

Appendices 1 & 2: Site Survey Questionnaires

Cluster Questionnaire

Vacant and Derelict Site Questionnaire

Business Cluster Number: _____

Your Initials: _____

Date: _____

(C.1)The cluster is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Business park | <input type="checkbox"/> Recycling / environmental industrial sites |
| <input type="checkbox"/> Industrial estate | <input type="checkbox"/> Town centre / main shopping area |
| <input type="checkbox"/> Warehouse / distribution Park | <input type="checkbox"/> Incubator / SME cluster |
| <input type="checkbox"/> Local shopping centre | <input type="checkbox"/> Other _____ |

(C.2)Developable area in cluster in percent ___% **Current use** _____

This is an accumulation of identified and any unidentified vacant/derelict sites, in addition to any segments of developable land within developed sites (*see manual for definition*).

(C.3)Quality of environment
(*see manual for definition*)

- Very good
- Good
- Poor
- Very poor

Always comments on quality of environment (C6.2)

(C.4)Access to facilities and amenities (*see manual for definition*)

- Very good Good Poor Very poor

(C.5)Topography issues

- Yes
- No

If yes, comments on topography and illustrate on map (C8.2)

**(C.6)Bad neighbourhood uses
Businesses in the business cluster cause:**

- None
- Noise pollution
- Air pollution
- Smell
- HGV traffic
- Significant car traffic
- Other (please comment)

Always comments on bad neighbourhood uses (except none) (C9.2)

(C.7)The cluster lies within close proximity to / has impact on *(multiple answers possible)*

- Residential uses
- Town centre
- Local shopping centre
- Other _____

(C.8)Servicing of businesses in cluster

(multiple answers possible)

- Road side loading/unloading
- Off road loading/unloading
- Loading bays

Always comment on servicing, **reason** for judgment on adequacy (C10.3)

Servicing is adequate for the uses within the cluster Yes No Don't know

(C.9)Parking facilities

(multiple answers possible)

- Dedicated parking within cluster
- On street parking
- Yellow / double yellow lines
- Red route
- Controlled parking zone/paid parking

Always comment on parking facilities **give reason** for judgment on adequacy of parking provision

Parking provision is: Adequate Too little Too much Don't know

(C.10)Road access is

- Adequate for uses within cluster
- Not adequate for uses within cluster
- Don't know
- There are sites with limited HGV access

Always describe external and internal access and circulation (including adequacy). Please look at links to the national trunk road network.

(C.11)Contamination: are there site(s)/building(s) within the cluster with potential contamination?

- Yes
- No

If yes, describe potential contamination and indicate on map

(C.12) **Condition of Buildings - % of buildings within Cluster in:**

Very Good _____ % / **Good** _____ % / **Poor** _____ % / **Very Poor** _____ %

(C.13) **Photographs**

Image number(s) _____ / _____ / _____ / _____ / _____

(minimum of 1 image per cluster)

(C.14) **General description of cluster / comments on business cluster**

Always describe business cluster, and include any comments you have

Development Site Number: ____

Your Initials: _____

Date: _____

(S.1) **Site Developed:** **Site Undeveloped:** **New Developable site:**

If developed, current use: _____

(S.2) **Existing local plan policy (if site is identified) e.g. EMP2a-y & EMP4a-c etc.**

(TO BE COMPLETED POST SURVEY, PLEASE **DO NOT** FILL IN)

(S.3) **What is the developable area (in percent)** _____ %

This is applicable for developed, undeveloped and newly identified vacant/derelict sites. Draw on map and label as "Developable" and describe current situation / use (see manual for definition).

(S.4) **If developed, are there bad neighbourhood uses
Businesses in the site cause:**

- None
- Noise pollution
- Air pollution
- Smell
- HGV traffic
- Significant car traffic
- Other (please comment)

Always comments on bad neighbourhood uses (except none) (C9.2)

(S.5) **If developed, what type of servicing for businesses on-site**
(multiple answers possible)

- Road side loading/unloading
- Off road loading/unloading
- Loading bays

Always comment on servicing, **reason** for judgment on adequacy (C10.3)

Servicing is adequate for the uses on-site

- Yes No Don't know

(S.6) **Access to public transport:**
(See manual)

- Very Good
- Good
- Poor
- Very Poor

(S.7) **Access to facilities and amenities:**
(See Manual)

- Very Good
- Good
- Poor
- Very Poor

(S.8) Parking facilities

(multiple answers possible)

- Dedicated parking on-site
- On street parking
- Yellow / double yellow lines
- Red route
- Controlled parking zone/paid parking
- Not applicable if undeveloped

Always comment on parking facilities **give reason** for judgment on adequacy of parking provision (C11.3)

If **developed**, is parking provision: Adequate Too little Too much Don't know

(S.9) Road access is

- Adequate for uses on-site
- Not adequate for uses on-site
- Don't know

- There is limited HGV access

Always describe external and internal access and circulation (including adequacy) (C12.4)

(S.10) Contamination: is there land/building(s) within on site with potential contamination?

- Yes
- No

If yes, describe potential contamination and indicate on map (C14.2)

(S.11) Potential ecological value: Yes No

If yes, describe potential ecological value:

(S.12) Any sign of development in the last 5 years:

- Yes
- No

If yes, give description of development:

(S.13) **Any evidence of active marketing for site as employment land:** **Yes** **No**

If yes, make note of site, type of buildings on site, floorspace or land available, estate agent.

(S.14) **General description of undeveloped/vacant/derelict site.**

Always describe site, and include any comments you have

(S.15) Photographs (minimum of 1 image per site)

Image number(s) _____ / _____ / _____ / _____ / _____

Appendix 3: URS Consultation on Business Needs Questionnaire

Consultation on Business Needs Questionnaire

Name

Date

Organisation

Tel Number

Businesses

How would you describe the economy and the businesses in Thurrock Borough?

What do you think are their main concerns?

Commercial Premises

How would you describe the commercial property market in Thurrock Borough?

What do you think of the current stock of commercial properties?

Does it accommodate for the business needs?

What are the major issues?

What are the advantages of being located in Thurrock Borough?

What kind of premises/locations are in demand?

Are there enough of these premises in these locations?

