

EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

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PART TWO – Individual site reports (available separately).

EXECUTIVE SUMMARY

1. In 2008, consultants Halcrow were commissioned to carry out an 'Employment Land and Policy Review', Chapter 6 of which assessed the quality of the district's employment sites on a 'fit-for-purpose' basis, grading them Green, Amber or Red as appropriate. Halcrow noted that with the exception of Bishop's Stortford, the East Herts towns fulfil a local rather than regional role and that much of the existing office space was old and of poor quality. However 61% of employment land was classified as Green (to be safeguarded for employment use), 35% as Amber (to be considered for improvement or redevelopment for employment use) and 4% Red - (to be considered for release if better new employment sites could be allocated to replace them).

2. Against a background of continuing economic uncertainty and initiatives by the Coalition Government to support economic growth, the Council has now agreed to review the Halcrow work and, where appropriate, identify opportunities for interventions to improve the quality and quantity of employment land and local jobs. Since 2008, the planning policy context has changed significantly with the demise of regional planning and economic development agencies, the simplifying of national planning policy guidance and more recently, measures to enable offices to be converted to residential without express planning consent. Work by consultants DTZ as part of the evidence base for the emerging District Plan has confirmed that Bishops Stortford has the strongest prospects for employment growth, linked to its location close to the M11 and the likely growth of Stansted Airport.

3. All the sites reviewed by Halcrow have been re-visited and assessed against the same criteria. A small number of sites have been re-graded and several have been examined at a more detailed level than in the Halcrow report. Relatively few sites have been lost to employment use and in the majority of cases, the Council has been successful in retaining an element of employment use. In general, the districts employment sites have survived the recession with relatively low levels of vacancy.

4. Opportunities for interventions fall into three categories:

(i) relatively low-key improvements to signage and estate environments which, while investing in the quality of estates, is unlikely to deliver significant increases in the number or quality of jobs (Mimram Road);

(ii) Minor capital works to overcome constraints which may lead to wider opportunities to restructure and improve employment areas (Caxton Hill);

(iii) Major capital works to unlock constraints and bring forward brownfield land for development (Mead Lane) or to improve the functioning of key estates in prime locations (Raynham Road, Bishops Stortford).

5. However the resources and time required to achieve even the lowest level of improvements should not be underestimated. Even the provision of new signage will require consultation with and the agreement of, tenants and landowners, possible land acquisitions and safety audits. More complex schemes such as Mead Lane may require the diversion of statutory services, road closures, changes to traffic signalling and other facilitating works. There will also be the need to make available the resources and skills to support these interventions and work proactively in partnership with major land owners to progressively improve the districts employment land. The report concludes with recommendations covering these issues.

1. INTRODUCTION

1.1 At its meeting in July 2012, the Council agreed a report proposing four new strategic themes as a revision to the Economic Development Strategy and identifying project funding that would deliver these. One theme is to *'create a more business friendly environment in*

our towns and town centres and deliver targeted initiatives to support the viability of employment land in the district. Funding of up to £144,000 from the New Homes Bonus was agreed to support Hertford Futures, Bishops Stortford 2020 Vision and an Industrial Estates Modernisation Programme based on a review of work carried out by consultants Halcrow and published in October 2008 (East Herts Employment Land and Policy Review) Progress on delivering this last aspect of the strategic theme forms the basis of this report.

- 1.2 This review comes at a time when the Coalition Government's focus is on stimulating economic development, increasing the supply of housing and reducing bureaucracy and red-tape which it believes is holding back the country's competitiveness. These ambitions can be seen in the recent proposals to make it easier for offices to be converted to residential uses, discussed in 3.4 below.

2. EMPLOYMENT LAND AND POLICY REVIEW 2008 (HALCROW)

Methodology:

- 2.1 In 2008, the Council commissioned consultants Halcrow to carry out an Employment Land Review with the primary objective of *'assessing the supply and demand for employment land and premises in East Herts over the period to 2021 and assist in preparation of the East Herts Local Development Framework and main Development Plan Documents.'* The Review consisted of three main stages:
- Assessing the existing supply and demand for employment land,
 - assessing future requirements and
 - making policy recommendations for a future portfolio of sites.
- 2.2 The approach adopted by Halcrow was based on that set out in the ODPM Guidance note on Employment Land Reviews, published in December 2004 and 'East of England Employment Land Review Guidance (March 2008). It comprised:
- A visual survey of sites (January – June 2008) to ascertain the baseline in terms of existing supply
 - An examination of a range of potential employment growth scenarios (suggesting a net increase in need of between 2 and 5ha), and
 - A traffic light assessment of existing employment estates where 'Green' sites should be safeguarded for employment use, 'Amber' sites considered for improvement or redevelopment for employment use and 'Red' sites should be considered for release for other uses provided that better new employment sites are allocated to replace them.
- 2.3 It is this final part of the Halcrow report (Chapter 6) that forms the basis of this review. Work on updating the employment growth forecasts has been commissioned separately to form part of the baseline data for the emerging District Plan and, where appropriate, this is referred to in Sections 3.9 to 3.11 below.
- 2.4 The DCLG and East of England Guidance was based on the concept of 'fitness for purpose', balancing a 'market-led' approach against a planning/sustainable development –led view. It therefore tries to balance commercial factors – where businesses want to locate (and why) against factors such as access by public transport, the sequential test, contribution to regeneration, distances travelled to work and jobs/workforce ratio.

KEY FINDINGS

- 2.5 Halcrow identified 42 major employment locations in the district although in some cases it clustered together several sites in different ownership where they were in geographical proximity and shared the same classification. It also did not account for a number of smaller

locations in rural areas so the total number of employment areas within the district is probably in excess of 60.

2.6 Key findings included:

- East Herts towns (perhaps with the exception of Bishops Stortford) are not considered by the market as prime commercial property locations – they fulfil local rather than regional needs;
- The majority of office space was built pre-1940 and is not attractive to modern occupiers;
- Apart from Bishops Stortford, the main problem is poor road links;
- In 2008 there was an oversupply of both office and industrial premises and very little new development in the pipeline.
- Low demand reinforces the low quality of the stock forming a further barrier to attracting new occupiers.
- Bishops Stortford bucked the trend with low vacancy and good links to the strategic road network.
- Most estates ranked 'Amber' could benefit from some refurbishment and better signage/branding;
- Where there is a high vacancy rate, 'Red' estates could be considered for release provided that better quality employment locations could be found to replace them;
- Predicted structural change up to 2021 will see a reduced demand for B2 (general industry) premises but increased demand for B1 (offices, R+D) and B8 (warehousing and distribution). Whether redevelopment of existing B2 areas for B1 takes place will depend on the overall location and attractiveness of the estate.

2.7 In terms of 'fitness for purpose'

- 61% of employment land was classified as 'Green' (74ha)
- 35% as 'Amber' (42ha)
- 4% as 'Red' (5ha).

3. POLICY AND OTHER CHANGES SINCE 2008

THE NATIONAL AND LOCAL ECONOMY:

- 3.1 The timing of the survey work on which Halcrow was based coincided with the 'peaking' of the economy in 2008 followed swiftly by first national recession since 1975 which officially lasted from spring 2008 to summer 2009. This followed the bursting of the housing bubble in the US in mid 2007, the collapse of Lehman Brothers in September 2008 and, in the UK, cuts in interest rates and pumping of money by the government into ailing money markets. The economy recovered in late 2009-2010 only to slip back into recession in late 2010. At the time of writing, a triple-dip recession appears to have been avoided although it is generally accepted that it will take a number of years before the economy returns to peak 2008 levels of employment and economic activity. It would be reasonable to expect these harsher economic conditions to be reflected in the level of occupancy of local employment estates. However, in terms of the local effects of the 'credit crunch' and recession, the economies of the east of England, Hertfordshire and East Herts appear to have weathered the storm better than some other parts of the UK with lower levels of unemployment and company failures.

NATIONAL PLANNING POLICIES

- 3.2 At the time of the Halcrow report, the planning policy background was radically different to what it is today. The then Governments 'Sustainable Communities Plan' designated the 'London-Stansfeld-Cambridge-Peterborough corridor as one of four 'Growth Areas' with an emphasis on the creation of new housing and jobs. Planning Policy Guidance (PPG) was in

the process of being replaced with Planning Policy Statements (PPS) and a Revision to the Regional Spatial Strategy (RSS) for the East of England was published in May 2008 (The East of England Plan) which indicated a job growth target for Hertfordshire of 68,000 new jobs by 2021. In parallel, the Regional Economic Strategy (RES), prepared by the East of England Regional Development Agency (RDA) in 2004 and updated in a consultation draft in September 2007 suggested that the Stansted/Harlow sub region (including part of East Herts) should become an important regional centre for growth, maximising economic development opportunities afforded by its proximity to London, Stansted and Cambridge.

3.3 On coming to power in 2010, the coalition government announced that it would abolish Regional Spatial Strategies and replace RDA's with Local Enterprise Partnerships (LEPs). PPGs and PPS have been replaced with the National Planning Policy Framework (NPPF) which, in terms of economic development, includes the following statements:

- *The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth*
- *To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.*
- *Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing*
- *Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities*

CHANGES TO PERMITTED DEVELOPMENT RIGHTS

3.4 In January 2013, the Coalition Government announced that following a consultation, it intended to implement changes to permitted development rights to enable changes of use from offices (B1(a)) to residential as part of a package of measures to support economic growth. The new rights will be initially time-limited for a period of three years after which they will be reviewed and will be accompanied by a prior approval process covering transport and highway impacts, details of which have yet to be announced. Local Authorities have been given the opportunity to make the case for exemption for specific parts of their area and a number, particularly in London are expected to do so. Uttlesford District Council is to seek an exemption for a zone covering Stansted Airport, expressing concern that if empty office blocks close to the airport were converted to residential, then an up-turn in airport traffic could result in pressure to build new offices in the rural area.

3.5 This Council has decided not to apply for an exemption, taking the view that any changes of use are only likely to affect 'character' buildings in the rural area and the changes will not have a significant effect on the overall stock of office buildings. While the market for non-prime office floorspace is depressed and residential values are higher, emptying buildings and changing their use in three years is challenging and many purpose-built offices do not lend themselves to conversion.

LOCAL PLANNING POLICIES

3.6 The East Herts Local Plan 2007 sought to make provision for modest growth in housing and employment in the district's towns and some villages while retaining their quality and market town character. In terms of economic development, it aims to

A. To maintain high and stable levels of economic growth and employment in the District by encouraging a strong and diverse local economy with a wide range of employment opportunities, whilst ensuring effective protection and enhancement of the environment and the prudent use of resources.

B. To support and seek to implement the Economic Development Strategies for the County and the District.

3.7 Its objectives include:

1. Wherever possible to direct employment generating uses to brownfield sites within the main settlements.

3. To maintain the attractiveness of the District as a location for business.

4. To maintain the current range of employment sites to meet the needs of the local economy and to monitor future requirements.

3.8 Relevant policies related to economic development and employment are set out in Appendix A. Until the emerging District Plan is adopted, the 2007 Local Plan (together with the National Planning Policy Framework where there is consistency between the two) remains the planning policy guidance for new development in East Herts.

EMERGING EAST HERTS DISTRICT PLAN

3.9 Alongside the update of Halcrow, work is on-going to develop the evidence base for the District Plan. Consultants DTZ were commissioned in 2012 to report on likely future patterns of employment growth in the district, to consider the socio-economic factors that will influence where that growth takes place, to consider the implications for the distribution of planned development and to produce employment forecasts to 2031.

3.10 The consultants note that East Herts is not a self-contained economy but functions as part of a wider sub-region and tends to play a supporting role to adjacent urban centres and Stansted Airport. Each of the surrounding authorities has significant large scale sites (or potential sites) better located to capture major investment and jobs and while the economy of East Herts is likely to continue to grow, it will be through the attraction of small and medium sized employers. Bishop's Stortford is seen as the town with the strongest prospects for employment growth because of its location close to the M11 but opportunities in Hertford and Ware are likely to be more restricted and there is likely to be a need to rejuvenate and adapt existing employment estates and potentially identify new sites for B1 development.

3.11 While noting the uncertainties that accompany economic forecasting, the consultants suggests that over the next 19 years (to 2031), an additional 9,700 jobs are likely to be created in East Herts of which at least 6,100 will be in the financial and businesses services sector.

GROWTH OF STANSTED AIRPORT

3.12 From 1997 to 2007, Stansted saw rapid expansion of passenger numbers on the back of a

boom in low cost air travel, peaking at 24 million in the 12 months to October 2007. Since then, passenger numbers have been in decline, dropping to 18 million in 2011 and 17.5 million in 2012. Freight tonnage peaked in 2005 at 237,000 tonnes, fell to 198,000 tonnes in 2008 but has recovered slightly to 202,600 tonnes in 2012.

- 3.13 In May 2010, Stansted Airport Ltd withdrew its planning application for a second runway (G2) following the decision by the Coalition Government not to support expansion. Subsequently, the airport has been sold by British Airports Authority to the Manchester Airports Group and it can reasonably be expected that the new owners will seek to grow the airport's capacity in terms of both passengers and freight with possible benefits for parts of the East Herts economy. The coalition government has embarked upon a review of airport capacity in the south-east but will not publish its conclusions until after the next election.
- 3.14 At the time of writing, Uttlesford District Council is considering the release of up to 18ha of employment land at Stansted for non-airport related employment uses. Consultants DTZ suggest that this is likely to appeal to warehouse and light industrial users, and one local agent anticipates that the land could attract existing users from the Woodside Estate in Bishop's Stortford.

4. THE 2012/13 REVIEW:

METHODOLOGY

- 4.1 The approach adopted follows the Halcrow approach of a visual inspection of the 42 employment areas examined in the report (together with the Haslemere Estate and the Sheppards Garage/Mill Site in Bishops Stortford) to update the checklist, together with conversations with commercial property agents and where it is possible to identify them, owners or managers of the major employment areas. Within the resources available for the task, it has not been possible to visit every business nor to accurately quantify the amount of land that sits within the various business use classes other than by visual inspection and/or the Companies name/web search. On occasions, it can be difficult to ascertain whether premises are indeed vacant or in use – a visual inspection may reveal no sign of activity or evidence of a company name while a web search may suggest that a business still operates. Finally, the identification of properties as vacant may not necessarily suggest a lack of market demand for that property in that location but may be the result of legal processes which for the time being, prevent a property from being let. An example is 'The Chase' on the Foxholes Estate in Hertford where the majority of the modern B1 units on this prime estate are vacant. Enquiries reveal that this is due to legal procedures following the merger of two major telecoms companies and the offer for sale of the freehold.
- 4.2 In other situations, properties noted as vacant at the time of inspection may be occupied soon after while other properties advertised as 'to let' may still be occupied by existing tenants pending a move to alternative premises.

