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		<b>EHDC 2012 Comments and Rating:</b> This area comprises business units fronting Mead Lane between Marshgate Drive and Conbar House and lying to the rear of Conbar House and Orland House. The buildings are of good quality and the layout spacious and the majority are in use. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents:</b> None					
<b>Opportunities for Enhancement:</b> Access					
<b>Proposal:</b>		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Fronting Mead Lane – two storey brick industrial units	
Units 1/2 PADS printing/stationary	Units 3/4Watergel Technologies
Unit 5 Business Card Co. Ltd	
To rear: 7. Tindall Security	8. LG Bland Electrical/Tindall Property Services
9. D+L Medical Gasses	10. MD Electrical
11. FJE Plastic Developments	12. Jamieson Press
13. Adapta Clothing	14. Herts & Essex Printers
15 RES On-line Solutions	16. H&E Digital/Linards Ltd
17. RS Taylor	18. ?

19/20. The Fine Confectionary Company Ltd	21. Fumair Ltd
22. Neil Display	23. The Fine Confectionary Company Ltd
24. to let	25. E&E Ltd/Club King Ltd

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes – but general comments on access to the Mead Lane area apply
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Centros, Mead Lane, Hertford</b>				
<b>Owner: TRE Hertford 01962 843211</b>				
<b>Managing Agent:</b> Lambert Smith Hampton 01727 834234				
<b>EH 2007 Local Plan:</b> HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Mead Lane (East of Marshgate Drive).</b>				
<b>Halcrow 2008 Comments and Rating:</b> Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		<b>EHDC 2012 Comments and Rating:</b> Vacant site in 2008. Modern business units built within the last 5 years. Good quality environment but shares the access issues with the rest of Mead Lane		
		<b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> Improved access to whole of Mead Lane area				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Bravington Vine – food non/food product suppliers – B8 3/4 to let	2. PDC Ltd - Debt Collection Agency 5/6 FT Solutions – print management and marketing
7 Istec Engineering consultants	8. Edmunson – electrical wholesalers
9. Vacant	10. ?
11?	12 Farecla – paint product distribution
13?	14.Power Valves International power valves mnfr/supply

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Several vacant units
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes but restricted access



			from main road network
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	See above		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Mead Lane: Lockhouse Industrial Estate and Adjoining</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial use: Mead Lane (East of Marshgate Drive)</b>				
<b>Halcrow 2008 Comments and Rating:</b> (Described as 'Marshgate Drive') This estate is well occupied (one vacancy was recorded at the time of the survey) but its overall qualitative score ranges from poor to good. Given that most units are currently in manufacturing use, the estate would be a good candidate for redevelopment to B1 if demand for B2 units declines (as projected by the employment forecasts). <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> The area comprises the premises of Matthews Haulage and the adjoining Lockhouse Industrial Estate together with a modern brick office building, Collier House. The area is generally of low quality with congested layout and a number of units appear vacant. It would benefit from redevelopment for B1 perhaps as part of a wider development of the National Grid Land when access to the whole of Mead Lane is improved.  <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

Matthews Haulage – haulage yard and associated vehicle repair/sales businesses	Collier House: Team Q
<b>Lockhouse Industrial Estate:</b>	
Igloos Toilet Manufacturers	Riverside Sports Cars
Packaging Direct Ltd	The Tint Shop
Forum Events	Creative Star (71, Mead Lane)
Herts Electrical Contractors	CSL Care Group
Lighting Design Solutions	Andrews Steel

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	No	2. What is the demand/vacancy rate?	Poor
3. What is the quality of the land like?	Poor	4. Good accessibility/parking?	Same issues as rest of Mead Lane
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Congested in places – Shares Mead lane access problems		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	No	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	Poor	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Conbar House, Expo House, Orland House and Chelsing House fronting Mead Lane</b>				
<b>Owner: Various</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial use: Mead Lane (East of Marshgate Drive)</b>				
<b>Halcrow 2008 Comments and Rating:</b> Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		<b>EHDC 2012 Comments and Rating:</b> Conbar House is a modern (1970s) brick office building, three stories fronting Mead Lane and four to the rear where the extended ground floor comprises workshop units. Expo House is a two storey office with an attached workshop to the rear which appears to be vacant. Orland House is a large modern warehouse with a two storey office block fronting Mead Lane. An extension is currently under construction. Chelsing House is a two storey office building with extensive parking to the rear. <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement: Access improvements to Mead Lane</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Conbar House – various serviced office suites – not listed	Workshops Units Ground Floor to rear – 3 in vehicle repair uses, fourth East Herts Signs/Engraving
Expo House appears vacant	Chelsing House: Chelsing Assemblies Ltd, Mode Lighting UK Ltd
Orland House. SOP International Asian/Oriental Food Importers	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	All occupied

3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes (Mead Land caveats)		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Mimram Road, Hertford, SG14 1MM</b>				
<b>Owner: Jill Parry, 07887 877640</b>				
<b>Managing Agent:</b> as above				
<b>EH 2007 Local Plan:</b> HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: Mimram Road.				
<b>Halcrow 2008 Comments and Rating:</b> This estate has mostly average qualitative characteristics. It offers relatively small units appealing to local occupiers and in that sense fulfils an important local function. It included a number of B2 units that could be considered for B1 redevelopment if B2 demand declines <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> <b>Assessment:</b> As Halcrow. The estate functions well and vacancy rate is low. But it would benefit from improved signage from the A414, an issue raised by several occupiers. They also suggest that the owner is reluctant to invest in improvements. Unit 3 currently available for £4 ftsq. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> Better signage from A414				
<b>Proposal: Improved signage</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @ October 2012