Workforce

How would you judge the workforce situation in Thurrock?

Is it difficult to recruit staff (differentiate between highly skilled and less skilled)?

If yes, why?

Policies

What kind of policies, strategies, projects would improve the commercial property situation in Thurrock Borough?

AOB

Is there anything else that you think is important with regards to commercial properties in Thurrock Borough?

Appendix 4: Bone Wells Associates Thurrock Business Survey

Q1 Company code

Q2 Name of company/organisation

Q3 What is your company's MAIN activity at the current address?

- Headquarters
- Sales/marketing/purchasing
- Design or R&D
- Professional/other services
- Routine office
- Movement/storage/distribution
- Manufacturing or processing
- Other

Q4 Type of location at the current address:

- Industrial estate
- Business park
- Town centre
- High street/shopping frontage
- Inner urban
- Suburban
- Other

Q5 Has your company relocated in the last 3 years?

- Yes (Go to Q6 & Q7)
- No (Go to Q8)

Q6 If yes, what was the previous address?

- An address within Thurrock
- An address outside Thurrock
- If outside Thurrock, where?

Q7 If your company has moved in the last 3 years, why did you relocate?

Q8 How many people work for your company at the current address?

Q9 How many of these employees work in these premises for half the week or less?

- None
- 1% - 50%
- More than 50%

Q10 At the current address, is the space occupied:

	Office	Shop	Warehouse / depot	Factory	Open yard
Free standing	1	2	3	4	5
Semi detached/terraced	6	7	8	9	10
Single storey	11	12	13	14	15
Parking (1 space/worker)	16	17	18	19	20
Parking (1 space/2+ workers)	21	22	23	24	25

Q11 How many storeys does your building have?

- One
- Two
- Three or more

Q12 How old is your building?

- 1-5 years
- 5-10 years
- 10 years or more

Q13 What is the gross external area occupied by your PREMISES (including all floors and the external walls)?

Q14 What is the gross SITE/PLOT area (sq m)?

Q15 How do you assess your existing floorspace (sq m)?

	At present	In the future
Too large for number of employees?	1 (Go to Q17)	2 (Go to Q17)
About right for number of employees?	3 (Go to Q17)	4 (Go to Q17)
Too small for number of employees?	5 (Go to Q16)	6 (Go to Q16)

Q16 If too small, approximately by how much would you NEED to increase your floorspace?

- 1% - 20%
- 21% - 40%
- 41% - 60%
- More than 60%

Q17 In the last 3 years, has your floorspace:

- Increased (Go to Q18)
- Stayed the same (Go to Q19)
- Decreased (Go to Q19)

Q18 Roughly by how much?

- 1% - 20%
- 21% - 40%
- 41% - 60%
- More than 60%

Q19 How do you assess the QUALITY and LOCATION of your premises in relation to your needs?

	Premises quality	Location
Very good	1	2
Good	3	4
Adequate	5	6
Poor	7	8

Q20 If poor quality, please specify problem

Q21 If poor location, please specify problem

Q22 In the next 1-3 years, are you likely to:

	Expand your floorspace	Move to another location
Probable (over 50%)	1	2
Possible (10-50%)	3	4
Unlikely (upto 10%)	5	6

Q23 If likely to expand, roughly by how much?

- 1%-20%
- 21%-40%
- 41% - 60%
- More than 60%

Q24 If likely to move, what type of premise will you require?

	Office	Shop	Warehouse /depot	Factory	Open yard
Free standing	1	2	3	4	5
Semi detached/terraced	6	7	8	9	10
Single storey	11	12	13	14	15
Parking (1 space/worker)	16	17	18	19	20
Parking (1 space/2+ workers)	21	22	23	24	25

Q25 If you are likely to move, what type of location will you require?

- Town Centre
- High street/shopping frontage
- Inner urban

- Suburban
- Business park
- Industrial area
- Other

Q26 If you are likely to move, which is the likely area?

- Within Thurrock
- Outside Thurrock within East Essex (Basildon, Benfleet, Southend, Rayleigh/Rochford)
- Outside Thurrock within North Essex (Brentwood, Chelmsford, Maldon etc)
- London
- Kent (Dartford, Gravesend, Medway etc)
- Elsewhere not included above
- Unknown

Q27 Do you find any obstacles to employment expansion?

- General labour availability
- Specific skills availability
- Limited market size
- Finance
- Land/premises availability
- Other

Q28 How do you assess the existing availability of good quality premises in Thurrock?

- Over supply
- About Right
- Undersupply
- Unknown/don't know

Appendix 5: Full Survey Results

Please note that planning permissions data for employment clusters follows in Appendix 6

Surveyed Employment Clusters*

Cluster Number	Names of industrial areas included in each cluster & address	No of vacant & derelict sites	Cluster size (ha)
1	Purfleet Industrial Park, Aveley	2	25.87
2	Botany Quarry / Tank Lane, Purfleet	2	48.59
3	Former Coal Yard Site; Former Thames Board Mill Site, Purfleet	3	28.18
4	Esso Petroleum, Purfleet	0	15.85
5	Tunnel Jetty Site, West Thurrock	0	17.33
6	West Thurrock Marshes	3	70.08
7	Bluelands Quarry, Purfleet	1	68.27
8	Milehams Industrial Estate, Purfleet	0	1.42
9	Aveley Industrial Estate, South Ockendon	3	22.17
10	Chafford Hundred, NW Zone	0	6.00
11	Lakeside Estate, West Thurrock	2	50.24
12	Waterglade, West Thurrock	2	45.03
13	Vopak, West Thurrock & expansion area	2	102.25
14	Former West Thurrock Power Station	2	75.32
15	Former Wouldham Works Site, South Stifford	1	31.02
16	Magnet Works Industrial Estate	0	13.38
17	Gumley Road, South Stifford	0	5.66
18	Grays Hogg Lane	0	1.90
19	Grays West	0	2.98
20	Grays South - Manorway	0	2.30
21	Thurrock Park, Little Thurrock	2	23.16
22	Tilbury South	0	28.41
23	Globe Works, Little Thurrock	0	8.10
24	Coward Bros. / Star Groundwork, Linford Road, East Tilbury	0	4.07
25	Sandy Lane Pit / Matrin Trux, East Tilbury	0	2.12
26	Tilbury Power Station	2	29.59
27	Bata / Thames Industrial Park	0	13.87
28	Stanford Industrial Park	1	11.65
29	Baryta Close / Victoria Road	0	2.18
30	Shell Haven Oil Refinery	1	184.95
31	Coryton Oil Refinery	0	346.06
32	South of London Road & School field road, West Thurrock	2	26.10
33	Murco Oil Terminal, Grays	No access	24.20

*As noted in Section 8.2, clusters 34, 35 and 36 were not surveyed.

