

Site Name	Area (ha)	Vacancy	Recommendation
Blackmore Park Industrial Estate	8.26*		Retain whole site for current employment uses*
Existing	7.9*	95%	Retain whole site, but consider alternative employment uses*
Allocated	3.41 or 3.8*		Retain whole site for current employment uses*
N3 Elgar Business Centre	0.8	20%	Retain whole site for current employment uses
N5 KDO Business Park	0.4	60%	Release site for alternative uses
Link Estate	2	10%	Retain whole site for current employment uses
N6 Maylite Trading Estate	3.9	25%	Retain whole site for current employment uses
Millpool	0.7	20%	Retain whole site for current employment uses
N1 Ball Mill Top	1.3	10%	Retain whole site for current employment uses
Spring Lane	16.5	15%	Retain whole site for current employment uses
Enigma	23.35		
Existing	22.9	10%	Retain whole site for current employment uses
Allocated	0.45		Retain whole site for current employment uses
N9 Tenbury Wells Business Park	5.71		
Existing	3.6	10%	Retain whole site for current employment uses
Allocated	2.11		Retain whole site, but consider alternative employment uses
N8 Top Barn Business Centre	2.8	10%	Retain whole site for current employment uses
Backfields	0.9	0%	Retain whole site for current employment uses
Upton	2.48		
Existing	2	0%	Retain whole site for current employment uses
Allocated	0.48		Retain whole site for current employment uses
Hanley Road	0.9	10%	Retain whole site for current employment uses

Merebrook		1.1	10%	Retain whole site for current employment uses
Willow End		1.4	5%	Retain whole site for current employment uses
QinetiQ		29.8		
	Existing	25.3	Unknown	Retain most of site for employment, but potential to release parts
	Allocated	4.5		Retain whole site for current employment uses
Malvern Hills Science Park		4.08	10%	Retain whole site for current employment uses
Sixways		0.5	10%	Retain most of site for employment, but potential to release parts
N2 Bruff Business Centre		0.9	40%	Release site for alternative uses
N7 Green Business Centre		1.2	25%	Retain most of site for employment, but potential to release parts
N4 Hallow Business Park		0.4	20%	Retain whole site for current employment uses
Mitre Farm		1.2	15%	Retain whole site for current employment uses
Buckman Works		0.2	20%	Retain whole site for current employment uses
Cygnets Business Centre		0.7	5%	Retain whole site for current employment uses
Brookend Business Park		1.5	20%	Retain whole site for current employment uses
North Site [ALLOCATED]		3.5		Retain whole site for current employment uses
Shelsey Walsh** [ALLOCATED]		0.46		Retain whole site for current employment uses
Wood Farm Welland** [ALLOCATED]		1.75		Retain whole site for current employment uses

Source: MHDC

*** Three separate proformas for Blackmore Park Industrial Estate provide conflicting information**

**** There is no map for Shelsey Walsh / Wood Farm Welland**

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing
, Commercial,
Residential, Retail,
Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Site in remote rural location

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

No public transport access

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Accessed by minor road

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

No

Overall Attractiveness to Market
[based on location, access, etc]

Medium

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Rural site located approx. 9 miles from Worcester, accessed by minor road. Planning application 08/00325 refers. Site offers scope for extension of existing rural employment site

6. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses

[Tick]

✓

Retain whole site, but consider alternative employment uses

Comments

Employment source for rural area

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing

, Commercial,

Residential, Retail,

Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Approx. 3.5km from A4103 Worcester-Hereford Road

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Off B4503 Leigh Sinton Road

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site is close to public transport route and regular services. Development area designed to facilitate good pedestrian and cycle access.

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

Yes

Overall Attractiveness to Market
[based on location, access, etc]

Medium

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Part of outline application for mixed use development on North Site. Planning application 04/00182 applies.

6. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses
Retain whole site, but consider alternative employment uses

[Tick]

<input checked="" type="checkbox"/>
<input type="checkbox"/>

Comments

Site is at the rear of the site and would suit IT/Professional office uses Access for HGV's and limitation on hours of working limits interest for industrial occupation

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text" value="C1"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="386029-249863"/>
Site Name	<input type="text" value="Brookend Business Park"/>	Town/Settlement	<input type="text" value="Kempsey"/>	Site size (ha)	<input type="text" value="1.5"/>
Site Address	<input type="text" value="Brookend Business Park, Kempsey, Worcs"/>	Postcode	<input type="text" value="WR5 3LA"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="BI office and light industrial occupiers including Kempsey Car Services, Calrion Direct, Combination Venues"/>	Occupation of Floorspace	% Vacant	<input type="text" value="20"/>
			% Occupied	<input type="text" value="80"/>
Surrounding/Adjoining Occupier	<input type="text" value="Open countryside"/>	Quality of Environment [Good, Moderate, Poor]		<input type="text" value="moderate"/>
Site Profile/Prominence	<input type="text" value="Medium"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="Open Countryside"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="irregular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Some neighbouring residential use and site access is down small lane"/>			

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

half km from A38, access through a residential area down a narrow lane

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

500m to main A3 road (access through kemspey village)

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Parking seems adequate, larger vehicles may struggle to manoeuvre on site

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

500m to 1km from bus stop in village, no pedestrian walkway, nearest railway station 5-8km in worcester city. R.severn 2 km west of site

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Refurbished brick built and portal frame agricultural buildings

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

low density use however this is in consistent with a typical rural business park

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for pupose

Evidence of recent redevelopment/refurbishment?

Some redevelopment

5. MARKET INTEREST

If some or all floorspace is vacant
Is it being Actively Marketed?
[For sale/To let signs]

yes - agents boards on site

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	YES
Retain whole site, but consider alternative employment uses	
Retain most of site for employment, but potential to release parts	
Release site for alternative uses	

Comments

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace
% Vacant
% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment
[Good, Moderate, Poor]

Site Profile/Prominence

Site Layout
[Regular/Irregular/Fragmented]

Character of Surrounding Area
[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

13km from M50

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Good local road access

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Ample car parking and servicing areas

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

600m from bus-stop- walway access to it. 7km from Station via road

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Converted two storey brick built farm buildings based on traditional layout

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good - recently converted

Evidence of recent redevelopment/ refurbishment?

Barns refurbished in 2008

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Very limited scope

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes marketed by Site Owner

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

- | | [Tick] |
|--|-------------------------------------|
| Retain whole site for current employment uses | <input checked="" type="checkbox"/> |
| Retain whole site, but consider alternative employment uses | <input type="checkbox"/> |
| Retain most of site for employment, but potential to release parts | <input type="checkbox"/> |
| Release site for alternative uses | <input type="checkbox"/> |

Comments

Serves local demand well and successful site with scope for improvement. Good quality rural site

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace
% Vacant
% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment
[Good, Moderate, Poor]

Site Profile/Prominence

Site Layout
[Regular/Irregular/Fragmented]

Character of Surrounding Area
[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

13km from M50

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Good local road access

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Ample car parking and servicing areas

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

600m from bus-stop- walway access to it. 7km from Station via road

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Converted two storey brick built farm buildings based on traditional layout

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good - recently converted

Evidence of recent redevelopment/ refurbishment?

Barns refurbished in 2008

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Very limited scope

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes marketed by Site Owner

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

	[Tick]	Serves local d	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>		Good quality rural site
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>		
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>		
Release site for alternative uses	<input type="checkbox"/>		

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace

% Vacant

% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Agricultural

Site Layout

[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Within 8 miles of M5 -easy access via A Road

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Reasonable local road access 8km from Tewkesbury

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Ample parking and servicing

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Very Little Access to sustainable transport- 1km from bus stop, no walkways/cycleways 10km from Tewkesbury Railway Station

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Selection of converted traditional and modern agricultural buildings

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Little scope for intensification

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

New long Barn conversion

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes marketed via John Ryde

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty text box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Serves local demand well and successful site with scope for improvement
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

N4

Surveyor's Initials

Survey Date

Feb-10

Co-ordinates

383111-257954

RTP Unique Ref.

Source Ref.