Priory House – Smart Merchants Electrical Wholesalers	151. Hertingforbury Road James Stuart Creative Print ADMINISTRATION
1. Mimram Service Centre/Crossfit Gym B1/SG	4. ND Aquatics – aquarium mnfrs B2
2. Marabese Ceramics B8	8. RS Taylor & Co. Vehicle cabs/metal fabrication B2
6. J25 Motorcycles B2	12. Sierra Leone Clothing Ltd. Import/export/sale of clothing/leather goods B8
10. Gata Tyres B2	16. Fasttrack electrical/lightworld – lighting/heating suppliers

14. County Fireplaces – fireplace suppliers B8	Replas House ?
18. Graphic Nature Recording Studio/Folding/Sliding Door Shop SG/A1	

**Part 3– Appraisal Criteria**

**Estate Appraisal Criteria 1: Fitness for purpose**

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Good/low vacancy
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	Yes

**Estate Appraisal Criteria 2: Sustainability**

Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

**Estate Appraisal Criteria 3: Marketability**

Is the estate marketable?	Yes	Is the estate in a good position?	
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Average		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Taylor Trading Estate, Ware Road, Hertford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: No allocation</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate has mostly average qualitative characteristics. Approximately one third of the units were vacant at the time of the survey. Refurbishment and improved marketing should be considered to make the estate more attractive. The vacancy rate will need to be monitored and if it remains high, the site should be considered for B1 development. <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> Estate comprises Ware Garages Renault dealer, SAM autocentre and a number of poor quality industrial units at the rear. A further part of the estate to the west has been cleared and boarded and pp granted for residential development and a vets surgery (the justification for loss of employment land). Should the garage close redevelopment of the remaining part of the estate for residential (with an element of employment) may be difficult to resist.  <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> Residential/vets surgery on western part of the estate.				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. SAM Centre – car parts (312 Ware Road)	Ware Garages, 356-364 Ware Road
3/3a RoyCarter Repairs	4. Bentley Calor Sales
4a Bentley TNT Dispatch	5. MS Installations/Absolute Windows
5a ?	6. MRS Motorcycles/ACE Couriers
7. Hand wash (car)/Hi-Q Tyre Services	8/8a ACE Couriers

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>
---------------------------------------------------------



1. Is estate fit for its current purpose?	yes	2. What is the demand/vacancy rate?	low
3. What is the quality of the land like?	Average to poor	4. Good accessibility/parking?	adequate
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	yes	Is there conflict with adjacent uses?	Not at present
Does the estate have good accessibility and parking provision	yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	no	Is the estate in a good position?	yes
Is the estate visible	yes	Is the estate flexible?	no
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	Not at present
Is the market perception positive?	no		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Warehams Lane, Hertford</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: HE8 Employment Areas:</b> In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Warehams Lane.</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate has a mixed qualitative profile ranging from poor to good. It appears to have no major conflicts with adjacent land uses however and some flexibility making it a potential candidate for B1 redevelopment. Assessment: <b>Amber</b>		<b>EHDC 2012 Comments and Rating:</b> As for Halcrow – an estate of great contrasts from a scrapyard and open builder storage to modern industrial units and Which offices/laboratory. But fully occupied and clearly serving a local need. <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Direct Carpets	2. Budget Tyres
3. Yard – self storage- Towey Construction	4. Temple Car breakers - scrapyard
5. Contract Scaffolding/Vands Scaffolding	6. Henry's of Hertford Agricultural & Automotive contractors and distributors
7. Hertford Craft Centre/Pinflair	8. MRH Hertford
9. /Hertford Craft Centre/Pinflair	12. Green Building Design

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Strong demand

3. What is the quality of the land like?	Varies – good to average	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Good to average	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Caxton Hill, Hertford</b>				
<b>Owner: Various</b>				
<b>Managing Agent:</b> Hertford Industrial Estate – Jones Lang LaSalle – rest unknown				
<b>EH 2007 Local Plan:</b> HE8 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be primarily reserved for industry, comprising Classes B1 Business and B2 General Industrial uses: <b>Caxton Hill/Ware Road.</b>				
<p><b>Halcrow 2008 Comments and Rating:</b> Caxton Hill is an older traditional estate primarily offering small warehouse units, with the quality of its stock being relatively poor. It scores poorly in terms of visibility as it is not accessible via the A414 and there are some adjacent residential properties backing onto the estate causing potential use conflicts. The estate seems to have poor flexibility and some vacant units. It should be considered for release over the planning period provided that a better quality new site can be allocated for employment use.</p> <p><b>Assessment: Red</b></p>		<p><b>EHDC 2012 Comments and Rating:</b> The estate comprises two main areas – the northern part comprising the modern print works of Stephen Austin, the extensive premises occupied by Fluorcarbon and various smaller industrial premises in Caxton Road and Extension Road, some of which are vacant and most of which are of poor quality. The remainder of the estate comprises the Hertford Industrial Estate consisting of mainly single storey brick warehouse units of poor to average quality worth around £4 - £5 ft sq, a number of which are vacant. Access to the whole estate is from Ware Road resulting in industrial and employee traffic having to pass through Hertford. There are long standing proposals to open access from John Tate Road on the adjoining Foxholes Estate and close the Caxton Hill access to non-emergency vehicles. While this could encourage redevelopment of at least the Hertford Industrial Estate for new B1 units (as an extension to Foxholes) the difficulties in securing land owner agreement should not be underestimated. In the longer term, the older industrial properties at the northern end of Caxton Hill could be redeveloped for residential purposes with alternative employment provision being provided on Mead Lane.</p> <p><b>Assessment: Amber</b> <b>See Appraisal Criteria below</b></p>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b> See above re. alternative access				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