TRAFFIC LIGHTS COMPARISON

- 4.3 Using the traffic light approach, Appendix B provides the results of the 2013 review in comparison with the assessments provided by Halcrow in 2008. The majority of the Halcrow assessments are still considered to be valid with the following exceptions:
- Upgraded Red to Amber – Caxton Hill, Hertford
 - Upgraded Amber to Green – Merchant Drive, Hertford: Mimram Road Hertford: Langley House, Station Road, Standon:
 - Downgraded Green to Amber – Millside, Bishop's Stortford; Standon Business Park:
 - Downgraded Amber to Red – The Spinney, Stanstead Abbots.

- 4.4 In other cases, areas not subject to a detailed assessment by Halcrow have been individually graded (Mead Lane, Hertford and Raynham Road, Bishop's Stortford).

GAINS AND LOSSES

- 4.5 Since 2008, a small number of sites have been wholly or partially lost to 'traditional' employment uses. These include parts of the Twyford Industrial Estate in Bishop's Stortford, part of the Taylor Trading Estate in Hertford, the Watton Business Centre and Widbury Hill in Ware. In all these cases, and to a greater or lesser degree, an element of employment has been retained though in the case of the Twyford Industrial Estate and Widbury Hill, no progress appears to have been made in the provision of the 'new' office buildings. Terlings Park in Gilston now has consent for residential redevelopment.

5. MAIN SETTLEMENTS

BISHOP'S STORTFORD

- 5.1 Both the DTZ report and local agents confirm that Bishop's Stortford is the district's most important employment location due to its proximity to the M11 and Stansted Airport although the distinction is made between employment areas close to M11 Junction 8 and those closer to the town centre. In terms of the employment estates within the town, the majority of the assessments by Halcrow are still considered relevant. Goodliffe Park, Stort Valley Industrial Estate, Southmill Trading Centre, Stortford Hall Industrial Park, and the Woodside Industrial Estate score highly due to their good quality buildings and layout. Further business units at Woodside are expected to be constructed in 2013. The Birchanger Industrial Estate is older with some circulation and parking issues but again scores green due to its good location- while not the most attractive area, it works.
- 5.2 The Haslemere Estate was not reviewed by Halcrow but comprises a relatively modern estate offering good quality units and site layout. However vacancy rates are high and it suffers from poor location on the 'wrong' side of the town and poor signing from the main road network. It should be retained for employment use and better signing provided. The town centre site comprising the Flour Mill, Stonemasons Yard and former Sheppard's Garage was also absent from the Halcrow study but provides an opportunity for redevelopment to support the economic well-being of the town centre.
- 5.3 Twyford Road was treated by Halcrow as a single estate – however it comprises two distinct areas – the older (but well occupied) Twyford Industrial Estate and the more modern (circa 1985) Twyford Business Centre. Poor access is the main issue and the relatively low rents achieved (£6-£7 ftsq) reflect the level of demand. In the longer term, opportunities should be explored to redevelop the area and replace the employment floorspace in a better location.
- 5.4 The Millside Estate is also well-occupied but contains poor quality buildings – again replacement of the floorspace could be considered but in a better location.

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Goodliffe Park,	Bishop's Stortford	Green	Green	Good quality Estate, good location	N/A
Stort Valley Industrial Estate	Bishop's Stortford	Green	Green	As above	N/A
Birchanger Industrial Estate	Bishop's Stortford	Green	Green	Good location but mixed quality	N/A
Millside Estate	Bishop's	Green	Amber	Poor location and quality	N/A

	Stortford				
Southmill Trading Centre	Bishop's Stortford	Green	Green	Good quality and popular estate	N/A
Stortford Hall Industrial Park,	Bishop's Stortford	Green	Green	Good quality Estate, good location	N/A
Woodside Industrial Estate	Bishop's Stortford	Green	Green	As above	N/A
Twyford Road	Bishop's Stortford	Amber	Amber	Poor location and mixed quality	N/A
Haslemere Estate	Bishop's Stortford	N/A	Green	Not included by Halcrow in 2008	Signing from London Road
Mill site, Stonemasons Yard and former Sheppard's garage, Dane Street	Bishops Stortford	N/A	Amber	Major town centre employment site now partly vacant	Redevelopment opportunity to support the economy of the town centre

5.5 The most significant employment area in Bishop's Stortford is at Raynham Road. This was treated by Halcrow as a two areas - Raynham Road (rated Amber) and The Links Business Centre (Rated Green) but it is essentially made up of four distinct areas each with different characteristics but together sharing the same problems of access and image. For the purpose of this review, they are treated as follows:

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Raynham Road (East)	Bishop's Stortford	N/A	Amber	Mixed quality and parking issues	Access and signage
Raynham Road (West)	Bishop's Stortford	N/A	Green	At extreme western end of Raynham Road	As above
Raynham Close/Myson Way	Bishop's Stortford	N/A	Green	Good quality units mostly in use.	As above
The Links Business Centre	Bishop's Stortford	Green	Green	Good quality small units	As above

5.6 The individual elements of Raynham Road are described in more detail in the schedules in Part 2. Three of the four areas are rated green and it should be noted that the owners of the area described as Raynham Road West (Howard Property Trust) are progressively redeveloping poor quality industrial units with new 'trade/industrial/warehouse' units.

5.7 The main issue with the whole Raynham Road area lie close to its junction with Dunmow Road where excessive parking associated with Hilton Coachworks (a highly congested site) spills out onto Raynham Road resulting in a cluttered environment and sometimes difficulties for larger vehicles accessing units to the west. Given the DTZ comments regarding the advantages of location close to Junction 8 and the Airport, it is recommended that improvements to access and parking be investigated and that the area be retained for employment use. For the purposes of this Review, it is rated Green. The costs of improving the junction with Dunmow Road could cost between £150,000 - £300,000 excluding land acquisition. The land in question forms part of the detached playing field to Birchwood School and the agreement of both the school and HCC would be required.

BUNTINGFORD

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Buntingford Business Park	Buntingford	Green	Green	Good quality estate but large unit	N/A

				currently vacant	
Park Farm Industrial Estate	Buntingford	Green	Green	Average quality and good layout/parking	N/A
Sainsbury's Distribution Depot	Buntingford	Green	Green	Established distribution depot	N/A
Silkmead Industrial Estate, Hare Street	Buntingford	Amber	Amber	Farm estate of average to poor quality buildings in an unsustainable location	N/A
Watermill Industrial Estate	Buntingford	Amber	Amber	Average to poor quality estate with access constraints	Improved access

5.8 **Buntingford Business Park** provides good quality employment space although one unit (approximately 30% of the total floor area) is currently vacant. An adjoining site owned by Veolia has permission for a car park which should ease the current parking difficulties. **Park Farm** is a well laid out employment area with average quality units and good circulation/parking and should be retained for business use. Prologis have consent to redevelop the former **Sainsbury's Distribution Depot** for B8 purposes. **Silkmead Industrial Estate** is essentially a rural business area, made up mainly of converted wooden farm buildings while the **Watermill Industrial Estate** is of average quality and is constrained by restricted access.

HERTFORD

5.9 In terms of the overall supply of employment land, Hertford (together with Ware) provide the bulk of the district's stock. As noted by DTZ, employment land here tends to serve a more local market (compared to Bishops Stortford) and agents comment that much of the stock is second hand and of average to poor quality. However there are wide variations both in the quality of the stock and the attractiveness of the estates.

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Foxholes Industrial Estate	Hertford	Green	Green	Premier employment area but some parking problems	Improvement of signage and removal of clutter at A414 Junction
Hartham Lane Green	Hertford	Green	Green	Good town centre employment area	N/A
Pegs Lane	Hertford	Green	Green	Good location but inflexible buildings	Work with owners to facilitate the redevelopment of Sovereign House
Windsor Industrial Estate	Hertford	Green	Green	Good quality estate, fully let	Improvements to signage
Taylor Trading Estate	Hertford	Amber	Amber	Average to poor quality – possible consider for release	N/A
Wareham's Lane	Hertford	Amber	Amber	Good location and access. Mixed quality units	Better signing
Mimram Road	Hertford	Amber	Green	Average quality units and good layout.	Better Signing
Caxton Hill	Hertford	Red	Amber	Mainly poor quality units and access problems but long term potential for mixed redevelopment	Pursue vehicular link to Foxholes and encourage long term mixed development in conjunction with the provision of new employment uses at Mead Lane

- 5.10 The newest and most prestigious estate in Hertford is **Foxholes Business Park**, described by one local agent as ‘the only business park in town’. It benefits from good quality buildings and layout and its location close to the A10. However its attractiveness is compromised by indiscriminate parking and advertising clutter at the junction of John Tate Road and the A414, associated with the Mercedes Benz Garage located close to the junction.
- 5.11 The Great Northern Works and other business units in **Hartham Lane** are also popular, well-located and serve a local need. The complex in **Pegs Lane** is dominated by public sector employment and while well-located in terms of the town centre contains a large vacant 1960’s office building – Sovereign House – which is unlikely to be re-occupied for employment use. While a redevelopment for B1 office use would be preferred, a mixed development containing residential and business use may create more value and be the way to bring this important site back into beneficial use.
- 5.12 The **Windsor Industrial Estate** is a modern estate with good quality units and full occupancy while the nearby **Taylor Trading Estate** is of poorer quality, no doubt reflected in the decision to allow part to be redeveloped for (primarily) residential purposes. Consideration should be given to the long term release of this site if alternative and better quality employment land can be provided elsewhere in the town.
- 5.13 **Warehams Lane** is of strikingly mixed quality but benefits from a good location close to the town centre and on the A414 and appears fully occupied. It should be retained and redevelopment for B1 encouraged. The nearby **Mimram Road** area is of better quality with a low vacancy rate but would benefit from improved signage from the A414.
- 5.14 **Caxton Hill** was rated Red by Halcrow, reflecting its (generally) poor quality buildings, lack of flexibility, poor access and potential conflicts with adjoining residential development. 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 brick mainly single storey warehouse units of poor to average quality worth around £4 - £5 ft sq, a number of which are vacant.
- 5.15 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 (see below). The estate is therefore rated Amber as opposed to Red.
- 5.16 The main area of employment land in the town comprises **Dicker Mill** and **Mead Lane**, both accessed via Mill Road. **Dicker Mill** is a sprawling estate of generally low quality but popular units serving the needs of smaller businesses in Hertford. While circulation and parking can be haphazard, again it works well and should be retained for employment use.

It is not clear how Halcrow treated the large employment area known as **Mead Lane**, only describing land and premises in Marshgate Drive and Merchant Drive. For the purposes of this Review, the Mead Lane area is described in the following terms:

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Dicker Mill	Hertford	Green	Green	Average to poor quality buildings but serving a local need and well occupied.	Better access and restructuring following the provision of improved access to Mead Lane
Marshgate Drive	Hertford	Amber	Amber	Mainly vacant land part of which has consent for residential development	As above
Merchant Drive/Fountains Drive	Hertford	Amber	Green	Good quality modern units but shares the access constraints of the remainder of Mead Lane	For 2013, this also includes Fountains Drive
Mead Lane Business Centre	Hertford	N/A	Green	Good quality buildings and layout	Better access
Centros Mead Lane	Hertford	N/A	Green	Good quality buildings	Vacant site in 2008
Mead Lane: Lockhouse Industrial Estate & Adjoining	Hertford	N/A	Amber	Not clear if/how Halcrow assessed in 2008. Average to poor quality buildings and yards	As for Dicker Mill
Mead Lane Conbar House, Expo House, Orland House and Chelsing House	Hertford	N/A	Amber	As above but individual buildings/sites of average to good quality	As for Dicker Mill

- 5.17 Policy HE5 of the East Herts Local Plan 2007 supports the redevelopment of land west of **Marshgate Drive** and south of the river for residential purposes. Some development has already taken place (former TXU site) and consent granted for residential development on the remainder (former Marshall Panelcraft). Land on the east side of Marshgate Drive and south of the river is mainly vacant and includes an extensive area in the ownership of National Grid, being the former Hertford Gas Works. North of the river, there are good quality industrial units (6-11 Marshgate Drive).
- 5.18 **Mead Lane Business Centre**, lying to the east of Marshgate Drive provides good quality industrial and office units, most of which are occupied. Further east lie **Conbar House, Expo House (vacant) Orland House and Chelsing House**. Orland House is a large modern office/warehouse, currently being extended. Backing onto the river is the **Lockhouse Industrial Estate and adjoining units**, the lowest quality area within Mead Lane and containing a mix of buildings and yards. This area would benefit from redevelopment for B1, perhaps in conjunction with the adjoining National Grid Land.
- 5.19 **Centros** comprises a recent (last 5 years) development of good quality office/industrial/distribution uses while **Merchant Drive and Fountains Drive** also comprise good quality and well laid out employment units.
- 5.20 Taken together, the various brownfield sites that make up the wider Mead Lane area represent the most significant opportunity to improve the quality of and increase the stock of employment land within the district's urban areas. However problems of restricted vehicular access have so far, prevented this potential being realised and it is again rated as Amber.
- 5.21 In 2011, a draft Urban Design Framework for Mead Lane was prepared which sought to identify opportunities to overcome the access constraints and facilitate new residential and employment development on unused/underused land as well as wider amenity and recreational benefits. Key to realising these aspirations and unlocking development on the brownfield land is the creation of a new link road immediately to the north of the station (Station Sidings Link Road) and the provision of a secondary emergency access in the Station frontage area. If constructed, the new road would enable further land to be brought

forward for development and the Council might consider working in partnership with a number of landowners to deliver a comprehensive regeneration scheme. If new high quality business units were to be provided in accordance with the draft brief, then it might be possible to release other lower quality employment land such as part of Caxton Hill. Improvements to access to Mead Lane may also facilitate and encourage redevelopment and improvement of the Dicker Mill site. The costs of the highway works considered necessary to implement the Draft Urban Design Brief have been assessed separately.