CLUSTER NUMBER 1: PUFLEET INDUSTRIAL PARK. AVELEY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	25.9
Total vacant land (Ha):	1.65
Uses on site:	Warehouse / distribution park, Recycling / environmental industrial sites
Number of jobs in cluster:	565
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Good
Ecology:	Adjoins Inner Thames Marches SSSI
Topography issues:	No
Bad neighbourhood uses:	Noise pollution, HGV traffic
Proximity to other uses:	Employment areas
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	95% Good, 5% Poor
General comments/description of cluster:	The presense of the CTRL track will constrain any form of development in the future, particularly with regards to height.

CLUSTER 1**DEVELOPMENT SITES 1.1**

Development site:	1.1
Site area (Ha):	0.89
Local plan policy:	E2 (a)
UDP policy:	EMP2(a)
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	90% vacant land 10% derelict building

DEVELOPMENT SITES 1.3

Development site:	1.3
Site area (Ha):	0.76
Local plan policy:	E2 (a)
UDP policy:	EMP2(a)
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible/Unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Vacant, some truck parking. In the middle of active industrial area. CTRL track (elevated) running across edge of site.

CLUSTER NUMBER 2: BOTANY QUARRY / TANK LANE, PURFLEET

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	48.6
Total vacant land (Ha):	17.25
Uses on site:	Industrial Estate
Number of jobs in cluster:	738
Linkage to trunk road network:	Very good
Links to wharves:	Indirect access
Quality of environment:	Poor
Ecology:	Purfleet chalk pits SSSI covers part of the area
Topography issues:	No
Bad neighbourhood uses:	Noise pollution, HGV traffic
Proximity to other uses:	Other employment sites
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	50% Good, 50% Poor
General comments/description of cluster:	Cluster no longer has the constraint of the Purfleet Relief Road, as identified in the Local Plan.

CLUSTER 2**DEVELOPMENT SITES 2.1**

Development site:	2.1
Site area (Ha):	3.1
Local plan policy:	E2 (b)
UDP policy:	EMP2(b)
Developable area:	60
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	Yes, small units in west of site available for industrial units and office space. Ensign management industrial properties. Tel.: 01708868844
Issues / Description:	Grassland, between other active industrial land.

DEVELOPMENT SITES 2.2

Development site:	2.2
Site area (Ha):	0.67
Local plan policy:	E2 (c)
UDP policy:	EMP2(b)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible/ unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	Yes, King Sturge 4.5 ha, 11 acres "Industrial site" tel.: 020 74934933
Issues / Description:	Overgrown, in the middle of active industrial site.

CLUSTER 2**DEVELOPMENT SITES 2.3**

Development site:	2.3
Site area (Ha):	13.48
Local plan policy:	E2 (f)
UDP policy:	not in UDP
Developable area:	60
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	

CLUSTER NUMBER 3: FORMER COAL YARD SITE/FORMER THAMES BOARD MILL SITE, PURFLEET

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	28.1
Total vacant land (Ha):	14.96
Uses on site:	Warehouse / distribution park
Number of jobs in cluster:	4
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	Noise pollution, air pollution, HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	80% Good, 20% Poor
General comments/description of cluster:	Contain the former Thames Board Mill site.

CLUSTER 3**DEVELOPMENT SITES 3.1**

Development site:	3.1
Site area (Ha):	3.52
Local plan policy:	E2 (e)
UDP policy:	EMP2(e)
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Could not access site. Power station demolished and all buildings recently demolished. Security guard on site. Planning application pending for a mixed use development on the site (residential led).

DEVELOPMENT SITES 3.2

Development site:	3.2
Site area (Ha):	4.87
Local plan policy:	New site
UDP policy:	New site
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Large warehouses / old factory: last being used for storage but everything is being moved out. Overgrown land and derelict buildings. Planning application pending for a mixed use development on the site (residential led).

CLUSTER 3**DEVELOPMENT SITES 3.3**

Development site:	3.3
Site area (Ha):	6.57
Local plan policy:	E2 (d)
UDP policy:	EMP2(d)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	

CLUSTER NUMBER 4: ESSO PETROLEUM, PUFLEET

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	15.8
Total vacant land (Ha):	0
Uses on site:	Oil refinery
Number of jobs in cluster:	200
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	Noise pollution, smell, HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Roadside loading / unloading, off road loading / unloading, loading bays
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	100% Good
General comments/description of cluster:	Exists in UDP as EMP9(e) - Oil and Chemical Storage area.

CLUSTER NUMBER 5: TUNNEL JETTY SITE, WEST THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	17.3
Total vacant land (Ha):	0
Uses on site:	River related uses. Area is semi-vacant and earmarked for port related development
Number of jobs in cluster:	184
Linkage to trunk road network:	Poor
Links to wharves:	Direct access
Quality of environment:	Not known
Topography issues:	No
Bad neighbourhood uses:	Not known
Proximity to other uses:	Other employment sites
Servicing of businesses in cluster:	Not applicable
Parking facilities:	Paste
Condition of buildings:	
General comments/description of cluster:	Cluster is allocated in the UDP for River Related Uses (Policy RIV3). Was not possible to access site from road so no visual assessment was carried out.

CLUSTER NUMBER 6: WEST THURROCK MARSHES

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	70.1
Total vacant land (Ha):	21.6
Uses on site:	Warehouse / distribution park
Number of jobs in cluster:	61
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	Noise pollution, HGV traffic
Proximity to other uses:	other employment sites, small amount of residential
Servicing of businesses in cluster:	Roadside loading / unloading, off road loading / unloading, loading bays
Parking facilities:	Dedicated parking within cluster for employees, contractors and visitors. Adequate supply.
Condition of buildings:	
General comments/description of cluster:	Well used, well serviced cluster of employment sites. Three potential development sites in east to expand into. Car depot in north west of cluster. Heavy HGV traffic has significant detrimental impact on new residential development at the northern boundary. CTRL track constrains northern sites.