## Part 2. Occupiers @January 2013

Caxton Hill	
Stephen Austin Printers	Fluorcarbon - PTFE & Polymer mnfr/distributors
Units ABCD – appear vacant	Wordwide Recovery Systems – vehicle engineers
Extension Road	
Hertford Offset Printers (Graphic House)	RePlas – plastic injection moulding
Woodland Beds/Kitchens (Manufacture) – Unit B	
Hertford Industrial Estate	
1/2. FJE Plastic Mouldings	3. Marble Granite/Studio 3 Kitchens
4. KA Foil Catering Equipment	5. Dehra ?
6. HDM The Halycon Group - classic goggles & accessories	7. to let Davies & Co
8.?	9. Turnlea Ltd ?
10a Budget Tyres	11. Bottom Line Technologies – document processing systems
12. Hawberry King – valuers & auctioneers	13 ?
14 ? Plastics	15,16,17, MG Caravans
18 ?	19. Sanctuary Housing
20/21 Dicker Mill Coachworks	22/23 Enterprise Rent-a Car
24/25. Caxton Hill Motors	26/27 EO services ltd/.Everybody Organic – local food suppliers
28/29 AM Printers	30/31 VTS Steel Fabricators
32/33 Jon Pac Food packaging	34/35 to let

## Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Relatively high
3. What is the quality of the land like?	Average to poor	4. Good accessibility/parking?	No
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	Some conflict along boundaries
Does the estate have good accessibility and parking provision	No		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes – but limited appeal	Is the estate in a good position?	Potentially yes
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	No	Is there any conflict with adjacent uses?	Yes
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: High Cross Oakley Horseboxes, SG11 1AD</b>				
<b>Owner: Oakley Horseboxes</b>				
<b>Managing Agent: N/A</b>				
<b>EH 2007 Local Plan: OSV7 Employment Areas:</b> In accordance with Policy EDE1, the following sites are defined as employment areas on the proposals map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses, subject to sub-section (II) of this policy, and, where well related to the transport network, B* storage and distribution uses: <b>Oakley Horseboxes, High Cross.</b>				
<b>BH1,2,3 Archaeology</b>				
<b>Halcrow 2008 Comments and Rating:</b> The estate scores well across all categories and has been occupied for a long time by an important local business (Oakley's). It is recommended that it is safeguarded for employment use. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> As per Halcrow – no change  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

Oakley's Horseboxes	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Occupied
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Clarklands, Parsonage Lane, Sawbridgeworth, CM21 0NG</b>	
<b>Owner:</b> Douglas Rose, Parsonage Farm, Sawbridgeworth	
<b>Managing Agent:</b> As above	
<b>EH 2007 Local Plan:</b> Green Belt GBC1/Archaeology BH1-BH3	
<b>Halcrow 2008 Rating:</b> This is an industrial estate of average of average quality. The high occupancy rate and lack of any major conflicts with adjoining land uses makes it fit for purpose as an industrial site.	<b>EHDC 2012 Rating:</b> Estate lies either side of Parsonage Lane and is dominated by vehicle-related uses. Open storage of vehicles/open parking and a number of containers used for storage make the estate unattractive and its buildings are of variable quality. Nevertheless, the Halcrow comments still apply and given its Green Belt location, it is inappropriate to consider further development/redevelopment.
<b>Assessment: Green</b>	<b>Assessment: Green</b>
<b>Outstanding Planning Consents:</b> None	
<b>Opportunities for Enhancement:</b> None	

### Part 2. Occupiers @January 2013

Clarklands Therapeutic and Massage Spa	Orchard Works Garage
Woodland Car Sales	Robsons Scientific Technical Glass Products
Play Barn	Premier Automotive Service Centre
Bowler Energy	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	yes	2. What is the demand/vacancy rate?	Appears fully occupied
3. What is the quality of the land like?	average	4. Good accessibility/parking?	yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	yes	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and	yes		

parking provision			
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	yes	Is the estate in a good position?	yes
Is the estate visible	yes	Is the estate flexible?	no
Is the general quality of the environment good?	no	Is there any conflict with adjacent uses?	no
Is the market perception positive?	no		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Italstyle, Cambridge Road, Sawbridgeworth, CM23 2HE</b>	
<b>Owner:</b> Mavrastar, Construction House, Runwell Road, Wickford, Essex	
<b>Managing Agent:</b> as above	
<b>EH 2007 Local Plan:</b> Green Belt GBC1. Not allocated as a major developed site in the green belt.	
<p><b>Halcrow 2008 Comments and Rating:</b> This is a small estate of average quality. It is well located and fully occupied and it is recommended that it is safeguarded for employment use. <b>Assessment: Green</b></p>	<p><b>EHDC 2012 Comments and Rating:</b> Two sets of buildings, modern two storey units 1-6 and older brick/asbestos 7-12. – Different quality reflected in type of occupier and price – Unit 8 (older) available at £5 ftsq. In flood zone 3 high risk. (evidence of recent flood threat). One third units vacant. May suffer from better quality property in Harlow and nearby Enterprise Zone. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b></p>
<b>Outstanding Planning Consents:</b> None but PP refused for residential redevelopment in April 2005 3/05/0351/OP. Recent (March 2013) application for flood defence work	
<b>Opportunities for Enhancement:</b> Action to alleviate flooding	

### Part 2. Occupiers @January 2013

1. CC Hydrosonics – industrial cleaning equipment mnfr/Crest Ultrasonics – ultrasonic instrument mnfrs – also	2. CC Hydrosonics
3. CC Hydrosonics	4. as unit 1
5. To let Coke Gearing £5ftsq	6.to let Coke Gearing £5ftsq
7. PWP Coachworks/7a. Alleycat car rentals	8.to let Coke Gearing £5ftsq
9. Pheonix Land Rover Services	10. vacant
11. Site Safe/Scooter Store – mnfr of storage units for mobility scooters	12. Bodyactive Gym

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	yes	2. What is the demand/vacancy rate?	average