WARE

- 5.22 In common with Hertford, Ware contains a diverse mix of employment land and buildings. Good quality, modern development can be found at Broadmeads, Ermine Point/Gentlemens Field, and Crane Mead Business Park and at the town's major employment location, GSK. By contrast, Marsh Lane contains a mix of open yards and older industrial buildings but the occupancy level is high and the area clearly serves a local need. Approval has been granted for the redevelopment of the Watton Business Centre for an ASDA food store, housing and the retention of the day nursery, no doubt recognising the potential employment (and other) benefits.
- 5.23 The extensive 9 ha site at Widbury Hill has been lost on appeal for mixed (but mainly) residential development. In determining this appeal, the Inspector noted that the location of the site and the difficulties of access made it unattractive for warehouse use and that it was unsuitable for conversion to smaller units. Finally, the Crane Mead complex, dominated by Swains Mill, represents an opportunity for redevelopment for B1 office development.

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for enhancement
Broadmeads	Ware	Green	Green	Good quality estate and occupier	N/A
Ermine Point Business Park & Gentlemen's Field	Ware	Green	Green	Congested layout but otherwise well-functioning estate	N/A
Watton Business Centre	Ware	Green	N/A	Consent granted for a foodstore, residential and retention of nursery.	N/A
GSK	Ware	Green	Green	Site is of strategic importance and should remain protected for employment use.	N/A
Crane Mead and Crane Mead Business Park	Ware	Amber	Amber	The Business Park is made up of modern buildings and functions well. By contrast, Crane Mead, dominated by Swains Mill, is currently underused but represents an opportunity to encourage B1 development.	N/A
Marsh Lane	Ware	Amber	Amber	A mix of open yards, older industrial buildings and a relatively modern development, The Peerglow Centre. But a well-located sustainable site which should be retained and progressively redeveloped for B1 uses.	N/A

Widbury Hill, Star Street	Ware	Amber	Amber	Consent granted on appeal for mixed development. 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 and rated Amber.	N/A
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THE RURAL AREA

- 5.24 The Halcrow study focussed on the district's major employment areas, most of which are within or on the edge of the principle settlements, the exceptions being the Silkmead Estate at Buntingford, GSK at Bury Green and Terlings Park and Clarklands and Italstyle north and south of Sawbridgeworth. There are however, a number of smaller employment sites within the rural area, sometimes comprising converted farm buildings, which together make an important contribution to the district's economy. The overall quality of the buildings and site may be poor to average (resulting in low rents) but these rural sites often benefit from a spacious layout, lower levels of crime, more 'freedom' in the way tenants can run their business and fewer parking problems than 'urban' estates. They may also provide the ideal location for what would otherwise be 'bad neighbour' uses.
- 5.25 While their locations are generally not sustainable (in the sense that they can be easily accessed by non-car modes of transport), they do fulfil a local need for low cost accommodation for smaller perhaps 'rurally-based' businesses which in some cases may be supported through the Rural Development Programme (RDPE). More significant interventions in the form of redevelopment, new buildings or additional signage is unlikely to be acceptable in policy terms but it may be helpful to initiate a 'Halcrow-type' survey to better understand their locations and the type of businesses they accommodate.

6. OPPORTUNITIES FOR INTERVENTIONS

6.1 Opportunities for interventions fall into the three broad categories describe below:

(i) Relatively low key improvements to signage/branding both within employment areas and from the main road network, perhaps linked to environmental improvements to raise the attractiveness and overall quality of the estates and enforcement action to remove the clutter of unauthorised signage. Examples include Mimram Road and Foxholes in Hertford.

(ii) Minor capital work to ease existing constraints, facilitate the construction of new business units or improve the overall offer, thereby encouraging landowners to invest in new development. At Caxton Hill/Foxholes, long-held aspirations to remove a concrete barrier could deliver a number of environmental and employment benefits.

(iii) Major and generally longer term investment opportunities to overcome access constraints and facilitate major development/redevelopment. One such example is Raynham Road in Bishop's Stortford where the existing restricted access leads to traffic congestion and delays in peak periods and Mead Lane, Hertford where the provision of an alternative access could facilitate the redevelopment of brownfield sites for employment and housing development, enabling the Council to deliver on a number of long term

aspirations.

- 6.2 In terms of (i) above, while new signing and/or environmental improvements may serve to make employment areas more attractive and function better, they are unlikely to result in more or better quality jobs and therefore may be questioned in terms of value for money. However they would send positive messages to tenants and landowners that the Council is concerned to support the district's economic base and wants to work with them to improve employment areas.
- 6.3 Minor capital works such as removing the concrete barrier at Caxton Hill could deliver significant long term benefits in facilitating the restructuring of the Caxton Hill Estate. At the Watermill Estate in Buntingford, the Council has recently sold a small area of land enabling an improvement to the access and facilitating the construction of additional business units.
- 6.4 The greatest potential benefits lie in progressing a small number of longer term schemes to improve the two major employment areas of Mead Lane, Hertford and Raynham Road in Bishop's Stortford – Mead Lane because it offers the opportunity to bring back into use a significant area of brownfield land in a sustainable location close to Hertford Town Centre and Raynham Road to take advantage of the estates good location in relation to the M11 and Stansted Airport.
- 6.5 However while some opportunities such as signage and environmental improvements may appear to be relatively straight forward, they are likely to involve a number of land ownership, safety audit and other consultation issues which may take a considerable input of time and resources to overcome, a view confirmed by work so far undertaken to secure the removal of the barrier at Caxton Hill. There are therefore no easy or quick wins. More complex schemes such as Mead Lane and Raynham Road involving land acquisitions, multiple ownerships and significant capital works such as moving undergrounds services and installing traffic signalling will require considerable investment.
- 6.6 If the District Council wishes to adopt a more proactive and interventionist approach to employment areas, then it will need to take a long term view, work in partnership with landowners, tenants and other agencies and identify the resources (either in-house or externally) to work at the interface between planning and economic development.

7. CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The 2008 report by Halcrow revealed that the majority of the district's employment areas were fit for purpose and functioning well. The situation has not changed significantly in the interim and despite the recession, the number of vacant units is low. In addition, the amount of employment land lost to other uses is minimal. While there is a political will to be seen to be supporting the local economy, there are relatively few opportunities for interventions that would deliver more and better jobs in the short term. Even minor works such as signage and environmental improvements are likely to involve a considerable input of resources although they would confirm the Council's support for the local economy and may encourage both tenants and landowners to improve their properties. More significant benefits could be achieved by concentrating on perhaps two major interventions in Hertford and Bishop's Stortford.
- 7.2 This report therefore recommends:
- (i) that the Council undertakes a targeted and proactive programme of interventions designed to raise the quality of existing employment areas by working with tenants and landowners to improved signage and environmental conditions;

(ii) That the Council works with landowners, HCC and Hertfordshire Highways to improve access to and signage for the Raynham Road Estate in Bishop's Stortford to take advantage of its location close to Junction 8 of the M11 and Stansted Airport;

(iii) That the Council works with landowners, HCC and other agencies to overcome the current access constraints on further development at Mead Lane and bring forward brownfield land for development in accordance with the Draft Mead Lane Urban Design Framework

(iv) That the Council continues to pursue the provision of a vehicular link between the Foxholes Estate and Caxton Hill as a first stage in restructuring uses at Caxton Hill

(v) That the Council identifies the resources needed to support these interventions.

Shared/economic and cultural development/economic development manager/david.hughes/east herts employment land review 2013 last updated 28.03.13

APPENDIX A:

EAST HERTS LOCAL PLAN 2007: PRINCIPAL ECONOMIC DEVELOPMENT AND EMPLOYMENT POLICIES:

EDE1. Employment Areas: The District Council has identified Employment Areas which are reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and, where well related to the transport network, Class B8 (Storage or Distribution). These Employment Areas are listed in Part II of this Plan (Settlement Planning).

EDE2: Loss of employment sites: Outside the identified Employment Areas, development which would cause the loss of an existing employment site, or one that was last in employment use, will only be permitted subject to all the following criteria being met:

- (a) the retention of the site or premises for employment use has been explored fully without success, evidence of which must be provided;
- (b) the proposed use does not have a significant adverse impact on the amenity of the adjacent area or nearby occupiers; and
- (c) access, parking and servicing arrangements are satisfactory.

EDE3: Employment Uses Outside Employment Areas: Outside identified Employment Areas but within the six main settlements (listed in Policy SD2) and the Category 1 and 2 Villages proposals for employment use may be permitted, subject to all the following criteria being met:

- (a) the proposal would not result in the loss of satisfactory residential accommodation;
- (b) the proposal would not have a significant adverse impact on the amenity of nearby occupiers;
- (c) the site is capable of accommodating the proposal along with the necessary access, parking and servicing arrangements;
- (d) the proposal is of an appropriate scale; and
- (e) the proposal is environmentally acceptable.

EDE4: Storage and Distribution Uses: Storage and Distribution developments will only be permitted:

- (a) On sites that are already in Storage and Distribution Use and which are well related to the transport network,
OR
- (b) Within identified Employment Areas (in accordance with Policy EDE1).

EDE7: Live/Work Units: New employment development will be expected to:

- (a) be built to a high standard with the design, scale, siting, and landscaping respecting the character and local distinctiveness of the area;
- (b) have adequate servicing and manoeuvring space, along with appropriate levels of car and cycle parking; and
- (c) be accessible by passenger transport and other non-car modes of travel.

EDE8: New Employment Development: New employment development will be expected to:

- (a) be built to a high standard with the design, scale, siting, and landscaping respecting the character and local distinctiveness of the area;
- (b) have adequate servicing and manoeuvring space, along with appropriate levels of car and cycle parking; and
- (c) be accessible by passenger transport and other non-car modes of travel.

APPENDIX B: COMPARISON BETWEEN HALCROW 2008 AND EHDC 2013 ASSESSMENTS

<u>Estate</u>	<u>Settlement</u>	Halcrow 2008	EHDC 2013	<u>Comments</u>	<u>Opportunities for enhancement</u>
Goodliffe Park,	Bishop's Stortford	Green	Green	Good quality estate, good location	N/A
Stort Valley Industrial Estate	Bishop's Stortford	Green	Green	As above	N/A
Birchanger Industrial Estate	Bishop's Stortford	Green	Green	Good location but mixed quality	N/A
Millside Estate	Bishop's Stortford	Green	Amber	Poor location and quality	N/A
Southmill Trading Centre	Bishop's Stortford	Green	Green	Good quality and popular estate	N/A
Stortford Hall Industrial Park,	Bishop's Stortford	Green	Green	Good quality estate, good location	N/A
The Links Business Centre	Bishop's Stortford	Green	Green	Good quality small business units	As part of improvements to the Raynham Road Estate
Woodside Industrial Estate	Bishop's Stortford	Green	Green	Good quality estate, good location	N/A
Raynham Road / Dunmow Road Industrial Estate	Bishop's Stortford	Amber	N/A	Halcrow treated Raynham Road/Dunmow Road as one estate. However it comprises three distinct areas each with different characteristics so for the purposes of this review, they are considered separately.	See below
Raynham Road (East)	Bishop's Stortford	N/A	Amber	Mixed quality and parking/access issues	As part of improvements to the Raynham Road Estate
Raynham Road (West)	Bishop's Stortford	N/A	Green	At extreme western end of Raynham Road	As part of improvements to the Raynham Road Estate
Raynham Close/Myson Way	Bishop's Stortford	N/A	Green		As part of improvements to the Raynham Road Estate
Twyford Road	Bishop's Stortford	Amber	Amber	Poor location, mixed quality	N/A
Haslemere Estate	Bishop's Stortford	N/A	Green	Not included by Halcrow in 2008	Better signage
Mill site, Stonemasons Yard and former Sheppard's Garage	Bishop's Stortford	N/A	Amber	Not in included in Halcrow 2008	Redevelopment opportunity to support economy of the town centre
<u>Estate</u>	<u>Settlement</u>	Halcrow 2008	EHDC 2013	<u>Comments</u>	<u>Opportunities for enhancement</u>
Buntingford Business Park	Buntingford	Green	Green	Good quality estate but large unit currently vacant	N/A

Park Farm Industrial Estate	Buntingford	Green	Green	Average quality good layout, parking and close to A10	N/A
Sainsbury's Distribution Depot	Buntingford	Green	Green	Established distribution depot soon to be redeveloped	N/A
Silkmead Industrial Estate, Hare Street	Buntingford	Amber	Amber	Farm estate of average to poor quality buildings in an unsustainable location	N/A
Watermill Industrial Estate	Buntingford	Amber	Amber	Average to poor quality estate with access constraints	Improved access
Former GSK	Bury Green	Amber	Amber	Inflexible site in rural area	N/A
Terlings Park	Gilston	Amber	N/A	Consent granted for residential development	N/A
Dicker Mill	Hertford	Green	Green	Average to poor quality buildings but serving a local need and well occupied	Better access and restructuring following the provision of improved access to Mead Lane
Foxholes Industrial Estate	Hertford	Green	Green	Premier employment area but some parking/clutter problems	Improvement to signage and removal of clutter at A414 junction
Hartham Lane Green	Hertford	Green	Green	Good town centre employment area	N/A
Pegs Lane	Hertford	Green	Green	Good location but inflexible buildings	Work with owners to facilitate redevelopment of Sovereign House
Windsor Industrial Estate	Hertford	Green	Green	Good quality estate, fully let	N/A
Marshgate Drive	Hertford	Amber	Amber	Mainly vacant land part of which has consent for residential development	Better access and restructuring following the provision of improved access to Mead Lane
Merchant Drive/Fountains Drive	Hertford	Amber	Green	Good quality and well occupied buildings but sharing access constraints with the remainder of Mead Lane	Better access and restructuring following the provision of improved access to Mead Lane
Centros Mead Lane	Hertford	N/A	Green	Vacant site in 2008 – good quality buildings	Better access following the provision of improved access to Mead Lane
Mead lane Business Centre	Hertford	N/A	Green	Good quality buildings and site	Better access as above

Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for interventions
Mead Lane: Lockhouse Industrial Estate & Adjoining	Hertford	N/A	Amber	Not clear if/how Halcrow assessed in 2008	As for Dicker Mill
Mead Lane Conbar House, Expo House, Orland House and Chelsing House	Hertford	N/A	Amber	As above	Better access following the provision of improved access to Mead Lane
Mimram Road	Hertford	Amber	Green	Average quality units and good layout	Improved signage/removal of clutter
Taylor Trading Estate	Hertford	Amber	Amber	Average to poor quality – possibly consider for release	N/A
Wareham's Lane	Hertford	Amber	Amber	Good location and access. Mixed quality units	Better signing
Caxton Hill	Hertford	Red	Amber	Mainly poor quality units and access problems but long term potential for mixed redevelopment	Pursue vehicular link to Foxholes and encourage long term mixed development in conjunction with the provision of new employment uses at Mead Lane
High Cross	High Cross	Green	Green	Good quality estate	N/A
Clarklands Industrial Estate	Sawbridgeworth	Green	Green	Average quality but no conflicts with adjoining uses	N/A
Italstyle	Sawbridgeworth	Green	Green	Isolated estate subject to flooding	N/A
Hayters	Spellbrook	Green	Green	Good quality estate	<u>N/A</u>
Standon Business Park	Standon	Green	Amber	Poor quality buildings	Encourage mixed development
Station Road	Standon	Amber	Green	Modern building now occupied	N/A
The Maltings Green	Stanstead Abbots	Green	Green	Well managed popular estate	N/A
Leeside Works	Stanstead Abbots	Green	Green	Good location and occupancy	N/A
Riverside Works	Stanstead Abbots	Green	Green	As above	N/A
The Spinney	Stanstead Abbots	Amber	Red	Poor location and buildings. Release for redevelopment	N/A
Estate	Settlement	Halcrow 2008	EHDC 2013	Comments	Opportunities for interventions
Warrenwood Industrial Estate	Stapleford	Green	Green	Poor to average quality estate but meets a local need	
Thundridge Business Park	Thundridge	Green	Green	Good quality business park	N/A

Broadmeads	Ware	Green	Green	As above	<u>N/A</u>
Ermine Point Business Park & Gentlemen's Field	Ware	Green	Green	As above but with some parking issues	<u>N/A</u>
Watton Business Centre	Ware	Green	N/A	Consent granted for redevelopment	<u>N/A</u>
GSK	Ware	Green	Green	Site of strategic importance and should remain protected for employment use	<u>N/A</u>
Crane Mead and Crane Mead Business Park	Ware	Amber	Green	The Business Park is made up of modern buildings and functions well. By contrast, Crane Mead, dominated by Swains Mill, is currently underused but represents an opportunity to encourage B1 development.	<u>N/A</u>
Marsh Lane	Ware	Amber	Amber	A mix of open yards, older industrial buildings and a relatively modern development, The Peerglow Centre. But a well-located sustainable site which should be retained and progressively redeveloped for B1 uses	<u>N/A</u>
Widbury Hill, Star Street	Ware	Amber	Amber	Consent granted for mixed development including new B1 offices.	N/A

APPENDIX C: EXAMPLE OF AN INDIVIDUAL SITE REPORT

EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: Caxton Hill, Hertford				
Owner: Various				
Managing Agent: Hertford Industrial Estate – Jones Lang LaSalle – rest unknown				
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 uses: Caxton Hill/Ware Road.				
Halcrow 2008 Comments and Rating: 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.		EHDC 2012 Comments and Rating: 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 brick 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.		
Assessment: Red		Assessment: Amber See Appraisal Criteria below		
Opportunities for Enhancement: See above re. alternative access				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

Caxton Hill	
Stephen Austin Printers	Fluorcarbon - PTFE & Polymer mnfr/distributors
Units ABCD -	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. Anchor & Renton Plastic Mouldings	3. Marble Granite/Studio 3 Kitchens
4. KA Foil Catering Equipment	5. Dehra ??
6. HDM The Halycon Group - classic goggles & accessories	7. Progressive Mouldings & Assembly – plastic mouldings
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

Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
1. Is estate fit for its current purpose?	In part	2. What is the demand/vacancy rate?	average
3. What is the quality of the land like?	Average to poor	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?	Some conflict on boundaries
Does the estate have good accessibility and parking provision	In part		

Estate Appraisal Criteria 3: Marketability			
Is the estate marketable?	Low demand	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 to poor	Is there any conflict with adjacent uses?	Some conflict on boundaries
Is the market perception positive?	No		

EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

PART TWO: INDIVIDUAL SITE REPORTS*

*** INCLUDING SITE PLANS**

EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: Goodliffe Park, Bishops Stortford				
Owner: Local Authorities Mutual Investment Trust				
Managing Agent: N/K				
EH 2007 Local Plan: 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. Stansted Road. Woodside Industrial Estate, off Dunmow Road.				
Halcrow 2008 Comments and Rating: The cluster of estates and properties comprising of Goodliffe Park , 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 Assessment: Green			EHDC 2012 Comments and Rating: Four good quality units let to prime tenants. No parking/access issues. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: 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				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

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

Estate: Stort Valley Industrial Estate, Stansted Road, Bishops Stortford	
Owner: N/K	
Managing Agent: Jones Lang LaSalle 020 7493 4933	
EH 2007 Local Plan: 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>Halcrow 2008 Comments and Rating: 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>Assessment: Green</p>	<p>EHDC 2012 Comments and Rating: Halcrow 2008 comments still apply</p> <p>Assessment: Green</p> <p>See Appraisal Criteria below</p>
Outstanding Planning Consents:	
Opportunities for Enhancement: None	

Part 2. Occupiers @January 2013

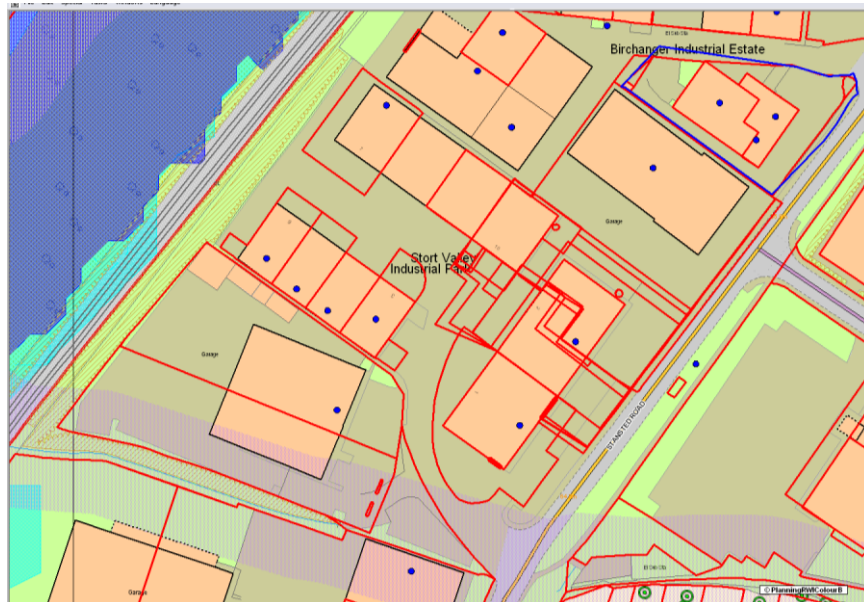
1. Magnet Joinery B8	2. Elms Mini Car sales SG
3. Skillnet B1	4. To let
5. John Whalley Garage B2	6. Clearwater Group B1
7. Screen Direct (paying £7.50 ftsq) B2	8. Clement Jocelyn B8
9. as 8	10. Sewell Accident Repair Centre B8

Part 3– Appraisal Criteria

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?	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

Estate: Birchanger Industrial Estate, Bishops Stortford				
Owner: REM Properties,C7, Harlow Business Centre, Lovet Road, Harlow				
Managing Agent: Derrick Wade and Waters – Simon Beeton – 0844 828 0574				
EH 2007 Local Plan: 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. Stansted Road. Woodside Industrial Estate, off Dunmow Road.				
Halcrow 2008 Comments and Rating: The cluster of estates and properties comprising of Goodliffe Park, 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 for employment use. Assessment: Green			EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: Unit 4A - 3/12/1421/FP = C/o/u from B1, B2, B8 to plant hire depot with trade counter, Approved				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

1. Topps Tiles/Plumb City – ground fl - Enterprise car hire/RCA structures – 1 st 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

Estate: Millside Industrial Estate, Bishops Stortford				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: None				
Halcrow 2008 Comments and Rating: 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		EHDC 2012 Comments and Rating: Assessment: 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). Assessment: Amber See Appraisal Criteria below		
Assessment: Green				
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

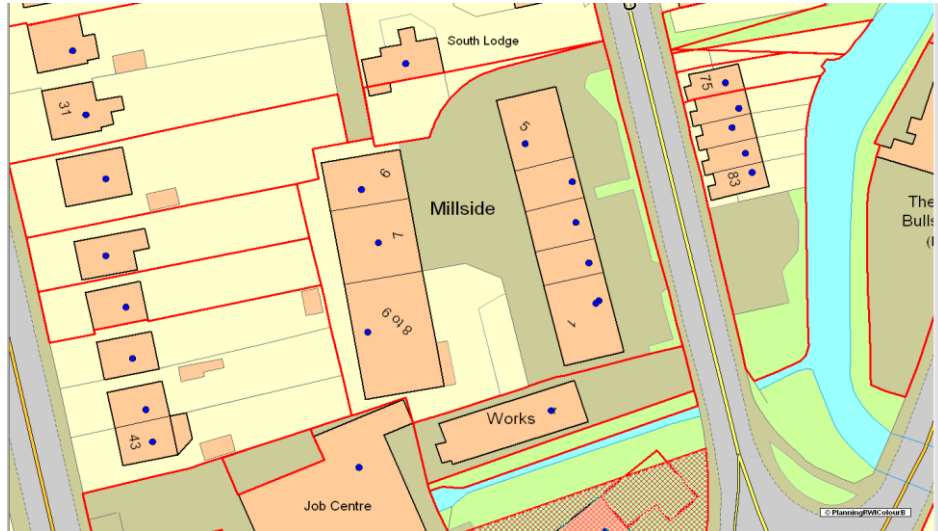
1. Alan Beere Catering B1	6. Express Picture Framing B1
2. To let 01920 438717	7. SRP Engineering B2
3. Mainline Graphics Graphic Design B1	8. SRP Engineering B2
4. Nexus Computer Supplies B8	9. SRP Engineering B2
5. Soul Studios Recording Studios SG	10. Walton Lodge Vets Group SG

Part 3– Appraisal Criteria

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 indicates good demand
3. What is the quality of the land like?	Reasonable	4. Good accessibility/parking?	Adequate
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	Poorly located for strategic road network but close to BS town centre.		

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?	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

Estate: Southmill Trading Estate, Southmill Road, Bishops Stortford					
Owner: N/K					
Managing Agent: January's, York House, 7, Dukes Court, 54-62 Newmarket Road, Cambridge, CXB5 8DZ – 01223 326824					
EH 2007 Local Plan: 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.					
Halcrow 2008 Comments and Rating: 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. Assessment: Green		EHDC 2012 Comments and Rating: 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 Assessment: Green See Appraisal Criteria below			
Outstanding Planning Consents: None					
Opportunities for Enhancement: None					
Proposal: None		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

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?	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?	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

Estate: Stortford Hall Industrial Estate, Stansted Road, Bishops Stortford	
Owner: N/K	
Managing Agent: N/K	
EH 2007 Local Plan: 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.	
Halcrow 2008 Comments and Rating: 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 Assessment: Green	EHDC 2012 Comments and Rating: Halcrow 2008 comments still apply Assessment: Green See Appraisal Criteria below
Outstanding Planning Consents: None	
Opportunities for Enhancement: 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

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?	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		
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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

Estate: The Links Business Centre, Raynham Road, Bishops Stortford				
Owner: N/K				
Managing Agent: 01920 438717				
EH 2007 Local Plan: 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.				
Halcrow 2008 Comments and Rating: Stortford Hall Industrial Park & The Links Business Centre. 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 Bishop's Stortford and relative proximity to the M11 and high occupancy rates indicate strong demand. Assessment: Green			EHDC 2012 Comments and Rating: Assessment: 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). Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: None				
Opportunities for Enhancement: Several occupiers cite signage as in need of improvement. Contact Genmar below. Improvement of signage and access to the Raynham Road Area has been raised by Commercial Agents.				
Proposal:	Partners	Costs	Timeframe	Priority

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

Part 1. Summary

Estate: Woodside, Dunmow Road, Bishops Stortford				
Owner: M+D Developments				
Managing Agent: Savilles Commercial, 020 7499 8644				
EH 2007 Local Plan: 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. Woodside Industrial Estate, off Dunmow Road.				
Halcrow 2008 Comments and Rating: 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. Assessment: Green			EHDC 2012 Comments and Rating: The 2008 comments still apply. The only detraction is the presence of the HCC recycling depot. Assessment: Green	
Outstanding Planning Consents: Erection of 5,324 sq m of B1 Business Units on former Park and Ride site. Expected to start on site early 2013				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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		



RAYNHAM ROAD, BISHOPS 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.