CLUSTER 6**DEVELOPMENT SITES 6.1**

Development site:	6.1
Site area (Ha):	6.8
Local plan policy:	E2 (f)
UDP policy:	EMP2(f)
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Yes - Southern tip, oil disposal unit
Potential ecological value:	Y, Grass and wildflowers, about 10 trees.
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Large site with some old, disused building and train depot. CTRL line bisects site (constrains development).

DEVELOPMENT SITES 6.2

Development site:	6.2
Site area (Ha):	1.2
Local plan policy:	E2 (p)
UDP policy:	EMP2(l)
Developable area:	80
Access to public transport:	Very Poor
Local road access:	not adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	General vacant site to edge of well used storage area; peripheral location; potential access to river – pipeworks and storage currently on site

CLUSTER 6**DEVELOPMENT SITES 6.3**

Development site:	6.3
Site area (Ha):	13.6
Local plan policy:	E2 (f)
UDP policy:	HOU2
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Excellent transport access with motorways and railway access. In the middle of established industrial area. Currently overgrown and vacant.

CLUSTER NUMBER 7: BLUELANDS QUARRY, PURFLEET

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	68.3
Total vacant land (Ha):	7
Uses on site:	Warehouse / distribution park
Number of jobs in cluster:	674
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Good
Ecology:	Adjoins Purfleet Chalk Pits SSSI (Site 7.2)
Topography issues:	Yes - pit and lake on site
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	Other employment sites / some residential
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Each business has their own parking.
Condition of buildings:	100% Very Good
General comments/description of cluster:	Large cluster, many new developments, very active. Nature conservation on edges of cluster.

CLUSTER 7**DEVELOPMENT SITES 7.2**

Development site:	7.2
Site area (Ha):	7
Local plan policy:	E2 (dd)
UDP policy:	EMP2(j)
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Yes - on the old quarry site a lake has formed with waterlife and birds etc.
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Site exists as 95% lake and surrounding growth. Pufleet Chalk Pits affected by SSSI designation.

CLUSTER NUMBER 8: MILEHAMS INDUSTRIAL ESTATE, PURFLEET

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	1.4
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	57
Linkage to trunk road network:	Good
Links to wharves:	No access
Quality of environment:	Poor
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Employment land
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	100% Poor
General comments/description of cluster:	Site identified as secondary employment area. Appeared to be well used but there are concerns over the quality of the environment.

CLUSTER NUMBER 9: AVELEY INDUSTRIAL ESTATE, SOUTH OCKENDON

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	22.2
Total vacant land (Ha):	2.74
Uses on site:	Warehouse / distribution park
Number of jobs in cluster:	576
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Poor
Topography issues:	No
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, narrow streets to industrial units, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Each business has their own parking. Adequate supply.
Condition of buildings:	50% Poor, 50% Very Poor
General comments/description of cluster:	Small units still in use but large warehouse sites are out of use and derelict. Cluster also known as Arrisdale Industrial Estate.

CLUSTER 9**DEVELOPMENT SITES 9.1**

Development site:	9.1
Site area (Ha):	0.58
Local plan policy:	new site
UDP policy:	new site
Developable area:	100
Access to public transport:	Very Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	Yes, Bellway 07855 337041
Issues / Description:	Building on site is boarded up; grass overgrown. Corner site.

DEVELOPMENT SITES 9.2

Development site:	9.2
Site area (Ha):	2.03
Local plan policy:	new site
UDP policy:	new site
Developable area:	100
Access to public transport:	Very Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Large unused car park and vacant derelict buildings, large flat site.

CLUSTER 9**DEVELOPMENT SITES 9.3**

Development site:	9.3
Site area (Ha):	2.74
Local plan policy:	new site
UDP policy:	new site
Developable area:	100
Access to public transport:	Very Good
Local road access:	adequate
Potential contamination:	Yes, above ground storage tanks, asbestos sheeting on buildings.
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Derelict car park; hard standing; small out buildings and tank.

CLUSTER NUMBER 10: CHAFFORD HUNDRED, NW ZONE

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	6.0
Total vacant land (Ha):	0
Uses on site:	Residential, hotels, offices
Number of jobs in cluster:	70
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	Significant car traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	100% Very Good
General comments/description of cluster:	Not really employment uses any more, except some offices in the South (B1 type use).

CLUSTER NUMBER 11: LAKESIDE ESTATE, WEST THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	50.2
Total vacant land (Ha):	6.99
Uses on site:	Commercial / retail
Number of jobs in cluster:	676
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	Air pollution, HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster, on street parking. Adequate supply.
Condition of buildings:	100% Very Good
General comments/description of cluster:	Car showrooms on northern site, along main road. Cluster very heavily used, multiple uses. Retail uses creeping into site.

CLUSTER 11**DEVELOPMENT SITES 11.1**

Development site:	11.1
Site area (Ha):	6.48
Local plan policy:	E2 (u)
UDP policy:	EMP2(g)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Yes
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Mature shrubs, small trees, possible wildlife / fauna Ditch on eastern tide of site.

DEVELOPMENT SITES 11.2

Development site:	11.2
Site area (Ha):	0.51
Local plan policy:	E2 (u)
UDP policy:	EMP2 (p)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Shrubs, vegetation cover, foot print of demolished Building

CLUSTER NUMBER 12: WATERGLADE, WEST THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	45.0
Total vacant land (Ha):	0.64
Uses on site:	Business Park / Industrial estate
Number of jobs in cluster:	936
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Roadside loading / unloading
Parking facilities:	Dedicated parking within cluster. Each site has its own parking provision
Condition of buildings:	50% Very Good, 50% Good
General comments/description of cluster:	Well used, well serviced cluster. Evidence of multiple ownership through fragmented sites. Note: 1. refurb units west site to let (ATIS REAL 020 73384200) [27,000 – 57,900 SF] 2. warehouse to let [52,000 SF] HOLLEY BLAKE (020 76294171).