3. What is the quality of the land like?	average	4. Good accessibility/parking?	yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	yes	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and parking provision	yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	yes	Is the estate in a good position?	yes
Is the estate visible	yes	Is the estate flexible?	yes
Is the general quality of the environment good?	average	Is there any conflict with adjacent uses?	no
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Hayters, Spellbrook, CM23 2EU</b>	
<b>Owner: Hayters</b>	
<b>Managing Agent: N/A</b>	
<b>EH 2007 Local Plan: GBC4 Major Developed Sites in the Green Belt and Rural Area.</b> 4.6.6 The following sites within the Green Belt are identified and delineated on the Proposals Map as Major Developed Sites: Hayters plc, Spellbrook	
<b>Halcrow 2008 Rating:</b> The Hayters site in Spellbrook is a major developed site currently occupied by Hayter Lawnmowers. It scores relatively highly on proximity to an A road and the nature of the properties on the site are suited to its current use. The site is fit for its current use but if the site was to become available it would likely not appeal to the current profile of demand in the district. Therefore the site should be safeguarded for employment use but its status should be reviewed if its circumstances change.	<b>EHDC 2012 Rating:</b> As for Halcrow – Hayters are a major local employer but the nature of the premises renders them less suited to reuse as smaller units though they could be re-occupied for B8 purposes given proximity to the by-pass/A120.  Assessment: <b>Green</b>
<b>Assessment: Green</b>	
<b>Outstanding Planning Consents: None</b>	
<b>Opportunities for Enhancement: None</b>	

### Part 2. Occupiers @January 2013

Hayters	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	N/A
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and	Yes		

parking provision			
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	No	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	N/A		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Standon Business Park, Stortford Road, Standon, SG11 1PH</b>					
<b>Owner: Connect Scaffolding</b>					
<b>Managing Agent:</b> Connect 01279 757113 – contact Toby Cave Managing Partner 07768 547 887					
<b>EH 2007 Local Plan:</b> Subject to Policy OSV7 and described as 'area bounded by A120, the River Rib and the dismantled railway' – defined as an employment area and reserved for B1, and B2. 'Any proposed alternative use and/or development .....will be considered against the employment needs for East Hertfordshire and (will be ) expected to be subject to a development brief prepared or approved by the Council'					
<b>Halcrow 2008 Comments and Rating:</b> <b>Assessment: Standon Business Park</b> Standon Business Park achieves an average score in terms of general quality of environment and visibility as it is located directly on the A120. In terms of market perception it is not deemed to be a prime location in terms of road access compared to the A10 but it has a good occupancy rate indicating it is a small estate that meets local needs. <b>Assessment: Green.</b>		<b>EHDC 2012 Comments and Rating:</b> Poor quality estate, both in terms of layout and quality of buildings. This equates to low rents (£3.50-£4 ftsq), high turnover of tenants, poor maintenance and ongoing management problems. Mix of B1 and B2. Location is too far from Stansted for occupiers to benefit from airport economy. Meets needs of occupiers wanting basic low cost accommodation for uses such as car repairs and ironing services. Current vacancy level 25%-30%. See Appraisal Criteria below. <b>Assessment: Amber</b>			
<b>Outstanding Planning Consents:</b> None					
<b>Opportunities for Enhancement:</b> Owners are considering putting forward a mixed use scheme which could result in the redevelopment of some of the industrial buildings with new units. Would be interested in discussing options with EHDC. It is difficult to see a positive future for this estate as current values do not support redevelopment without subsidy. Adjacent to River Rib so could be flooding issues.					
<b>Proposal:</b> None to date		<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>
<b>Part 2 – Occupiers @January 2013</b>					
Unit 1A – Strikesoft Scaffolding design		Unit 3E, 3F, 3G vacant			
Unit 1B – Regent Office Care – office cleaning		Unit 4 – R B Tyler Scaffolding			
Unit 1C – Novo Construction		Unit 5 A – Novo Construction – bldg design/project managers			
Unit 2A – W3W tyre recycling		Unit 5 B,C,D – 119 Events Management – B1			
Unit 2B – “ “ “		Unit 5E – J+B Lift Truck Services – hire/repair/salesB2			
Unit 2C – vacant		Unit 3A – vacant			
Unit 3B – Herts and Essex Autos		Unit 3C - vacant			
Unit 3D – The Steam Team – ironing services					

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	No	2. What is the demand/vacancy rate?	25%-30%
3. What is the quality of the land like?	Poor	4. Good accessibility/parking?	Good access to A120, poor internal circulation
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	No	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	No		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Only for low value uses	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	No	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Langley House, Station Road, Standon</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: None</b>				
<b>EH 2007 Local Plan:</b> OSV7 Employment Areas: In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business and B2 General Industrial Uses, subject to sub-section (II) of this policy; and, where well related to the transport network, B8 Storage and Distribution Uses: <b>Area east of Station Road, Standon;</b>				
<b>Halcrow 2008 Comments and Rating:</b> Station Road scores reasonably well in terms of quality and location but the site appears to be vacant and should be considered for redevelopment for employment use given its good flexibility and no major conflicts with adjacent land uses. <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> Site now in full use and given Halcrow comments on quality, location and lack of conflicts, could be reclassified as Green, The only potential caveat is the nature of building which appears to be essentially a large warehouse with a mezzanine floor. PP granted 3/08/2114/FP for c/o/u from B2 to B2/B8 <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> None				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Enfield Safety Supplies. – suppliers of protective clothing.	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Occupied
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible		Is the estate flexible?	See comments on flexibility of building
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: The Maltings, Stansted Abbots, SG12 8HG</b>					
<b>Owner: French and Jupp</b>					
<b>Managing Agent:</b> French and Jupp – Liz Savary 01920 870015					
<b>EH 2007 Local Plan: ST4 Employment Area: In accordance with Policy EDE1 The Mill Stream/Maltings area off Roydon Road will be primarily reserved for industry comprising B1 Business and B2 General Industrial Uses.</b>					
<b>Halcrow 2008 Comments and Rating:</b> This estate scores well in terms of general quality of its stock which is largely B1 offices. The estate is clearly branded and appears to be well managed. However the estate has a relatively low level of visibility as it does not have direct access to the major road network and is accessed by travelling through Stanstead Abbots. Assessment: <b>Green</b>		<b>EHDC 2012 Comments and Rating:</b> Halcrow comments still apply. The estate continues to be well managed and there in an on-going programme of improvements as units become vacant. Between 150 and 200 businesses are present and as at 30.1.13, only 10 of these were vacant. The majority are in B1(a) office use, a few light industrial - B1(c) but there is no B2/B8. The majority of tenants are local businesses although larger commercial businesses occupy the free-standing buildings on the Roydon Road frontage. While lacking the flexibility of modern industrial units, the estate clearly serves a local need for small office premises. Apart from on-going improvement of individual units, the owners have no plans for redevelopment or site improvements. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents: None</b>					
<b>Opportunities for Enhancement: None</b>					
<b>Proposal:</b>		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Given the 150-200 current occupiers and continual turnover, individual occupiers are not recorded	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	High demand/low vacancy
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Good parking, accessibility constrained by location