EHDC – UPDATE OF HALCROW 2008 REPORT

Part 1. Summary

Estate: Raynham Road (East) Bishops Stortford (comprises business premises lying between The Links Business Centre and Myson Way)				
Owner: various				
Managing Agent: N/K				
EH 2007 Local Plan: 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.				
Halcrow 2008 Comments and Rating: Raynham Road / Dunmow Road Industrial Estate (all areas) 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"		EHDC 2012 Comments and Rating: Assessment: 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 Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents:				
Opportunities for Enhancement: Improvements to access and signage				
Proposal:	Partners	Costs	Timeframe	Priority

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		

EHDC – UPDATE OF HALCROW 2008 REPORT

Part 1. Summary

Estate: Raynham Road, Bishops Stortford (West)				
Owner: Howard Property Investments				
Managing Agent: Howard Property Services 01223 312910				
EH 2007 Local Plan: 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: Raynham Road/Dunmow Road Industrial Estate				
Halcrow 2008 Comments and Rating: 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". Assessment: Amber			EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents:				
Opportunities for Enhancement: Improvement to access/signage from Dunmow Road				
Proposal:	Partners	Costs	Timeframe	Priority

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

Estate: Raynham Road Bishops Stortford (Raynham Close/Myson Way)				
Owner: University's Superannuation Fund				
Managing Agent: Jones Lang LaSalle 020 7493 2933				
EH 2007 Local Plan: 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.				
Halcrow 2008 Comments and Rating: Raynham Road / Dunmow Road Industrial Estate (all areas) 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" Assessment: Amber			EHDC 2012 Comments and Rating: Assessment: 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. Assessment Green See Appraisal Criteria below	
Outstanding Planning Consents:				
Opportunities for Enhancement: Access and Signage				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

Raynham Close	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	Myson Close
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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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 but shares wider access problems		

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 : Summary

Estate: Twyford Road, Bishops Stortford				
Owner: N/K				
Managing Agent: Derrick Wade and Waters				
EH 2007 Local Plan: 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. III Twyford Road and Twyford Business Centre				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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. Assessment: Amber		
Outstanding Planning Consents: 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				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

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

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	
Twyford Business Centre	
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. Allclass 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

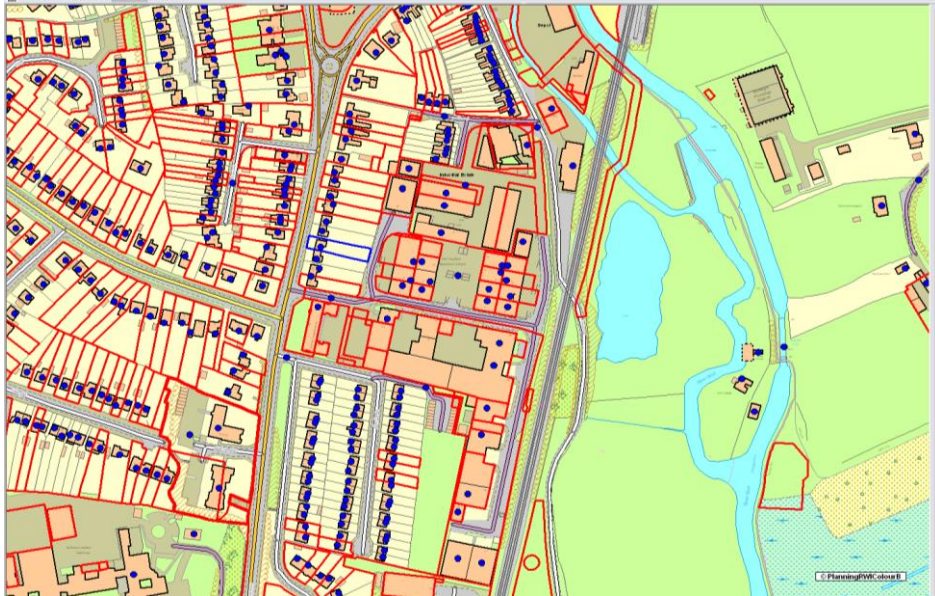
Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose

1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Some vacancies on Twyford Bus. Centre
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3. What is the quality of the land like?	average	4. Good accessibility/parking?	Restricted access
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	Restricted accessibility		

Estate Appraisal Criteria 3: Marketability			
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

Estate: Haslemere Estate, Pig Lane, Bishops Stortford					
Owner: SEGRO Ltd, 15 Regent Street, London, W1SY 4LR					
Managing Agent: as above					
EH 2007 Local Plan: 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: Haslemere Industrial Estate					
Halcrow 2008 Comments and Rating: Not assessed by Halcrow 2008		EHDC 2012 Comments and Rating: Mid-1970s industrial estate, good layout parking and servicing. Buildings in need of upgrading but useable and flexible. 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. Assessment: Green See Appraisal Criteria below			
Outstanding Planning Consents: PP for use of Unit 2 for a gym – 3/11/1592/FP					
Opportunities for Enhancement: Improved signage/visibility from London Road.					
Proposal:		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

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?	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?	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

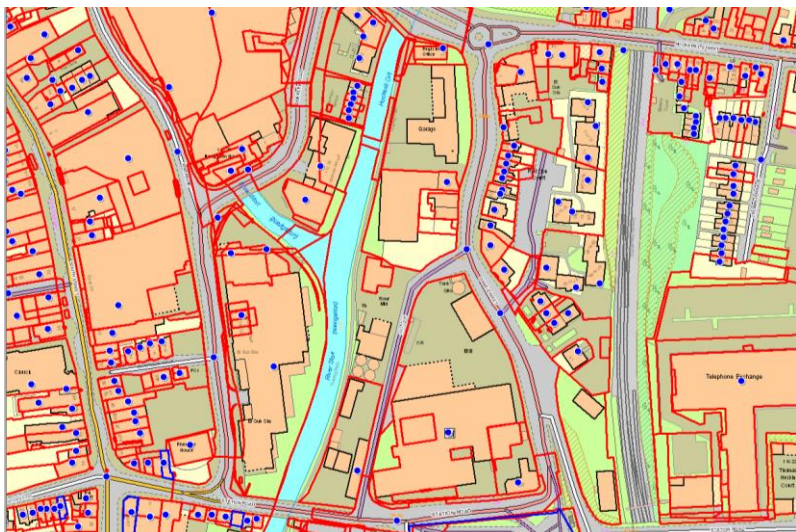
Part 1. Summary

Estate: Mill Site, Stonemasons Yard and former Sheppard's Garage, Dane Street, Bishops Stortford				
Owner: Westmill Foods Ltd, Vindis Group, Days and Sons, Stone Masons				
Managing Agent: N/A				
<p>EH 2007 Local Plan: 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: BIS10 – Town Centre Sites for Redevelopment: 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. BIS12 The Mill Site I. 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. BS 2020 Group: A vision for Bishops Stortford. Mill Site: Site Specific Development Brief December 2010</p>				
<p>Halcrow 2008 Comments and Rating: Not considered by Halcrow in 2008</p> <p>Assessment: N/A</p>	<p>EHDC 2012 Comments and Rating: 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>Assessment: Amber See Appraisal Criteria below</p>			
Outstanding Planning Consents:				
Proposal:	Partners	Costs	Timeframe	Priority
Part 2 – Occupiers @January 2013				
Westmill Foods Ltd.		Day & Sons, Stone Masons		

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

Estate: Buntingford Business Park, Baldock Road, Buntingford				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: BUN4 – Existing and new employment areas. In accordance with policy EDE1, theformer Sunnyside Nursery site and the site adjoining the former Sunnyside Nursery site...are reserved for industry comprising B1 Business and B2 General Industrial Uses				
Halcrow 2008 Comments and Rating: 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. Assessment: Green.		EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: Consent for a car park				
Opportunities for Enhancement: N/A				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

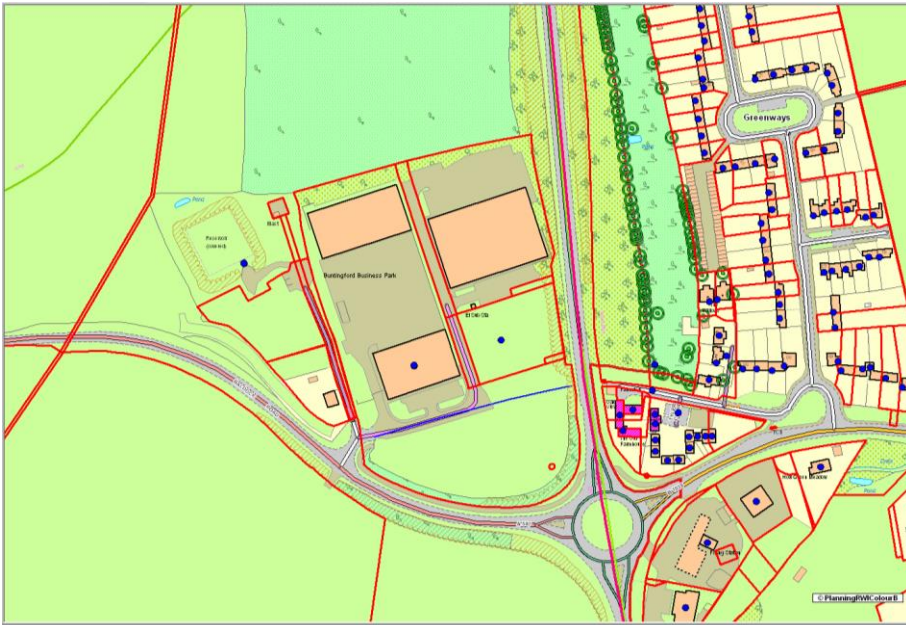
Unit 1. John O'Connor/EHDC Ground Maintenance/EHDC Parking Office/EHDC Recycling/Veolia	Milton Park – Amwell Systems – washroom contractors/suppliers
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Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
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
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

Estate: Park Farm, Buntingford				
Owner: Lapinag Industries				
Managing Agent: Jaggard Baker 01494 677755 – Graham Atkinson				
EH 2007 Local Plan: 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.				
Halcrow 2008 Comments and Rating: Park Farm Industrial Estate 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. Assessment: Green			EHDC 2012 Comments and Rating: No change from Halcrow. Good accessibility to A10 Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: No significant permissions				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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

Estate: Sainsbury's Depot, London Road, Buntingford, SG9 9JR				
Owner: Sainsbury's Supermarkets, 33, Holborn, EC1 2HT				
Managing Agent: N/A				
EH 2007 Local Plan: 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.				
Halcrow 2008 Comments and Rating: Sainsbury's Distribution depot 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. Assessment: Green			EHDC 2012 Comments and Rating: No Change. Current (1/1/13) application from Prologis for demolition and redevelopment with a new storage and distribution depot (B8) Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: None				
Opportunities for Enhancement: N/a				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

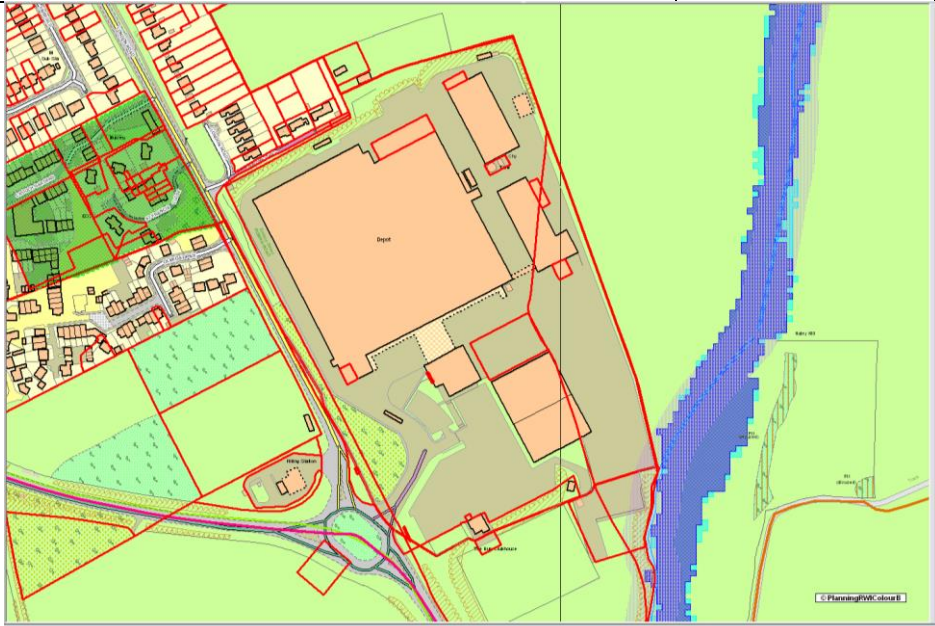
Vacant	
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Part 3– Appraisal Criteria

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		
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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

Estate: Silkmead Industrial Estate, Buntingford				
Owner: Lapinag, 35 Potter Street, Bishops Stortford				
Managing Agent: Derrick Wade and Waters				
EH 2007 Local Plan: 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: Silkmead Farm, Hare Street.				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber			EHDC 2012 Comments and Rating: No change from Halcrow Assessment: Amber See Appraisal Criteria below	
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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 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

Estate: Watermill Estate, Buntingford				
Owner: Bernard Greenwood, 10 The Woods, Radlett				
Managing Agent: N/K				
<p>EH 2007 Local Plan: 16.7.3 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. BUN7 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>Halcrow 2008 Comments and Rating: 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. Assessment: Amber.</p>			<p>EHDC 2012 Comments and Rating: 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 units referred to by Halcrow to be constructed. This site is currently being marketed by Paul Wallace 01992 440744 Assessment: Amber See Appraisal Criteria below</p>	
Outstanding Planning Consents: 3/08/0538/FP – Erection of 5 B1 Units – 27.7.11. Erection of 2 B1 office/workshops 27.7.11				
Opportunities for Enhancement: Improved access				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

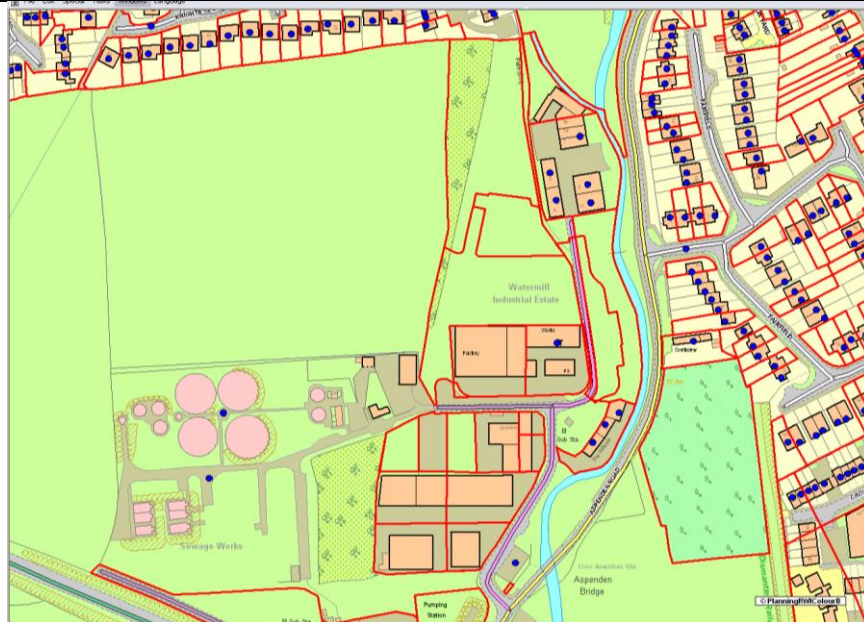
1. The Willows- Nicholas and Knight – marketing/advertising	Unit 1. The Firs Business Park - Pure Graphics
Unit 5A – Lewden Joinery	Unit 5b – Liberro – electronic smoking appliances
Suite 6, Unit P3 - Community Transport Training	HCC Household Waste Transfer Station

Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose

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
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	No		

Estate Appraisal Criteria 3: Marketability			
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

Estate: Former GSK Laboratory, Bury Green Farm, Bury Green, SG11 2HE				
Owner: Romehold Ltd, 3 rd Floor, Sterling House, Langston Road, Loughton, Essex, IG10 3TS				
Managing Agent: 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				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber.		EHDC 2012 Comments and Rating: 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 Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents: 3/08/0593/FP 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				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