CLUSTER 12**DEVELOPMENT SITES 12.2**

Development site:	12.2
Site area (Ha):	0.32
Local plan policy:	E2 (q)
UDP policy:	EMP2 (m)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	Yes, Council planning application / notification. hotel development with 104 rooms (5 floors) app #: 03/00030/FUL (01.02.03)
Issues / Description:	Vacant, except for skip storage.

DEVELOPMENT SITES 12.3

Development site:	12.3
Site area (Ha):	0.31
Local plan policy:	new site
UDP policy:	new site
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Paved site, with overhead lighting (old exist parking lot)

CLUSTER NUMBER 13: VOPAK, WEST THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	102.2
Total vacant land (Ha):	16.36
Uses on site:	Business Park, Industrial Estate
Number of jobs in cluster:	576
Linkage to trunk road network:	Very good
Links to wharves:	Direct access
Quality of environment:	Good
Ecology:	West Thurrock Lagoon & Marshes SSSI covers part of area.
Topography issues:	No
Bad neighbourhood uses:	HGV traffic and minor air pollution
Proximity to other uses:	?
Servicing of businesses in cluster:	Off road loading / unloading, busines serving adequate
Parking facilities:	Dedicated parking within cluster, on street parking. Adequate supply.
Condition of buildings:	50% Very Good, 50% Good
General comments/description of cluster:	Warehouse facilities, industrial facilities, storage & trucking facilities. General employment use policy designation.

CLUSTER 13**DEVELOPMENT SITES 13.3**

Development site:	13.3
Site area (Ha):	1.7
Local plan policy:	E2(q)
UDP policy:	not in UDP
Developable area:	95
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Site completely vacant. Consists of old pavements, standing water and soft areas, including shrubbery. New CTRL line cuts through centre of site as shown on map. Site ready for development, contamination unknown.

DEVELOPMENT SITES 13.4

Development site:	13.4
Site area (Ha):	16
Local plan policy:	E9B(b)
UDP policy:	EMP9 B
Developable area:	100
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Ideal location for future industry. Exists in UDP as oil and che

CLUSTER NUMBER 14: FORMER WEST THURROCK POWER STATION

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	75.3
Total vacant land (Ha):	39.01
Uses on site:	Disused power station
Number of jobs in cluster:	50
Linkage to trunk road network:	Very good
Links to wharves:	Indirect access
Quality of environment:	Very Good
Ecology:	West Thurrock Lagoon & Marshes SSSI covers part of area (affects site 14.2)
Topography issues:	No, only within disused power station (north section) are some trees.
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	?
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	90% Very Good, 10% Good
General comments/description of cluster:	Contains former West Thurrock Power Station and national grid switching site. SSSI policy designation in south of cluster which will constrain development.

CLUSTER 14**DEVELOPMENT SITES 14.2**

Development site:	14.2
Site area (Ha):	39.01
Local plan policy:	not in local plan
UDP policy:	EMP2(y)
Developable area:	60
Access to public transport:	Poor
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Site includes trees and shrubs, overhead powerlines. Site is former West Thurrock Power Station. Site partially affected by West Thurrock Lagoon & Marshes SSSI.

CLUSTER NUMBER 15: FORMER WOULDHAM WORKS SITE, SOUTH STIFFORD

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	31.0
Total vacant land (Ha):	1.79
Uses on site:	Warehouse / distribution park, Industrial Estate
Number of jobs in cluster:	653
Linkage to trunk road network:	Very good
Links to wharves:	Direct access
Quality of environment:	Good
Ecology	County wildlife site covers part of cluster area.
Topography issues:	No
Bad neighbourhood uses:	Smell, HGV traffic
Proximity to other uses:	?
Servicing of businesses in cluster:	Off road loading / unloading
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	40% Very Good, 50% Good, 10% Poor
General comments/description of cluster:	Truck storage for shipping and distribution, industrial plants and parking uses. Local Plan proposes a ring road through the site.

CLUSTER 15**DEVELOPMENT SITES 15.2**

Development site:	15.2
Site area (Ha):	1.79
Local plan policy:	E2 (x)
UDP policy:	EMP2(s)
Developable area:	inaccessible
Access to public transport:	Poor
Local road access:	
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	

CLUSTER NUMBER 16: MAGNET WORKS INDUSTRIAL ESTATE

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	13.4
Total vacant land (Ha):	0
Uses on site:	Business Park, Warehouse / distribution park
Number of jobs in cluster:	281
Linkage to trunk road network:	Very good
Links to wharves:	No access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	90% Very Good, 10% Good
General comments/description of cluster:	1. For sale / let warehouse unit on south east corner of site (Doherty Baines 020 73553033), also (54,239 SF) 2. Detached office with parking (5,725 SF) (Glenny, 012 68540771) Best site visited, clean, open streets, lots of access, fencing, new buildings, art etc. 3. Warehouse sale / let 1,955 - 42,300 SF (Glenny, 012 68540771)

CLUSTER NUMBER 17: GUMLEY ROAD, SOUTH STIFFORD

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	5.7
Total vacant land (Ha):	0
Uses on site:	Wholesale building
Number of jobs in cluster:	298
Linkage to trunk road network:	Good
Links to wharves:	Indirect access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	HGV traffic
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	25% Very Good, 50% Good, 25% Poor
General comments/description of cluster:	Storage / distribution, wholesale building, showrooms.

CLUSTER NUMBER 18: GRAYS HOGG LANE

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	1.9
Total vacant land (Ha):	0
Uses on site:	Town centre / main shopping area
Number of jobs in cluster:	62
Linkage to trunk road network:	Good
Links to wharves:	No access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	Significant car traffic
proximity to other uses:	Residential, town centre, shopping centre
Servicing of businesses in cluster:	Roadside loading / unloading, off road loading / unloading, loading bays, business servicing adequate
Parking facilities:	Dedicated parking within cluster, on street parking, yellow/double lines, red route, controlled parking zone / paid parking, controlled parking zone / paid parking. Adequate supply.
Condition of buildings:	90% Good, 10% Poor
General comments/description of cluster:	Used car park, commercial building, few residential buildings on corner, brakes service building, commercial / service area in poor condition. Secondary Employment area policy designation.