<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes – see above		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	For B1(a) yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Leaside Works, Stanstead Abbots, SG12 8DL</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: No allocation</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate has good visibility, accessibility and parking, average quality and image of building stock and no major conflicts with adjoining land uses. Its good occupancy rate indicates strong demand. <b>Assessment: Green</b>		<b>EHDC 2012 Comments and Rating:</b> Halcrow comments still apply. Full occupancy and site layout works well. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents: None</b>				
<b>Opportunities for Enhancement: N/A</b>				
<b>Proposal: None</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2. Occupiers @January 2013

Front Building: Strata Sports Marketing, New Star Sports Ltd, Elster Energy ICT (energy management systems)	
Unit 1. Thomas Precision Engineers	Unit 2. Home Trend Supplies
Unit 3. Lovett & Shim – cleaning materials	Unit 4. Abbot Tool and Die Company – mnfr & design
Unit 5. Universal Signs – sign/silk screen printers	Unit 6. Heath Saws

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	No vacancies
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and	Yes		

parking provision			
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Riverside Works, Amwell End, Stanstead Abbots</b>					
<b>Owner:</b> Jest and Ruskin					
<b>Managing Agent:</b> Jest and Ruskin					
<b>EH 2007 Local Plan: No allocation</b>					
<b>Halcrow 2008 Comments and Rating:</b> This relatively small estate is of average overall quality but it is fully occupied indicating strong market demand <b>Assessment: Green</b>		<b>EHDC 2012 Comments and Rating:</b> Mix of buildings of varying quality/construction but adequate parking/circulation space. Reasonable location in terms of access to A414, currently meets a local need – one unit vacant. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents: None</b>					
<b>Opportunities for Enhancement: None</b>					
<b>Proposal:</b>		Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

BMG Industries – printers	Jest & Ruskin Properties
Marshall Double Glazing – Unit 3	RC Range Vehicles MoTs Unit 5
Harley Engineering – Unit 6	Tyre Shop Unit 7
ID Sports Sportswear - Unit 8	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	Backs onto residential development
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes – for local businesses	Is the estate in a good position?	Reasonable
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	See above
Is the market perception positive?	Low		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: The Spinney, Hoddesdon Road, Stanstead Abbots</b>				
<b>Owner: D Carter, 3 The Spinney</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: No allocation</b>				
<b>Halcrow 2008 Comments and Rating:</b> This small estate is of average quality. At the time of the survey, one out of the three units was vacant. Future vacancy rates should be monitored and if they persist, redevelopment should be considered. <b>Assessment:</b> Amber		<b>EHDC 2012 Comments and Rating:</b> Majority of the units appear vacant although a web search reveals several occupiers in addition to Kingfisher Environmental. Little activity at time of visit. Halcrow comments therefore still apply. <b>Assessment: Red</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> 3/13/006/LC: Demolition of existing buildings - no decision. 3/13/0005/FP: Erection of 7 town houses – no decision. 3/08/0278/LC – Demolition of commercial buildings – approved. 3/08/0437OP (51, The Spinney) demolition of existing buildings and erection of 2 dwellings – approved.				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Kingfisher Environmental Services Unit 3	ISTEC – defence contractors
Remaining units appear vacant	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	No	2. What is the demand/vacancy rate?	Appears high vacancy
3. What is the quality of the land like?	Average	4. Good accessibility/parking?	yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	no	Is there conflict with adjacent uses?	no
Does the estate have good accessibility and parking provision	average		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	no	Is the estate in a good position?	no
Is the estate visible	no	Is the estate flexible?	no
Is the general quality of the environment good?	Average	Is there any conflict with adjacent uses?	no
Is the market perception positive?	no		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Warrenwood Industrial Estate, Stapleford</b>				
<b>Owner: EHDC</b>				
<b>Managing Agent: EHDC</b>				
<p><b>EH 2007 Local Plan: Employment Areas OSV7:</b> In accordance with Policy EDE1, the following sites are defined as employment areas on the proposals map and will be reserved for industry comprising Classes B1 Business, B2 General Industrial Uses, subject to sub-section (II) of this policy, and, where well related to the transport network, B* storage and distribution uses: c. <b>Warrenwood Industrial Estate, Stapleford</b></p> <p>GBC1. Appropriate development within the Green Belt</p>				
<p><b>Halcrow 2008 Comments and Rating:</b>          Warrenwood Industrial Estate scores highly in terms of visibility as it is located directly on the A119 running north of Hertford. Its location also means that it scores highly in terms of competition as there are no other employment areas in the vicinity. The site is also relatively isolated from opposing residential uses avoiding potential conflicts with adjacent land uses. In terms of marketability, it scores rather poorly but the estate is largely made up of small older workshops and warehouses appealing to local small occupiers and therefore plays a significant role in meeting demand from smaller businesses.  <b>Assessment: Green</b></p>			<p><b>EHDC 2012 Comments and Rating:</b>          The 2008 Halcrow would appear to still apply although the estate has not been inspected.   <b>Assessment: Green</b>   <b>See Appraisal Criteria below</b></p>	
<b>Outstanding Planning Consents: None</b>				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>
<b>Part 2 – Occupiers @January 2013</b>				
Estate not inspected for the 2013 review				