Site size (ha)

0.4

Site Name

Hallow Park Business Park

Town/Settlement

Hallow

Site Address

Worcester Road, Hallow

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

B1 Office conversion - Numerous occupiers including Industeel (Uk) Ltd, Certax Accountants

Occupation of Floorspace

% Vacant

20

% Occupied

80

Surrounding/Adjoining Occupier(s)

Open Countryside

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Medium

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Site in Open Countryside

Site Layout

Regular

[Regular/Irregular/Fragmented]

Operational Constraints

Converted Country House with some residential neighbours

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Access to strategic road network via Worcester

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Access to A443

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate car parking and servicing

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Regular bus services on A443

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Converted Victorian Country House subdivided into office suites. Adjacent Coach house also used for offices

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Very Limited

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for Purpose

Evidence of recent redevelopment/refurbishment?

Recently converted (c2000) and well maintained

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes - Actively marketed with sale/to let boards with Wilkins Surveyors

Overall Attractiveness to Market
[based on location, access, quality and format of buildings, environment etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text"/>	LA site ref	<input type="text" value="N7"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="372581-265528"/>
Site Name	<input type="text" value="The Green Business Centre"/>	Town/Settlement	<input type="text" value="Stanford Bridge"/>	Site size (ha)	<input type="text" value="1.2"/>
Site Address	<input type="text" value="Stourport Road, Stanford Bridge, Worcester"/>	Postcode	<input type="text"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1 Office and Light industrial - Numerous occupiers including Stanford Stone, Aquaprint, Firmline restorations"/>	Occupation of Floorspace	% Vacant	<input type="text" value="25"/>
			% Occupied	<input type="text" value="75"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open Countryside with some neighbouring residential use"/>	Quality of Environment	<input type="text" value="Good"/>	
Site Profile/Prominence	<input type="text" value="Low"/>	[Good, Moderate, Poor]		
Site Layout	<input type="text" value="Regular"/>	Character of Surrounding Area	<input type="text" value="Site in Open Countryside"/>	
[Regular/Irregular/Fragmented]		[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]		
Operational Constraints	<input type="text" value="Some residential neighbours"/>			
[i.e. Incompatible neighbouring uses]				

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Not well located to strategic road network

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Adjacent to B4203 Bromyard - Stourport Road

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking and servicing areas

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

No public transport to site

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Barns refurbished into office units c 2000

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Some scope for intensification

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Marginal

Evidence of recent redevelopment/refurbishment?

No recent redevelopment but well maintained

5. MARKET INTEREST

If some or all floorspace is vacant:

Is it being Actively Marketed?

[For sale/To let signs]

No

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

Low

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Units formed from barn conversions

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release part	<input checked="" type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace
% Vacant
% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment
[Good, Moderate, Poor]

Site Profile/Prominence

Character of Surrounding Area
[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Site Layout
[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Not conveniently located to strategic road network

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Poor access & onto minor road

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate car parking and servicing areas.
Limited access for HGV's

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site not well located to public transport services

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

1950's brick built factory unit now subdivided into separate business units

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

limited

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Poor

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Marginal

Evidence of recent redevelopment/refurbishment?

None

5. MARKET INTEREST

If some or all floorspace is vacant:

Is it being Actively Marketed?

[For sale/To let signs]

Yes - Marketed via Jonathon Chilton

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

Low

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

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7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input checked="" type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="378791-245550"/>
Site Name	<input type="text" value="Sixways Industrial Estate"/>	Town/Settlement	<input type="text" value="Malvern"/>	Site size (ha)	<input type="text" value="0.5"/>
Site Address	<input type="text" value="Sixways Industrial Estate, Barnards Green, Malvern."/>	Postcode	<input type="text" value="WR14"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1 light industrial uses and some trade counters - Numerous occupiers including Spartan Clothing and Aldine Print"/>	Occupation of Floorspace	% Vacant	<input type="text" value="10"/>
			% Occupied	<input type="text" value="90"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Surrounded by Retail, residential and palying fields"/>	Quality of Environment [Good, Moderate, Poor]		<input type="text" value="Moderate"/>
Site Profile/Prominence	<input type="text" value="Medium"/>	Character of Surrounding Area [Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="retail, Commercial,residential and sports"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Irregular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Neighbouring residential areas and limited site access"/>			

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Evidence of recent redevelopment/refurbishment?

5. MARKET INTEREST

If some or all floorspace is vacant:

Yes - tolet board on site - John Goodwin

Is it being Actively Marketed?