CLUSTER NUMBER 19: GRAYS WEST

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	3.0
Total vacant land (Ha):	0
Uses on site:	Commercial, gas station, mail
Number of jobs in cluster:	324
Linkage to trunk road network:	Poor
Links to wharves:	No access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Residential, town centre
Servicing of businesses in cluster:	Off road loading / unloading
Parking facilities:	Dedicated parking within cluster, yellow / double yellow lines.
Condition of buildings:	15% Very Good, 85% Good
General comments/description of cluster:	New apartment complex building on southwest corner (1-2 bedroom apartments). Royal Mail located on southwest corner. Remainder of site consists of commercial, used car lots & ESSO gas station.

CLUSTER NUMBER 20: GRAYS SOUTH - MANORWAY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	2.3
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	166
Linkage to trunk road network:	Poor
Links to wharves:	Indirect access
Quality of environment:	Poor
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Roadside loading / unloading, off road loading / unloading, business servicing adequate
Parking facilities:	Dedicated parking within cluster, on street parking. Insufficient parking provision.
Condition of buildings:	75% Good, 25% Poor
General comments/description of cluster:	Small industrial estate; very cramped space; light industry on site including milkfloat depot.

CLUSTER NUMBER 21: THURROCK PARK, LITTLE THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	23.2
Total vacant land (Ha):	6.87
Uses on site:	Industrial Estate
Number of jobs in cluster:	455
Linkage to trunk road network:	Good
Links to wharves:	Indirect access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Neighbouring ASDA store.
Servicing of businesses in cluster:	Off road loading / unloading - dedicated loading bays and delivery access for each business, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	90% Very Good, 10% Good
General comments/description of cluster:	Modern industrial estate, large distribution facilities.

CLUSTER 21**DEVELOPMENT SITES 21.1**

Development site:	21.1
Site area (Ha):	5.82
Local plan policy:	E2 (aa)
UDP policy:	EMP2(u)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Large vacant and overgrown site. Thurrock park, Little Thurrock (in UDP)

DEVELOPMENT SITES 21.2

Development site:	21.2
Site area (Ha):	1.05
Local plan policy:	E2 (aa)
UDP policy:	EMP2(u)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Large vacant and overgrown site. Thurrock park.

CLUSTER NUMBER 22: TILBURY SOUTH

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	28.4
Total vacant land (Ha):	0
Uses on site:	Warehouse / distribution park
Number of jobs in cluster:	34
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Industry / docks
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	100% Very Good
General comments/description of cluster:	Warehouses and car depot with new development on quarter of site.

CLUSTER NUMBER 23: GLOBE WORKS, LITTLE THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	8.1
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	636
Linkage to trunk road network:	Poor
Links to wharves:	No access
Quality of environment:	Poor
Topography issues:	No
Bad neighbourhood uses:	HGV traffic on narrow roads
Proximity to other uses:	Residential, town centre
Servicing of businesses in cluster:	Roadside loading / unloading, difficult access & congested environment, servicing is not adequate for uses on site
Parking facilities:	On street parking. Insufficient parking provision.
Condition of buildings:	50% Poor, 50% Very Poor
General comments/description of cluster:	Very cramped estate set amongst residential area. Fully utilised cluster; very active; lots of traffic.

CLUSTER NUMBER 24: COWARD BROS / STAR GROUNDWORK, LINFORD ROAD, EAST TILBURY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	4.1
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	3
Linkage to trunk road network:	Extremely Poor
Links to wharves:	No access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	HGV traffic, Noise pollution
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	80% Good, 20% Poor
General comments/description of cluster:	Fairly modern stand alone industrial estate. Large distribution and warehouses.

CLUSTER NUMBER 25: SANDY PITT LANE / MATRIN TRUX, EAST TILBURY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	2.1
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	128
Linkage to trunk road network:	Extremely Poor
Links to wharves:	No access
Quality of environment:	Very Poor
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Residential
Servicing of businesses in cluster:	Off road loading / unloading, servicing is not adequate for uses on site
Parking facilities:	Some dedicated parking within cluster. Very awkward and limited parking -compact areas, units back to back. Insufficient parking provision.
Condition of buildings:	10% Good, 90% Very Poor
General comments/description of cluster:	Unpleasant area; undesirable; not a managed estate; no structure.

CLUSTER NUMBER 26: TILBURY POWER STATION

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	29.6
Total vacant land (Ha):	28.8
Uses on site:	Power station
Number of jobs in cluster:	0
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Ecology:	Adjoins SSSI and County Wildlife Site.
Topography issues:	Yes - marshlands, at sea level
Bad neighbourhood uses:	None
Proximity to other uses:	Employment areas
Servicing of businesses in cluster:	Off road loading / unloading, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	100% Good
General comments/description of cluster:	N - power station; middle of grassy marshlands. There is an existing safeguard policy for minerals and waste location.

CLUSTER NUMBER 27: BATA / THAMES INDUSTRIAL PARK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	13.9
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	131
Linkage to trunk road network:	Extremely Poor
Links to wharves:	No access
Quality of environment:	Good
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	None
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	55% Good, 45% Very poor
General comments/description of cluster:	1950s industrial estate, underutilised but changes being made. Self storage being introduced in large empty buildings.

CLUSTER NUMBER 28: STANFORD INDUSTRIAL PARK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	11.6
Total vacant land (Ha):	4.59
Uses on site:	Industrial Estate
Number of jobs in cluster:	11
Linkage to trunk road network:	Extremely Poor
Links to wharves:	No access
Quality of environment:	Poor
Ecology:	Green chain covers part of cluster.
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	None
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site.
Parking facilities:	Dedicated parking within cluster
Condition of buildings:	10% Very Good, 85% Good, 5% Very poor
General comments/description of cluster:	Isolated small industrial estate with a mix of businesses on site. Large portion exists as salvage yard (unpaved). Constrained access by road.

CLUSTER 28**DEVELOPMENT SITES 28.1**

Development site:	28.1
Site area (Ha):	4.59
Local plan policy:	New site
UDP policy:	new site
Developable area:	100
Access to public transport:	Very Poor
Local road access:	not adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last 5 years:	None
Any active marketing of site:	No
Issues / Description:	Derelict old mill site, tower and dilapidated Buildings.