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	n/a	2. What is the demand/vacancy rate?	n/a
3. What is the quality of the land like?	n/a	4. Good accessibility/parking?	n/a
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	n/a	Is there conflict with adjacent uses?	n/a
Does the estate have good accessibility and parking provision	n/a		
<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	n/a	Is the estate in a good position?	n/a
Is the estate visible	n/a	Is the estate flexible?	n/a
Is the general quality of the environment good?	n/a	Is there any conflict with adjacent uses?	n/a
Is the market perception positive?	n/a		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Thundridge Business Park, Thundridge</b>				
<b>Owner:</b> Kindale Ltd, 11 Bedford Road, Barton-le-Cley Milton Keynes MK45 4JU				
<b>Managing Agent:</b> N/K				
<b>EH 2007 Local Plan:</b> OSV7 Employment Areas In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business and B2 General Industrial Uses, subject to sub-section (II) of this policy; and, where well related to the transport network, B8 Storage and Distribution Uses: <b>Thundridge Business Park;</b>				
<b>Halcrow 2008 Comments and Rating:</b> This small estate scores highly across all qualitative criteria and appears to be fit for purpose as an industrial site <b>Assessment: Green</b>		<b>EHDC 2012 Comments and Rating:</b> As per Halcrow. Only 1 unit vacant @ January 2013. <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Cupaz – office design, furniture and fit out	2. AB Group Painters/decorators
3 /4 B+S Glass	5/6 Stephens Automotive vehicle repairs
7. Vacant Paul Wallace £5.00 ftsq.	8/9 KGK Printers
10. Mode Copiers/Mode solutions	

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	High demand
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and	Yes		

parking provision			
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<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Broadmeads Estate, Ware</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan: WA8 Employment Areas</b> In accordance with the Policy EDE1 the following sites are defined as Employment Areas on the proposals map and will be reserved for industry, comprising Classes B1 and B2 General Industrial Uses: <b>Broadmeads</b>				
<b>Halcrow 2008 Comments and Rating:</b> This estate is fully occupied with modern buildings of high quality. Some difficulties are acknowledged with regard to access. However its relative proximity to the centre of Ware means that it achieves a good score on its proximity to a train station and facilities, factors perceived highly by some occupiers as they can assist in attracting and retaining staff. Furthermore, the buildings appear capable of being altered and re-used should their current use become obsolete. Assessment: <b>Green</b>			<b>EHDC 2012 Comments and Rating:</b>  As per Halcrow. Single occupier, good quality buildings/site <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Farecla – surface finishings – HQ office and distribution	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Fully occupied
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Average
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Ermine Point/Gentleman's Field, Ware</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan:</b> OSV7 Employment Areas In accordance with Policy EDE1 the following sites are defined as Employment Areas on the Proposals Map and will be reserved for industry comprising Classes B1 Business and B2 General Industrial Uses, subject to sub-section (II) of this policy; and, where well related to the transport network, B8 Storage and Distribution Uses: <b>Ermine Point Business Park, Nr. Ware.</b>				
<b>Halcrow 2008 Comments and Rating:</b> Ermine Point Business Park and Gentleman's Field consist of standardised small scale warehouse/office units. Its position adjacent to the A10 enhances its visibility and general market perception although it is rather average in terms of attractiveness. The general quality of the estate is generally high and its standardised smaller units are appealing to locally-based small occupiers. It is recommended that it is safeguarded for employment use. Assessment: <b>Green</b>		<b>EHDC 2012 Comments and Rating:</b> As for Halcrow. One unit vacant in January 2013. Estate works well enough although parking along the access road suggests that provision is inadequate on some units <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents: None</b>				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

1. Kituout – embroidery, canvas printing, engraving B1	1/2. A-Tech Leisure Group
	3. A-Tech data solutions
4. Digital Monkey printing & Graphics/Flair Graphics	5. Harringtons Architectural Metal Work
6. Macro Engineering	7. MC Property/Plumbing Bathroom Showroom).
8. MTEC Warehousing Ltd	9. MC Property/Plumbing Bathroom Showroom).
10/11/12. Yard and adjoining block – MTEC Freight Co – road haulage	
13 Leary Brothers Bldg Contactor	14. Hertford Controls electronic components
5-17. Cash Convertors/ELCO	

**Part 3– Appraisal Criteria**

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes –see comments above
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes – but some parking on access road		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	Yes
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Watton Business Centre/Cintel Works, Ware</b>				
<b>Owner: McLagan Investments Ltd.</b>				
<b>Managing Agent: N/K</b>				
<b>EH 2007 Local Plan:</b> No allocation				
<b>Halcrow 2008 Comments and Rating:</b> This estate had no vacant units at the time of the survey indicating strong demand from businesses. It scores well in terms of accessibility and parking provision although its overall quality is mostly average. <b>Assessment: Green</b>		<b>EHDC 2012 Comments and Rating:</b> Apart from Angels at Play children's nursery, the site is vacant. See below for details of pp for ASDA Foodstore  <b>Assessment: N/A</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b> 3/10/0386/FP: New ASDA foodstore, 13 dwellings, retention of children's nursery, retention and refurbishment of kiln building. Approved 26.07.11				
<b>Opportunities for Enhancement:</b> None				
<b>Proposal:</b> None	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