Vacant buildings and site	
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Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
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
Estate Appraisal Criteria 2: Sustainability			
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		
Estate Appraisal Criteria 3: Marketability			
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

Estate: Former GSK Terlings Park, Gilston				
Owner: Angle Property (Terlings Park) Ltd/PCDF Second (B) Nominees Ltd				
Managing Agent: N/K				
EH 2007 Local Plan: GBC4 Major Developed Sites Major Developed Sites in the Green Belt and Rural Area				
Merck Sharpe and Dohme, Terlings Park				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber.			EHDC 2012 Comments and Rating: Permission granted (subject to S106) for residential development of site. Existing buildings now being demolished Assessment: N/A See Appraisal Criteria below	
Outstanding Planning Consents: 3/11/0554/OP – Outline permission for residential development, open space etc granted 06/03/13.				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

None	
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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		



EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: Dicker Mill, Hertford				
Owner: Dicker Mill Investments, 15a Dicker Mill, Hertford, SH13 7AE - 01992 554456				
Managing Agent: as above				
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) . 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				
Halcrow 2008 Comments and Rating: 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: Green		EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents:				
Opportunities for Enhancement: Improved access as part of improvements to Mead Lane				
Proposal:	Partners	Costs	Timeframe	Priority

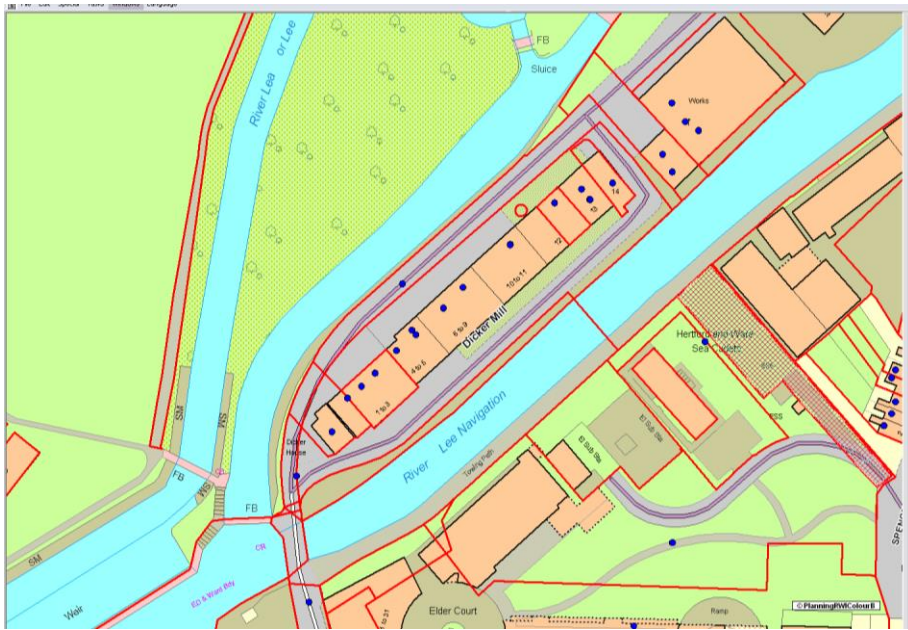
Part 2. Occupiers @January 2013

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

Estate: Foxholes Business Park, John Tate Road, Hertford					
Owner: Various					
Managing Agent: 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.					
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 uses: Foxholes West.					
Halcrow 2008 Comments and Rating: 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. Assessment: Green		EHDC 2012 Comments and Rating: 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 £15ftsq 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. Assessment: Green See Appraisal Criteria below			
Outstanding Planning Consents: None					
Opportunities for Enhancement: Better signage from A414. Opportunity to remove vehicle barrier between Foxholes /Caxton Hill.					
Proposal: Vehicular Link to Caxton Hill? See Caxton Hill entry.		Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

The Chase: (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 st Fl. Apollo Learning & Development Unit B Gnd. Fl. Vacant, 1 st fl. Clydesdale Bank,	John Tate Road: Lancaster Mercedes, Azelis Personal Care, Vtesse Cirus Services, Jewsons Ammerall Beltech Ltd,
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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.	Vitesse Networks Telecoms, Fishpools Distribution Centre
Watermark Way: Tate House 1-3 1 st 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 st fl. Agenda Recruiting.	Harforde Court: 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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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 – except for the Mercedes Garage		
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

Estate: Hartham Lane, Hertford (Great Northern Works)				
Owner: Ekins, Gt. Northern Works, Hartham Lane, Hertford				
Managing Agent: as above				
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 uses: Hartham Lane/Station Approach.				
Halcrow 2008 Comments and Rating: 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: Green			EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents:				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

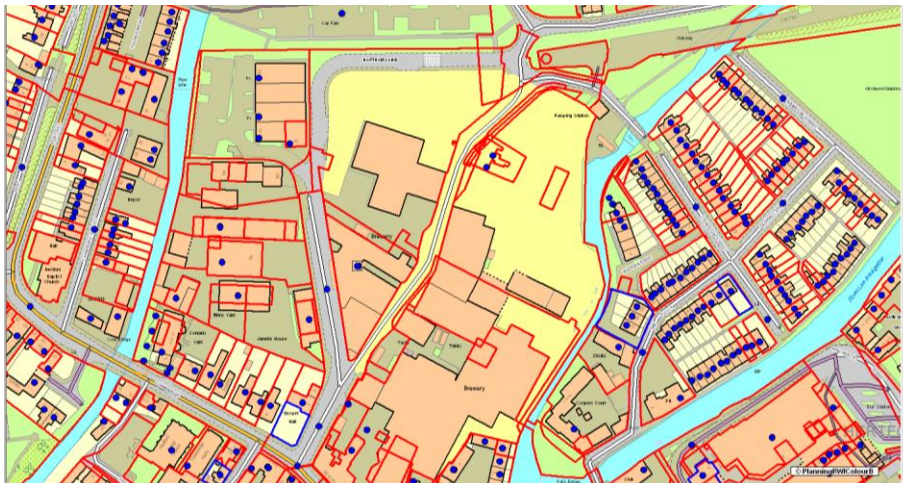
Part 2. Occupiers @January 2013

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

Estate: Pegs Lane, Hertford SG13 8EQ					
Owner: Various					
Managing Agent:					
EH 2007 Local Plan: No allocation					
Halcrow 2008 Comments and Rating: 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. Assessment: Green.		EHDC 2012 Comments and Rating: 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 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. Assessment: Green See Appraisal Criteria below			
Outstanding Planning Consents: None					
Opportunities for Enhancement: Redevelopment of former IR building and adjoining PH					
Proposal:		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)	

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?	Significant vacancies
3. What is the quality of the land like?	Generally 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?	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

Estate: Windsor Industrial Estate, 424 Ware Road, Ware, SG13 7EW				
Owner: N/K				
Managing Agent: N/K				
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 uses: Windsor Industrial Estate, Ware Road.				
Halcrow 2008 Comments and Rating: 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: Green		EHDC 2012 Comments and Rating: As per Halcrow – estate fully let January 2013 Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

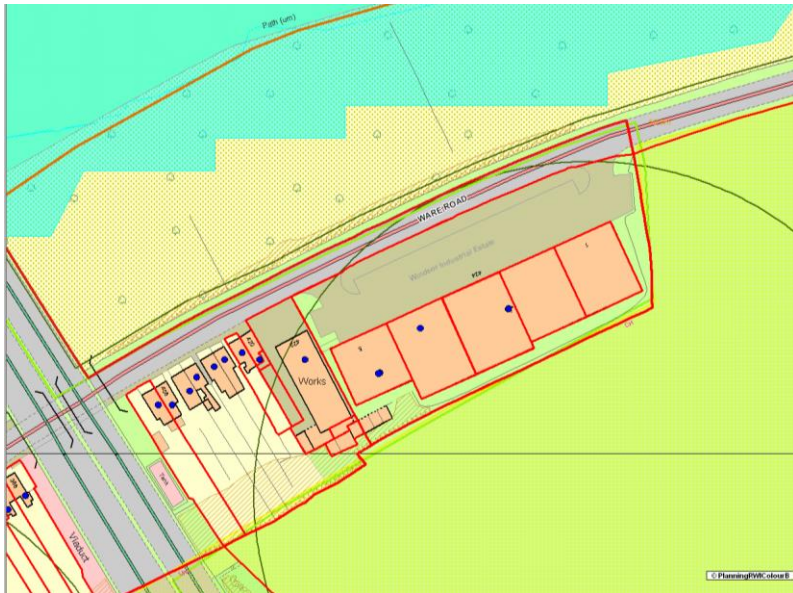
1. Flyers Group	2. Heating and Bathroom Supplies B8
3. Nicky Cornel Furniture	4. STS Tyres
5. Halfords Autocentre	

Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
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
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		
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Estate Appraisal Criteria 3: Marketability			
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

Estate: Marshgate Drive, Hertford, (Mead Lane)	
Owner: Various	
Managing Agent: N/K	
EH 2007 Local Plan: 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: Mead Lane (East of Marshgate Drive).	
<p>Halcrow 2008 Comments and Rating: 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). Assessment: Amber.</p>	<p>EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below</p>
Outstanding Planning Consents: 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).	
Opportunities for Enhancement: 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

Estate Appraisal Criteria 1: Fitness for purpose			
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
Estate Appraisal Criteria 2: Sustainability			
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		

Estate Appraisal Criteria 3: Marketability			
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

Estate: Merchant Drive/Fountains Drive, Hertford, SG13 7BH				
Owner: N/K				
Managing Agent: Merchant Drive (west side) – Mead Lane Industrial Estate - managed by DTZ 0845 603 1485. Merchant Drive (east side) managed by Kenningtons 202 7224 2222.				
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 uses: Mead Lane (East of Marshgate Drive).				
Halcrow 2008 Comments and Rating: 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		EHDC 2012 Comments and Rating: Good quality development but shares access constraints with the rest of the Mead Lane area Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: Improved access				
Proposal:	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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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

Estate: Mead Lane Business Centre				
Owner: Mead Lane Business Centre Management				
Managing Agent: Mead Management Business Centre Management Ltd Unit 14.				
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 uses: Mead Lane (East of Marshgate Drive).				
Halcrow 2008 Comments and Rating: Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: Access				
Proposal:	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

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?	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 – 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

Estate: Centros, Mead Lane, Hertford				
Owner: TRE Hertford 01962 843211				
Managing Agent: Lambert Smith Hampton 01727 834234				
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 uses: Mead Lane (East of Marshgate Drive).				
Halcrow 2008 Comments and Rating: Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		EHDC 2012 Comments and Rating: 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		
		Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: Improved access to whole of Mead Lane area				
Proposal:	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
7 Istec Engineering consultants	5/6 FT Solutions – print management and marketing
9. Vacant	8. Edmunson – electrical wholesalers
11?	10. ?
13?	12 Farecla – paint product distribution
	14.Power Valves International power valves mnfr/supply

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?	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
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 above		

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

Estate: Mead Lane: Lockhouse Industrial Estate and Adjoining				
Owner: N/K				
Managing Agent: N/K				
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)				
<p>Halcrow 2008 Comments and Rating: (Described as 'Marshgate Drive')</p> <p>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).</p> <p>Assessment: Amber</p>		<p>EHDC 2012 Comments and Rating:</p> <p>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.</p> <p>Assessment: Amber See Appraisal Criteria below</p>		
Outstanding Planning Consents: None				
Opportunities for Enhancement: Improved access				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

Matthews Haulage – haulage yard and associated vehicle repair/sales businesses	Collier House: Team Q
Lockhouse Industrial Estate:	
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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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	Congested in places – Shares Mead lane access problems		
Estate Appraisal Criteria 3: Marketability			
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

Estate: Conbar House, Expo House, Orland House and Chelsing House fronting Mead Lane				
Owner: Various				
Managing Agent: N/K				
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)				
Halcrow 2008 Comments and Rating: Not clear how Halcrow dealt with the various elements of Mead Lane in 2008		EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents:				
Opportunities for Enhancement: Access improvements to Mead Lane				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

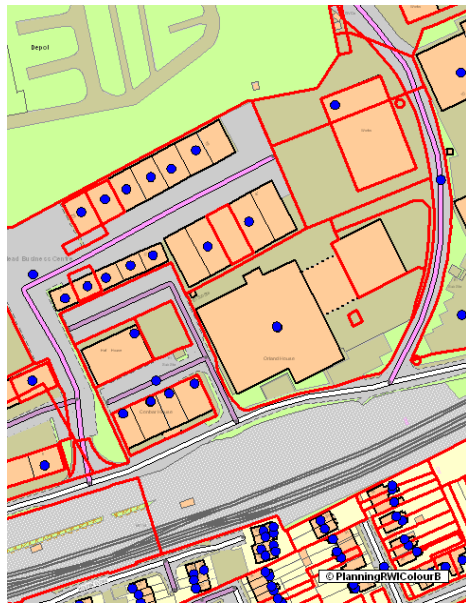
Conbar House – various serviced office suites – not listed	Workshops Units Ground Floor to rear – 3 in vehicle repair uses, fourth East Herts Signs/Engraving
Expo House appears vacant	Chelsing House: Chelsing Assemblies Ltd, Mode Lighting UK Ltd
Orland House. SOP International Asian/Oriental Food Importers	

Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
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

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 (Mead Land caveats)		

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

Estate: Mimram Road, Hertford, SG14 1MM				
Owner: Jill Parry, 07887 877640				
Managing Agent: as above				
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 uses: Mimram Road.				
Halcrow 2008 Comments and Rating: 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 Assessment: Amber		EHDC 2012 Comments and Rating: Assessment: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: Better signage from A414				
Proposal: Improved signage	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	
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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?	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

Estate: Taylor Trading Estate, Ware Road, Hertford				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: No allocation				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents: 3/11/1616/FP – Erection of 14 dwellings and veterinary surgery granted subject to S106 agreement				
Opportunities for Enhancement:				
Proposal:	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

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 poor	4. Good accessibility/parking?	adequate
Estate Appraisal Criteria 2: Sustainability			
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		

Estate Appraisal Criteria 3: Marketability			
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

Estate: Warehams Lane, Hertford				
Owner: N/K				
Managing Agent: N/K				
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 uses: Warehams Lane.				
Halcrow 2008 Comments and Rating: 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: Amber		EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents:				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