CLUSTER NUMBER 29: BARYTA CLOSE / VICTORIA ROAD

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	2.2
Total vacant land (Ha):	0
Uses on site:	Industrial Estate
Number of jobs in cluster:	121
Linkage to trunk road network:	Poor
Links to wharves:	No access
Quality of environment:	Poor
Topography issues:	No
Bad neighbourhood uses:	None
Proximity to other uses:	Town centre
Servicing of businesses in cluster:	Roadside loading / unloading, business servicing adequate for uses on site but congested
Parking facilities:	Dedicated parking within cluster. Insufficient parking provision.
Condition of buildings:	80% Good, 20% Poor
General comments/description of cluster:	Tiny estate, hard to navigate. Seems fully occupied. Secondary employment area in Local Plan and UDP.

CLUSTER NUMBER 30: SHELL HAVEN OIL REFINERY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	184.9
Total vacant land (Ha):	0
Uses on site:	Oil refinery
Number of jobs in cluster:	223
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Good
Ecology:	Adjoins County Wildlife Site
Topography issues:	No
Bad neighbourhood uses:	HGV traffic, Noise pollution, Air pollution
Proximity to other uses:	None
Servicing of businesses in cluster:	Off road loading / unloading, loading bays, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. Adequate supply.
Condition of buildings:	100% Good
General comments/description of cluster:	Contains Shell Haven refinery. A primary industrial area with a well publicised planning application currently awaiting approval.

CLUSTER NUMBER 31: CORYTON OIL REFINERY

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	346.1
Total vacant land (Ha):	0
Uses on site:	NO ACCESS
Number of jobs in cluster:	813
Linkage to trunk road network:	Good
Links to wharves:	Direct access
Quality of environment:	Not known
Ecology:	Adjoins SSSI and County Wildlife Site
Topography issues:	Not known
Bad neighbourhood uses:	Not known
Proximity to other uses:	None
Servicing of businesses in cluster:	Not known
Parking facilities:	Not known
Condition of buildings:	Not known
General comments/description of cluster:	Contains Coryton Oil Refinery (UDP policy EMP8A) and Expansion land. Unable to access site to carry out visual assessment.

CLUSTER NUMBER 32: SOUTH OF LONDON ROAD & SCHOOL FIELD ROAD, WEST THURROCK

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

Area (Ha):	26.1
Total vacant land (Ha):	1.05
Uses on site:	Business park
Number of jobs in cluster:	679
Linkage to trunk road network:	Good
Links to wharves:	No access
Quality of environment:	Very Good
Topography issues:	No
Bad neighbourhood uses:	HGV traffic - off site, not on site
Proximity to other uses:	Employment areas, residential
Servicing of businesses in cluster:	Off road loading / unloading, business servicing adequate for uses on site
Parking facilities:	Dedicated parking within cluster. More than adequate supply.
Condition of buildings:	100% Very Good
General comments/description of cluster:	Very well serviced and maintained bus park. Proposed new road may affect the vacant sites in the West.

CLUSTER 32**DEVELOPMENT SITES 32.1**

Development site:	32.1
Site area (Ha):	0.5
Local plan policy:	E2 (r)
UDP policy:	EMP2(n)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Site includes vegetation ground cover, existing boundary wall (brick) noise from motorway.

DEVELOPMENT SITES 32.2

Development site:	32.2
Site area (Ha):	0.55
Local plan policy:	E2 (r)
UDP policy:	E2(r) (1997 plan)
Developable area:	100
Access to public transport:	Good
Local road access:	adequate
Potential contamination:	Possible / unknown
Potential ecological value:	Unknown
Evidence of development in last	
5 years:	None
Any active marketing of site:	No
Issues / Description:	Good access to site, noise from motorway, made ground fill cover, fenced (new).

CLUSTER NUMBER 33: MURCO OIL TERMINAL, GRAYS

Please refer to Thurrock Employment Areas inset map to view location of employment clusters and development sites

(Site inaccessible for the field survey)

Area (Ha):	24.2
Total vacant land (Ha):	0
Uses on site:	?
Number of jobs in cluster:	218
Linkage to trunk road network:	Poor
Links to wharves:	Indirect access
Quality of environment:	?
Topography issues:	?
Bad neighbourhood uses:	?
Proximity to other uses:	Residential
Servicing of businesses in cluster:	?
Parking facilities:	?
Condition of buildings:	?
General comments/description of cluster:	Cluster is Murco Oil Terminal, Askews Farm Lane. In Local Plan as Oil & Chemical Storage Expansion Area. In UDP north of site is proposed as Housing and the south as Mixed-Use development

Appendix 6: Employment Cluster planning permission data

Thurrock Council provided the following site based information, which has fed onto the site-specific recommendations in section 10. This data was relevant as of June 2006:

- Clusters and Development Sites - Information Regarding Planning Permissions (in the last 5 years)
- Proximity to other uses
- Nature Conservation designation.

Cluster 1

Several permissions for intensification of general industrial uses and re-development for industrial purposes at Purfleet Industrial Park.

Ecology : Adjoins Inner Thames Marshes SSSI

Cluster 2

Several recent permissions for intensification of industrial uses. Also, 03/00854/FUL for 45,500 square metres Class B8 storage and distribution building ('Ultrabox') developed 2003/4. Permissions for residential development (now largely completed on the former Esso Petroleum site, London Road, Purfleet) on southern boundary of the cluster.

Ecology : Purfleet Chalk Pits SSSI covers part of cluster area

Proximity to other uses: Employment and Residential

Cluster 3

Development Site	Application Ref	Address	Proposal	Status
3.1 & 3.2	05/00 001/O UT	B P B Ltd London Road Purfleet	Mixed use, including residential (C3), community uses and employment uses(B1/B2/B8)	Outline application permitted

Proximity to other uses: Employment and Residential

Cluster 4

No recent large applications. Proximity to other uses: Employment and Residential

Cluster 5

No recent large applications.

Cluster 6

No recent large applications. Vacant industrial land around Van den Bergh site.