Angels at Play Children's Nursery	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	N/a	2. What is the demand/vacancy rate?	Totally vacant
3. What is the quality of the land like?	N/A	4. Good accessibility/parking?	N/A
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	N/A	Is there conflict with adjacent uses?	N/A
Does the estate have good accessibility and parking provision	N/A		

<b>Estate Appraisal Criteria 3: Marketability</b>
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Is the estate marketable?	N/A	Is the estate in a good position?	N/A
Is the estate visible	N/A	Is the estate flexible?	N/A
Is the general quality of the environment good?	N /A	Is there any conflict with adjacent uses?	N/A
Is the market perception positive?	Yes		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: GSK Ware</b>				
<b>Owner: GSK</b>				
<b>Managing Agent: N/A</b>				
<b>EH 2007 Local Plan:</b> WA8 Employment Areas. In accordance with Policy EDE1 the following sites are defined as Employment Areas on the proposals map` and will be reserved for industry comprising Classes B1 and B2 General Industry use. IV Park Road/Harris Lane (GSK)				
<b>Halcrow 2008 Comments and Rating:</b> The GSK compound in Ware scores highly based on the quality of its environment, visibility and branding. The fact that the site is under single occupation has no doubt assisted in this. The GSK site is unlikely to be available to the wider property market, unless it is vacated at some point in the future. It is a site of strategic importance that should be safeguarded for employment use. <b>Assessment: Green</b>			<b>EHDC 2012 Comments and Rating:</b> Halcrow comments still apply.  <b>Assessment: Green</b> <b>See Appraisal Criteria below</b>	
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement: None</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

### Part 2 – Occupiers @January 2013

GSK	
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### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	N/A
3. What is the quality of the land like?	Good	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	Yes	Is the estate flexible?	No
Is the general quality of the environment good?	Yes	Is there any conflict with adjacent uses?	No
Is the market perception positive?	N/A		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Crane Mead and Crane Mead Business Park</b>				
<b>Owner: N/K</b>				
<b>Managing Agent: N/K</b>				
<p><b>EH 2007 Local Plan: WA7 Crane Mead:</b> I. The Crane Mead site is defined as an Employment Area on the Proposals Map and will be primarily reserved for industry comprising class B1. II. The council is anxious to secure the provision of a second means of vehicular access to the Crane Mead area from Station Road, passing under Viaduct Road, and will use appropriate measures to facilitate this. III. The Council will continue to support the efforts of British Waterways to secure the implementation of a new road bridge linking Crane Mead to the north side of the Lee Navigation in order to facilitate the implementation of the proposed Country Park.</p>				
<p><b>WA8 Employment Areas:</b> In accordance with the Policy EDE1, the following sites are defined as Employment Areas on the proposals map and will be reserved for industry, comprising Classes B1 and B2 General Industrial use: <b>Crane Mead.</b></p>				
<p><b>Halcrow 2008 Comments and Rating:</b> The cluster of estates made up of properties on Marsh Lane and Crane Mead Business Park scores well in terms of sustainability because of its proximity to the centre of Ware and the train station. The fact that the cluster is made up of a range of different quality stock, with some partially derelict units found on Marsh Lane subtracts from the general quality of the environment. There is potential for a better quality offering but the areas low level visibility and access points means the overall market perception is low. <b>Assessment: Amber</b></p>		<p><b>EHDC 2012 Comments and Rating:</b> The area comprises the large industrial building, Swains Mill, Magog Industries and a free-standing office building, Mill Studios on the northern side of Crane Mead together with Crane Mead Business Park, a modern development of business units to the south (Unit 13 currently available for £5 ftsq) and a car park. Crane Mead Business Park, built in 2002, offers good quality units with good access/parking and low vacancy rates. The Swains Mill site was considered for a new food store which has now been approved on the Cintel Site. <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b></p>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	<b>Partners</b>	<b>Costs</b>	<b>Timeframe</b>	<b>Priority</b>

## Part 2 – Occupiers @January 2013

Crane Mead	Mill Studios
Swains Mill accommodates a number of small businesses not particularly evident from outside the building including B1, B2 and B8 uses. The main one is Ware Rover on the ground floor fronting the river.	Mill Studios contains a number of mainly B1 occupiers in small office suites.
Magog Industries 10 Crane Mead – Precision Engineers	
Crane Mead Business Park	
1. Charriot Office Automation B1	2. Timber Connection/Physical Rehab Centre B8/SG
3. The Probate Bureau – B1	4-6 Rapiere Design Group
7-8 Vacant	9-10 Beaver Group – digital design B1
11-12 JPM Products (Education/medical products) B8	13. DP Electrics – Electrical Contractors B2
14. ACO Packaging – bottling machinery B2	15. To let
16. Compass Braille – Braille Charity – B1	17-20 Ware Heating and Bathroom Supplies B8

## Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low
3. What is the quality of the land like?	Average to good	4. Good accessibility/parking?	Yes
Estate Appraisal Criteria 2: Sustainability			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		
Estate Appraisal Criteria 3: Marketability			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	Yes
Is the general quality of the environment good?	Average to good	Is there any conflict with adjacent uses?	No
Is the market perception positive?	Yes for Crane Mead Business Park		



## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Marsh Lane, Ware</b>				
<b>Owner:</b> N/K				
<b>Managing Agent:</b> N/K				
<b>EH 2007 Local Plan:</b> EDE1. <b>Employment Areas:</b> WA8 <b>Employment Areas:</b> In accordance with the Policy EDE1 the following sites are defined as Employment Areas on the proposals map and will be reserved for industry, comprising Classes B1 and B2 General Industrial Uses: 1. <b>Land off Marsh Lane</b>				
<b>Halcrow 2008 Comments and Rating:</b> <b>Crane Mead Business Park &amp; Marsh Lane</b> The cluster of estates made up of properties on <b>Marsh Lane</b> and Crane Mead Business Park scores well in terms of sustainability because of its proximity to the centre of Ware and the train station. The fact that the cluster is made up of a range of differing quality stock, with some partly derelict units found on Marsh Lane, subtract from the general quality of environment. There is potential for a better quality offering but the area's low level of visibility and access points means that its overall market perception is low. <b>Assessment: Amber.</b>		<b>EHDC 2012 Comments and Rating:</b> Marsh Lane contains a mixture of open yards, older industrial premises and a modern B1 development, the Peerglow Centre. A further 2.14 acres is currently on offer from Davies & Co. The current vacancy rate is low and comments of sustainability credentials, market perception and visibility made by Halcrow remain relevant. Nevertheless, the area appears to perform a useful function and has a low vacancy rate. Progressive redevelopment for B1 should be encouraged.  <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>		
<b>Outstanding Planning Consents:</b>				
<b>Opportunities for Enhancement:</b>				
<b>Proposal:</b>	Partners	Costs	Timeframe	Priority

### Part 2. Occupiers @January 2013

HCC Marsh Lane Day Centre Services for young people	Welding Engineers
Land for sale Davies – Thames water -	Morley Stoves and fireplaces
EFF European Flavours and Fragrances	David Head and Sons builders equipment/containers yard
PW Windsor/ the Windsor yard	Ware Royal Mail Delivery Office

Plumb Centre	Arriva bus depot
Smartwax/ Brewers paint supplier	PJ Roofing Contractors
Turnford Pipelines	Ware roofing supplies, sleepers, decking
Howe Green Steel Fabrications	Hanson Ready Mix plant
Pallet Yard	Blakeley Electrics, (Ware works)
Leeside Turned Parts	DWW to let
Shove turned parts (precision turned parts)	Makevale Ltd, Valley House
Spirex metal products	Hertstorage household storage
Old Charm Showroom/Wood Bros, Furniture Showroom & Works	Arnell House?
Peerglow centre small business units: 1. European Flavours and fragrances, 2, 3, Hall & Kay fire engineering, 4 Palmer Woods Building Projects, 5 DEP Construction Services 6. Direct Approach, 7 Web Site design, 8, to let Withers Thomas	Bespoke Performance Millteck sports

### Part 3– Appraisal Criteria

<b>Estate Appraisal Criteria 1: Fitness for purpose</b>			
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Poor to average	4. Good accessibility/parking?	Yes
<b>Estate Appraisal Criteria 2: Sustainability</b>			
Is the estate sustainable for its present use?	Yes	Is there conflict with adjacent uses?	No
Does the estate have good accessibility and parking provision	Yes		

<b>Estate Appraisal Criteria 3: Marketability</b>			
Is the estate marketable?	Yes	Is the estate in a good position?	Yes
Is the estate visible	No	Is the estate flexible?	No
Is the general quality of the environment good?	No	Is there any conflict with adjacent uses?	No
Is the market perception positive?	No		

## EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

### Part 1. Summary

<b>Estate: Widbury Hill, Ware</b>					
<b>Owner: N/K</b>					
<b>Managing Agent: N/K</b>					
<b>EH 2007 Local Plan:</b> WA8 Employment Areas: In accordance with the Policy EDE1 the following sites are defined as Employment Areas on the proposals map and will be reserved for industry, comprising Classes B1 and B2 General Industrial Uses: <b>Widbury Hill</b>					
<b>Halcrow 2008 Comments and Rating:</b> This industrial estate is of average overall quality and at the time of survey had a number of vacant units. It is recommended that the quality of the estate is improved and if vacancies persist it is considered for redevelopment. <b>Assessment: Amber</b>		<b>EHDC 2012 Comments and Rating:</b> In 2008 this site comprised a large warehouse (the depot) and an industrial building – The Coachworks. Consent was granted at appeal on 29.9.09 for the redevelopment of the depot and part of the Coachworks for residential purposes together with 1880msq of office (new) and light industrial space (refurbishment of part of the Coachworks). The residential element has been constructed but not the new offices. The remaining part of the coachworks is occupied for vehicle-related uses. While accepting that the loss of employment space was contrary to policy, the Inspector noted that the depot was vacant as was part of the Coachworks, that the location of the site and the difficulties of access made it unattractive for warehouse use and it was unsuitable for conversion into smaller units. He commented that its inclusion as an area of employment land appeared to reflect its historic use rather than a thorough analysis of its location and viability for development. In those circumstances, he considered that in more buoyant economic times the Coachworks might well become fully occupied, he did not envisage that the depot would return to use without redevelopment.  The area remaining for employment use (retained part of the coachworks and the yet-to-be-built offices) together comprise an important resource in this part of Ware and it is recommended that it is retained for employment use. <b>Assessment: Amber</b> <b>See Appraisal Criteria below</b>			
<b>Outstanding Planning Consents:</b> 3/08/1399/OP – office building yet to be implemented. See above.					
<b>Opportunities for Enhancement: None</b>					
<b>Proposal:</b>		Partners	Costs	Timeframe	Priority

## Part 2. Occupiers @January 2013

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## Part 3– Appraisal Criteria

### Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	N/A	2. What is the demand/vacancy rate?	N/A
3. What is the quality of the land like?	N/A	4. Good accessibility/parking?	N/A

### Estate Appraisal Criteria 2: Sustainability

Is the estate sustainable for its present use?	N/A	Is there conflict with adjacent uses?	N/A
Does the estate have good accessibility and parking provision	N/A		

### Estate Appraisal Criteria 3: Marketability

Is the estate marketable?	N/A	Is the estate in a good position?	N/A
Is the estate visible	N/A	Is the estate flexible?	N/A
Is the general quality of the environment good?	N/A	Is there any conflict with adjacent uses?	N/A
Is the market perception positive?	N/A		