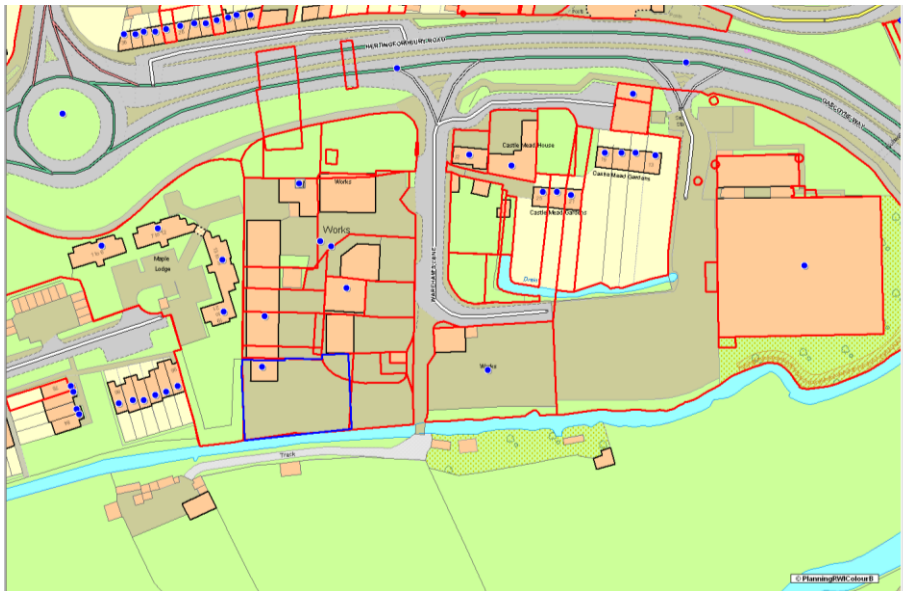
1. Direct Carpets	2. Budget Tyres
3. Yard – self storage- Towey Construction	4. Temple Car breakers - scrapyard
5. Contract Scaffolding/Vands Scaffolding	6. Henry's of Hertford Agricultural & Automotive contractors and distributors
7. Hertford Craft Centre/Pinflair	8. MRH Hertford
9. /Hertford Craft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

Part 3– Appraisal Criteria

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

3. What is the quality of the land like?	Varies – good to 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?	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

Estate: Caxton Hill, Hertford				
Owner: Various				
Managing Agent: Hertford Industrial Estate – Jones Lang LaSalle – rest unknown				
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 uses: Caxton Hill/Ware Road.				
<p>Halcrow 2008 Comments and Rating: 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>Assessment: Red</p>		<p>EHDC 2012 Comments and Rating: 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>Assessment: Amber See Appraisal Criteria below</p>		
Outstanding Planning Consents: No significant outstanding permissions				
Opportunities for Enhancement: See above re. alternative access				
Proposal:	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

Estate Appraisal Criteria 1: Fitness for purpose			
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
Estate Appraisal Criteria 2: Sustainability			
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	No		

parking provision			
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Estate Appraisal Criteria 3: Marketability			
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

Estate: High Cross Oakley Horseboxes, SG11 1AD				
Owner: Oakley Horseboxes				
Managing Agent: N/A				
EH 2007 Local Plan: 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, 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: Oakley Horseboxes, High Cross.				
BH1,2,3 Archaeology				
Halcrow 2008 Comments and Rating: 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. Assessment: Green			EHDC 2012 Comments and Rating: As per Halcrow – no change Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents:				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

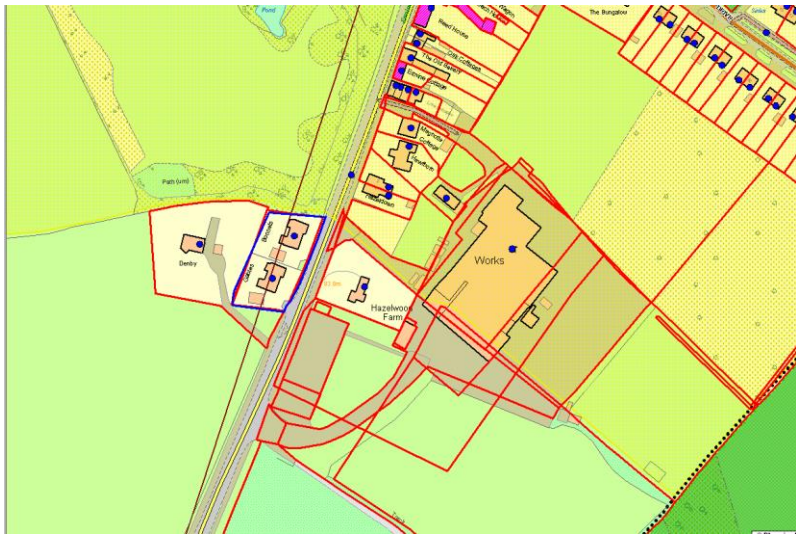
Part 2 – Occupiers @January 2013

Oakley's Horseboxes	
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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?	Occupied
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?	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

Estate: Clarklands, Parsonage Lane, Sawbridgeworth, CM21 0NG	
Owner: Douglas Rose, Parsonage Farm, Sawbridgeworth	
Managing Agent: As above	
EH 2007 Local Plan: Green Belt GBC1/Archaeology BH1-BH3	
Halcrow 2008 Rating: 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.	EHDC 2012 Rating: 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.
Assessment: Green	Assessment: Green
Outstanding Planning Consents: None	
Opportunities for Enhancement: 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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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	yes		

parking provision			
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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?	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

Estate: Italstyle, Cambridge Road, Sawbridgeworth, CM23 2HE	
Owner: Mavrastar, Construction House, Runwell Road, Wickford, Essex	
Managing Agent: as above	
EH 2007 Local Plan: Green Belt GBC1. Not allocated as a major developed site in the green belt.	
<p>Halcrow 2008 Comments and Rating: 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. Assessment: Green</p>	<p>EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below</p>
Outstanding Planning Consents: None but PP refused for residential redevelopment in April 2005 3/05/0351/OP. Recent (March 2013) application for flood defence work	
Opportunities for Enhancement: 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

Estate Appraisal Criteria 1: Fitness for purpose

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

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?	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

Estate: Hayters, Spellbrook, CM23 2EU	
Owner: Hayters	
Managing Agent: N/A	
EH 2007 Local Plan: GBC4 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: Hayters plc, Spellbrook	
Halcrow 2008 Rating: 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.	EHDC 2012 Rating: 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: Green
Assessment: Green	
Outstanding Planning Consents: None	
Opportunities for Enhancement: None	

Part 2. Occupiers @January 2013

Hayters	
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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?	No
Does the estate have good accessibility and	Yes		

parking provision			
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Estate Appraisal Criteria 3: Marketability			
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		



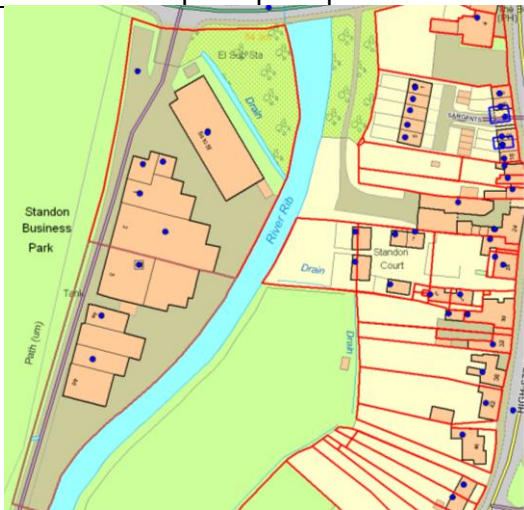
EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: Standon Business Park, Stortford Road, Standon, SG11 1PH					
Owner: Connect Scaffolding					
Managing Agent: Connect 01279 757113 – contact Toby Cave Managing Partner 07768 547 887					
EH 2007 Local Plan: 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 developmentwill 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’					
Halcrow 2008 Comments and Rating: Assessment: Standon Business Park 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. Assessment: Green.		EHDC 2012 Comments and Rating: 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. Assessment: Amber			
Outstanding Planning Consents: None					
Opportunities for Enhancement: 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.					
Proposal: None to date		Partners	Costs	Timeframe	Priority
Part 2 – Occupiers @January 2013					
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

Estate Appraisal Criteria 1: Fitness for purpose			
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
Estate Appraisal Criteria 2: Sustainability			
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		
Estate Appraisal Criteria 3: Marketability			
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

Estate: Langley House, Station Road, Standon				
Owner: N/K				
Managing Agent: None				
EH 2007 Local Plan: 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: Area east of Station Road, Standon;				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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 Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: 3/08/2114/FP – c/o/use from B2 to B2/B8 + minor alterations. Approved 11/03/2009				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

Enfield Safety Supplies. – suppliers of protective clothing.	
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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?	Occupied
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?	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		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

Estate: The Maltings, Stansted Abbots, SG12 8HG				
Owner: French and Jupp				
Managing Agent: French and Jupp – Liz Savary 01920 870015				
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.				
Halcrow 2008 Comments and Rating: 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: Green		EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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 – see above		

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?	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

Estate: Leaside Works, Stanstead Abbots, SG12 8DL				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: No allocation				
Halcrow 2008 Comments and Rating: 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. Assessment: Green		EHDC 2012 Comments and Rating: Halcrow comments still apply. Full occupancy and site layout works well. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: N/A				
Proposal: None	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

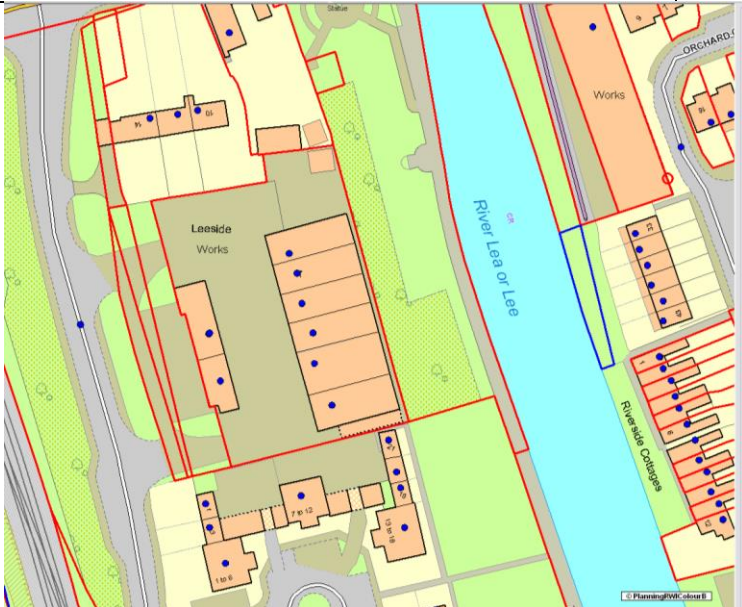
Front Building: Strata Sports Marketing, New Star Sports Ltd, Elster Energy ICT (energy management systems)	
Unit 1. Thomas Precision Engineers	Unit 2. Home Trend Supplies
Unit 3. Lovett & Shim – cleaning materials	Unit 4. Abbot Tool and Die Company – mnfr & design
Unit 5. Universal Signs – sign/silk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

Part 3– Appraisal Criteria

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?	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		
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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?	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

Estate: Riverside Works, Amwell End, Stanstead Abbots				
Owner: Jest and Ruskin				
Managing Agent: Jest and Ruskin				
EH 2007 Local Plan: No allocation				
Halcrow 2008 Comments and Rating: This relatively small estate is of average overall quality but it is fully occupied indicating strong market demand Assessment: Green		EHDC 2012 Comments and Rating: 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. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

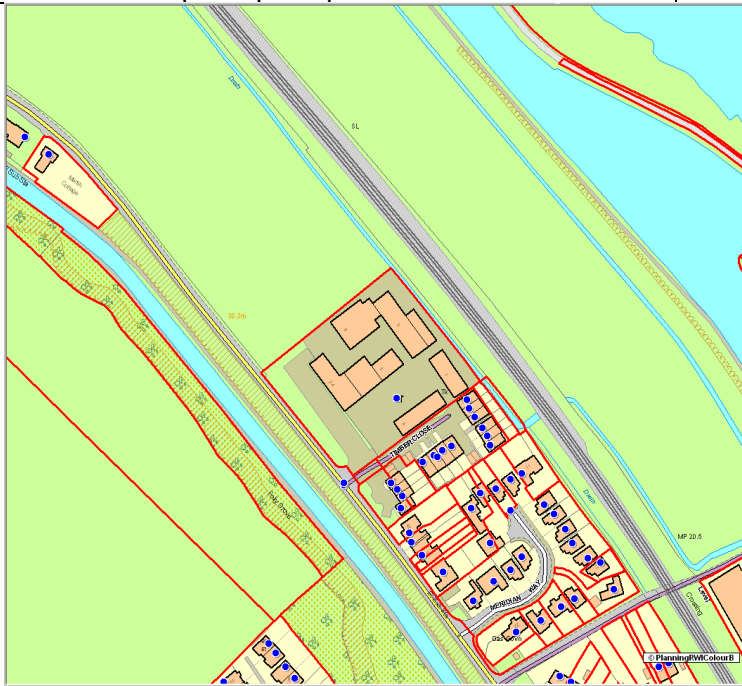
BMG Industries – printers	Jest & Ruskin Properties
Marshall Double Glazing – Unit 3	RC Range Vehicles MoTs Unit 5
Harley Engineering – Unit 6	Tyre Shop Unit 7
ID Sports Sportswear - Unit 8	

Part 3– Appraisal Criteria

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?	Yes
Estate Appraisal Criteria 2: Sustainability			
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	Yes		

parking provision			
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Estate Appraisal Criteria 3: Marketability			
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

Estate: The Spinney, Hoddesdon Road, Stanstead Abbots				
Owner: D Carter, 3 The Spinney				
Managing Agent: N/K				
EH 2007 Local Plan: No allocation				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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. Assessment: Red See Appraisal Criteria below		
Outstanding Planning Consents: 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.				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