Cluster 7

Several permissions for intensification of industrial uses.

Ecology : Adjoins Purfleet Chalk Pits SSSI

Cluster 8

No recent large applications.

Cluster 9

Some permissions for intensification of industrial uses implemented in the last 5 years.

Cluster 10

Permissions for leisure uses on land allocated for secondary employment purposes.

Cluster 11

Several permissions for intensification of industrial uses and re-development for industrial purposes at Frogmore and Motherwell Way Industrial Estates.

Development Site	Application Ref	Address	Proposal	Status
11.2	02/00 687/F UL	Unit D1 Frogmore Industrial Estate Frogmore Industrial Estate Motherwell Way West Thurrock Grays Essex RM20 3XD	Construction of new industrial/warehouse unit with ancillary offices B1c, B2, B8 use	Application permitted

Proximity to other uses: Employment , Retail and Residential

Cluster 12

Several permissions for warehousing and offices in Lakeside/ Waterglade and along London Road, West Thurrock.

Proximity to other uses: Employment, Retail and Residential

Cluster 13

Several permissions intensifying the general industrial uses in the Riverside Industrial Estate.

Development Site	Application Ref	Address	Proposal	Status
13.4	04/01 345/F UL	Vopak Terminal London B.V.Ltd Oliver Road West Thurrock Grays Essex	Change of use of land adjacent to eastern boundary to create extension to existing tanker park	Application permitted

Ecology : West Thurrock Lagoon & Marshes SSSI covers part of cluster area

Proximity to other uses: Employment

Cluster 14

Development Site	Application Ref	Address	Proposal	Status
14.2	98/00 595/F UL	West Thurrock Power Station Stoneness Road West Thurrock Grays Essex	Proposed erection of B2 (General Industrial) and B8 (Storage and Distribution) business units.	Pending consideration

Ecology: West Thurrock Lagoon & Marshes SSSI covers part of cluster area

Proximity to other uses: Employment

Cluster 15

Outline permission granted in 2004 (04/00153/OUT) for the proposed erection of residential units, retail, leisure and industrial (B8) uses on the Wouldham Works site. Application also includes extension of Hedley Avenue and Wouldham Road.

Ecology : County Wildlife Site covers part of cluster area

Proximity to other uses: Employment and other uses

Cluster 16

No recent large applications.

Cluster 17

Two permissions for residential use, including outline permission granted in 2004 on land south of Gumley Road (site of Commodore Kitchens and Acorn Trading Estate).

Cluster 18

No recent large applications.

Cluster 19

03/01092/FUL permission for residential on site of Fords Parts Depot, Hogg Lane completed during 2005/6. Some permissions intensifying the light industrial uses.

Cluster 20

Proximity to other uses: Docks and Residential

Cluster 21

Several permissions for office/warehouse development in Thurrock Park. One outline permission for residential (see below)

Development Site	Application Ref	Address	Proposal	Status
21.2	00/00 545/O UT	Land Off Manor Road Grays Essex RM17 6EF	Outline application for housing development	Pending consideration

Proximity to other uses: Retail, Open land (Green Belt)

Cluster 22

Some permissions for B1, B2 and B8 on allocated employment land North of the Riverside Station (Ferry Fields).

Development Site	Application Ref	Address	Proposal	Status
22.1	03/00853/R EM	Land North Of Riverside Station Tilbury Dock Tilbury Essex	Surfacing fencing and lighting to provide vehicle storage and loading facility	Application permitted
22.1	02/01223/F UL	Land At Fort Road Tilbury Essex	Construction of Enterprise Workshop Units, Studios and Offices	Application permitted

Proximity to other uses: Employment, Docks, Residential to north.

Cluster 23

Some permissions intensifying the light and general industrial uses at Globe Works.

Proximity to other uses: Residential

Cluster 24

No recent large applications.

Cluster 25

No recent large applications.

Cluster 26

Ecology : Adjoins SSSI and County Wildlife Site

Cluster 27

Some permissions for further industrial units at the Bata Shoe factory.

Proximity to other uses: Residential

Cluster 28

Several permissions for general industrial and storage uses at Stanhope Industrial Park. Also applications pending for mixed uses (see below)

Development Site	Application Ref	Address	Proposal	Status
28.1	04/00793/O UT	Stanhope Industrial Park Wharf Road Stanford Le Hope Essex	Outline application for mixed use development of residential B1, Community and retail uses,	Appeal in progress
28.1	05/01029/O UT	Stanhope Industrial Park Wharf Road Stanford Le Hope Essex	Outline application for mixed use development comprising residential development, business uses (B1): community uses.	Pending consideration
28.1	04/00765/O UT	Stanhope Industrial Park Wharf Road Stanford Le Hope Essex	Outline application for 28,095 square metres of B1(c), B2 and ancillary B1(a) and B8 uses.	Application permitted

Nature Conservation : Green Chain covers part of cluster area

Cluster 29

No recent large applications.

Cluster 30

Major application allowed on appeal for the redevelopment of the former Shell Haven oil refinery and associated refinery expansion, major road and rail linked logistics and commercial centre: Warehousing, industrial development and ancillary uses.

Ecology: Adjoins County Wildlife Site

Cluster 31

No recent large applications.

Ecology: Adjoins SSSI and County Wildlife Site

Cluster 32

Some permissions for general industrial uses and also outline permissions for 570 residential and re-development of West Thurrock school, demolition of industrial uses and community facilities at land at Schoolfield Road and The Rookery.

Development Site	Application Ref	Address	Proposal	Status
32.2	04/01104/T BC	Land Between Oliver Close And London Road Proposed New Road Thurrock Essex	Outline application to develop land at junction of London Road and St Clements Way for B1, B2, B8.	Application permitted

Cluster 33

Outline permission for mixed (including residential) and general industrial uses on former oil refinery land.

Cluster 34

Historical permission for residential development of Titan Pit (allocated in the Local Plan for secondary employment).

Proximity to other uses: Residential with town centre uses to south.

Cluster 35

Proximity to other uses: Residential to north, open space (Green Belt)

Ecology : Adjoins County Wildlife Sites

Cluster 36

No recent large applications.

Open Green Belt with Residential to south