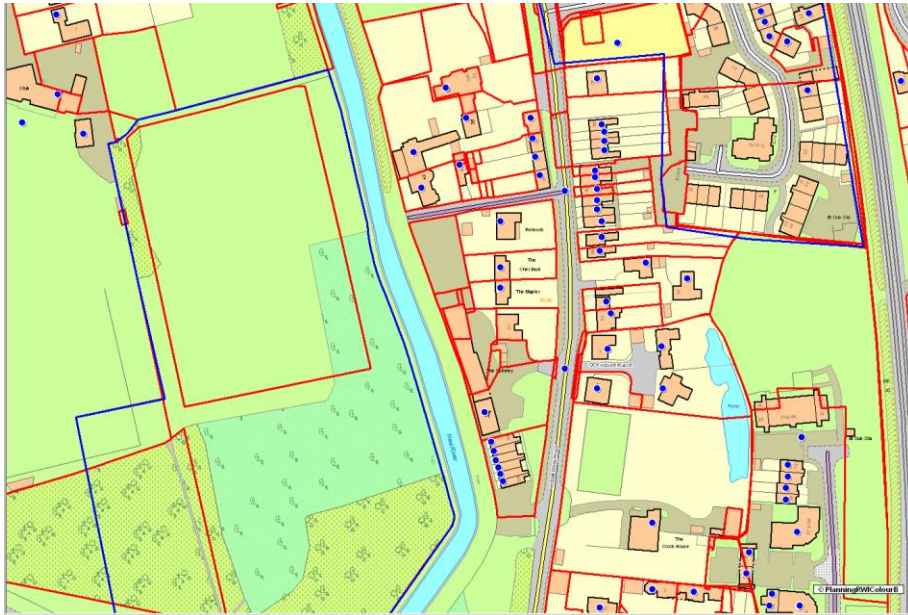
Kingfisher Environmental Services Unit 3	ISTEC – defence contractors
Remaining units appear vacant	

Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose			
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
Estate Appraisal Criteria 2: Sustainability			
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		
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Estate Appraisal Criteria 3: Marketability			
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

Estate: Warrenwood Industrial Estate, Stapleford				
Owner: EHDC				
Managing Agent: EHDC				
EH 2007 Local Plan: Employment Areas OSV7: 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. Warrenwood Industrial Estate, Stapleford GBC1. Appropriate development within the Green Belt				
Halcrow 2008 Comments and Rating: 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. Assessment: Green			EHDC 2012 Comments and Rating: The 2008 Halcrow would appear to still apply although the estate has not been inspected. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

Estate not inspected for the 2013 review	
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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		



EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: Thundridge Business Park, Thundridge				
Owner: Kindale Ltd, 11 Bedford Road, Barton-le-Cley Milton Keynes MK45 4JU				
Managing Agent: N/K				
EH 2007 Local Plan: 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: Thundridge Business Park;				
Halcrow 2008 Comments and Rating: This small estate scores highly across all qualitative criteria and appears to be fit for purpose as an industrial site Assessment: Green		EHDC 2012 Comments and Rating: As per Halcrow. Only 1 unit vacant @ January 2013. Assessment: Green See Appraisal Criteria below		
Outstanding Planning Consents: 3/12/2095/FP: Unit 7 – addition of a loading bay and other alterations – approved 33033/01/13				
Opportunities for Enhancement: None				
Proposal:	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

Estate Appraisal Criteria 1: Fitness for purpose			
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
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		
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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

Estate: Broadmeads Estate, Ware				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: 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: Broadmeads				
Halcrow 2008 Comments and Rating: 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: Green			EHDC 2012 Comments and Rating: As per Halcrow. Single occupier, good quality buildings/site Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents:				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

Farecla – surface finishings – HQ office and distribution	
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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?	Fully occupied
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?	No
Does the estate have good accessibility and	Yes		

parking provision			
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Estate Appraisal Criteria 3: Marketability			
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

Estate: Ermine Point/Gentleman's Field, Ware				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: 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: Ermine Point Business Park, Nr. Ware.				
Halcrow 2008 Comments and Rating: 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: Green			EHDC 2012 Comments and Rating: 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 Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: None				
Opportunities for Enhancement: None				
Proposal:	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

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?	Good	4. Good accessibility/parking?	Yes –see comments above
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 – but some parking on access road		

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

Estate: Watton Business Centre/Cintel Works, Ware				
Owner: McLagan Investments Ltd.				
Managing Agent: N/K				
EH 2007 Local Plan: No allocation				
Halcrow 2008 Comments and Rating: 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. Assessment: Green		EHDC 2012 Comments and Rating: Apart from Angels at Play children's nursery, the site is vacant. See below for details of pp for ASDA Foodstore Assessment: N/A See Appraisal Criteria below		
Outstanding Planning Consents: 3/10/0386/FP: New ASDA foodstore, 13 dwellings, retention of children's nursery, retention and refurbishment of kiln building. Approved 26.07.11				
Opportunities for Enhancement: None				
Proposal: None	Partners	Costs	Timeframe	Priority

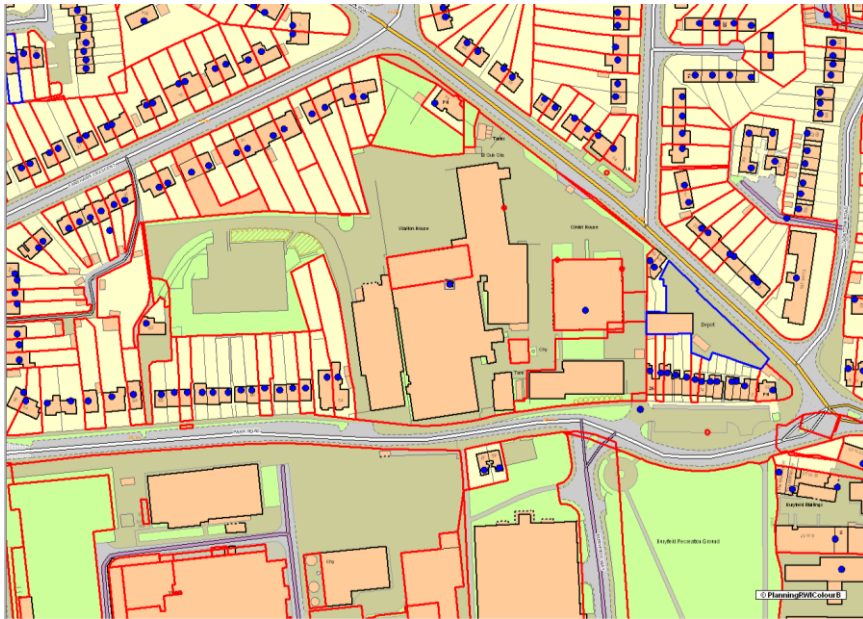
Part 2. Occupiers @January 2013

Angels at Play Children's Nursery	
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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?	Totally vacant
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?	Yes		



EAST HERTS EMPLOYMENT LAND REVIEW UPDATE 2013

Part 1. Summary

Estate: GSK Ware				
Owner: GSK				
Managing Agent: N/A				
EH 2007 Local Plan: 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)				
Halcrow 2008 Comments and Rating: 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. Assessment: Green			EHDC 2012 Comments and Rating: Halcrow comments still apply. Assessment: Green See Appraisal Criteria below	
Outstanding Planning Consents: There are a number of consents for alterations, new buildings. See planning history.				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

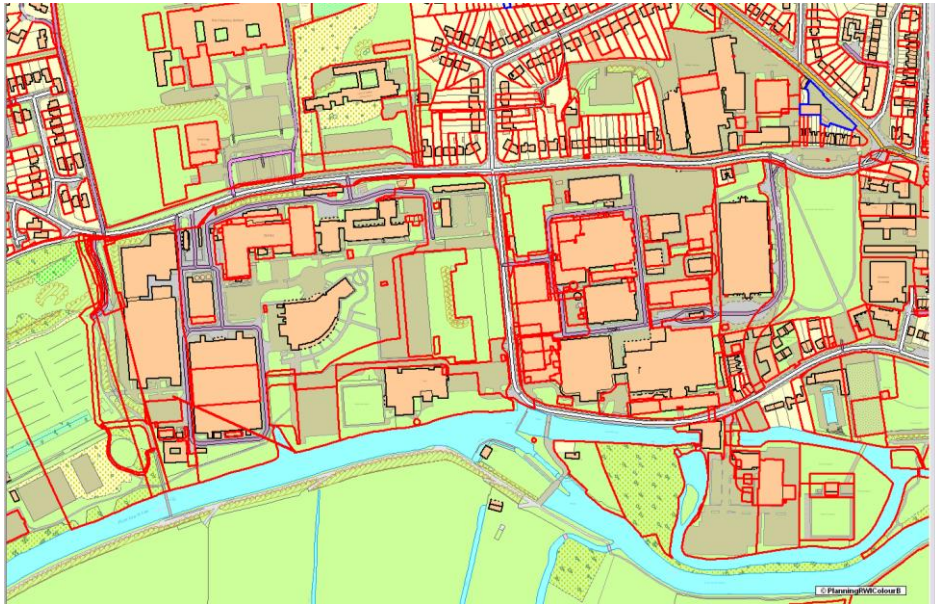
Part 2 – Occupiers @January 2013

GSK	
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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?	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?	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

Estate: Crane Mead and Crane Mead Business Park				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: WA7 Crane Mead: 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.				
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 use: Crane Mead.				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents: No significant consents				
Opportunities for Enhancement:				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2 – Occupiers @January 2013

Crane Mead	Mill Studios
Swains Mill accommodates a number of small businesses not	Mill Studios contains a number of mainly B1 occupiers in small office

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.	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 Rapier 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

Estate: Marsh Lane, Ware				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: 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: Land off Marsh Lane				
Halcrow 2008 Comments and Rating: Crane Mead Business Park & Marsh Lane 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 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. Assessment: Amber.		EHDC 2012 Comments and Rating: 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. Assessment: Amber See Appraisal Criteria below		
Outstanding Planning Consents: No significant consents				
Opportunities for Enhancement: None				
Proposal:	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 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

Estate Appraisal Criteria 1: Fitness for purpose

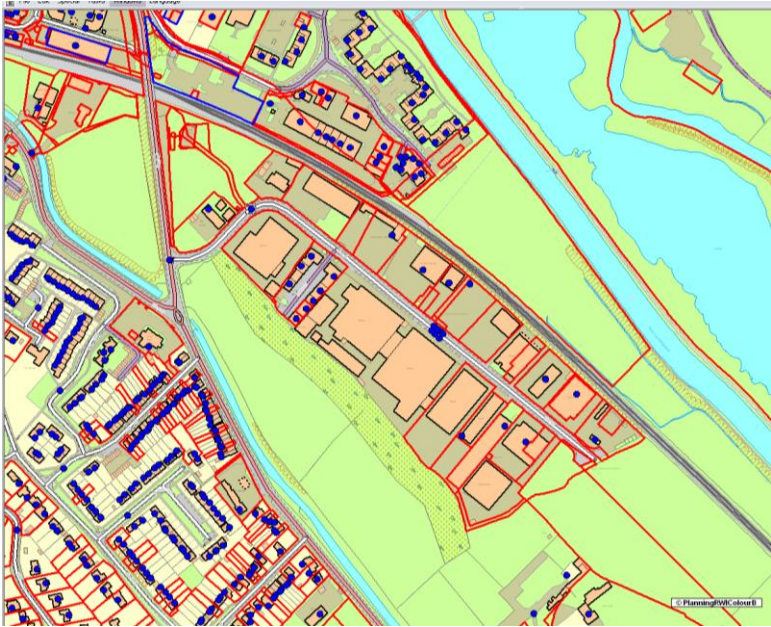
1. Is estate fit for its current purpose?	Yes	2. What is the demand/vacancy rate?	Low vacancy
3. What is the quality of the land like?	Poor to average	4. Good accessibility/parking?	Yes

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?	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

Estate: Widbury Hill, Ware				
Owner: N/K				
Managing Agent: N/K				
EH 2007 Local Plan: WA8 Employment Areas: In accordance with the Policy EDE1 the following sites are defined as Employment Areas on proposals map and will be reserved for industry, comprising Classes B1 and B2 General Industrial Uses: Widbury Hill				
Halcrow 2008 Comments and Rating: 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. Assessment: Amber		EHDC 2012 Comments and Rating: 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. In the circumstances, the part of the site remaining in employment use (the retained part of the coachworks and the (unbuilt) office building does not constitute a significant employment area in district terms and it is recommended that it no longer protected for employment use. Assessment: N/A See Appraisal Criteria below		
Outstanding Planning Consents: 3/08/1399/OP – outline for mixed development comprising 1880Msq commercial floorspace, 76 residential units and open space. Office building yet to be implemented. See above.				
Opportunities for Enhancement: None				
Proposal:	Partners	Costs	Timeframe	Priority

Part 2. Occupiers @January 2013

n/a	
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Part 3– Appraisal Criteria

Estate Appraisal Criteria 1: Fitness for purpose

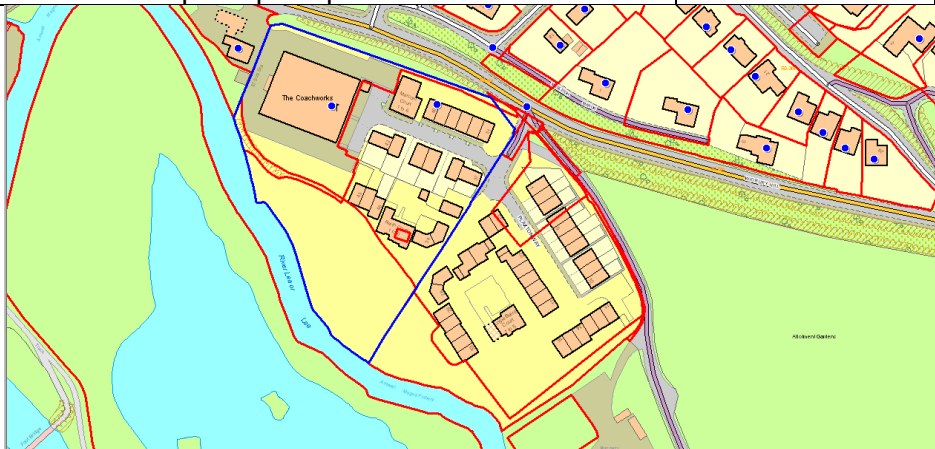
1. Is estate fit for its current purpose?	N/A	2. What is the demand/vacancy rate?	N/A
3. What is the quality of the land like?	N/A	4. Good accessibility/parking?	N/A

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		



Shared/economic and cultural development/economic development manager/david hughes/east herts employment land review update 2013 - part two with plans
Last updated 28.03.13