[For sale/To let signs]

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

WITHIN DISTRICT CENTRE (MHDC LOCAL PLAN - POLICY EP9) WOULD BE SUITABLE FOR APPROPRIATE TOWN CENTRE USES/DEVELOPMENT

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses		
Retain whole site, but consider alternative employment uses		
Retain most of site for employment, but potential to release parts	✓	
Release site for alternative uses		

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="378727-245185"/>
Site Name	<input type="text" value="Malvern Science & Technology Park"/>	Town/Settlement	<input type="text" value="Malvern"/>		
Site Address	<input type="text" value="Malvern Science & Technology Park, Malvern,"/>	Postcode	<input type="text" value="WR14 3"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1b occupiers including Goodrich Aerospace, ZBD, Psimedica, Aurix"/>	Occupation of Floorspace	% Vacant	<input type="text" value="10"/>
			% Occupied	<input type="text" value="90"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential, QinetiQ site(south) protected open space, school (south)"/>	Quality of Environment [Good, Moderate, Poor]	<input type="text" value="Good"/>	
Site Profile/Prominence	<input type="text" value="High"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]	<input type="text" value="Commercial, Residential, Retail, Leisure, academic"/>	
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Neighbouring Residential - Limited to"/>			

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Good access to townsend way and A449 (500m to 1km north)

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Good access to townsend way

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking and servicing

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Good access to all transport types. 2-3km from malvern link train station, cycle route along townsend way, bus route along townsend way, pedestrian walkways throughout site

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Purpose Built high Tech laboratory and office workspace developed over 3 phases

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Maybe some minor intensification however the site is fairly built out

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for Purpose

Evidence of recent redevelopment/refurbishment?

Yes

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes - marketed by Site manager

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

High quality site in terms of facilities and appearance.

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site a combined initiative (MHDC, WCC, H&W Chamber of Commerce, Advantage West Midlands & QinetiQ). Purpose built facility (The Innovation centre) opened October 1999 as a managed workspace facility.
97/01591/FUL (GRANTED) - Part demolition of existing building and development of new innovation centre with associated car parking
98/00011/DS (GRANTED) - Demolition of 'V' building;
00/01077/FUL (GRANTED) - Three storey B1 office building as phase 2 innovation centre;

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	✓	
Retain whole site, but consider alternative employment uses		
Retain most of site for employment, but potential to release parts		
Release site for alternative uses		

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing

, Commercial,

Residential, Retail,

Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Access to strategic road network
A449 approx. #km

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site is adjacent to public transport route with regular services. Great Malvern rail station 0.6 km.

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Use of existing access off Poolbrook Road

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

No

Overall Attractiveness to Market
[based on location, access, etc]

High

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

The proposed rationalisation of the current site is subject to allocation in the forthcoming Site Allocations DPD. It is envisaged that the Qinetiq operational area will be reduced, freeing up approx.12ha for new housing (approx. 250 dwellings) and 4.5ha new employment. It is anticipated that new employment uses will be high tech-based, and relate to the nearby Malvern Hills Science Park.

6. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	New employment land in this location important town's high tech employment base.
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="378504-244780"/>
Site Name	<input type="text" value="QinetiQ (formerly DERA south site)"/>	Town/Settlement	<input type="text" value="Malvern"/>		
Site Address	<input type="text" value="QinetiQ, St Andrews Road, Malvern, Worcs"/>	Postcode	<input type="text" value="WR14 3PS"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text"/>	Occupation of Floorspace	% Vacant	<input type="text"/>
			% Occupied	<input type="text"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential (East, South & West), Malvern Science Park and School (north)"/>	Quality of Environment [Good, Moderate, Poor]	<input type="text"/>	
Site Profile/Prominence	<input type="text" value="High"/>	Character of Surrounding Area [Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]	<input type="text" value="Industrial/Manufacturing, Commercial, Residential, Retail, Leisure & protected open space"/>	
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Adjoins residential areas"/>			

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

5k south from A449

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Three access locations on site, two along st andrews road and third on to longridge road

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

QinetiQ is within a half hour drive time of the M5 and M50. The site is accessed off minor town roads which lead onto the B4208, B4211 and A449. However it is located in the south of the town and surrounded by residential areas. Bus routes servicing Malvern and Worcester pass nearby at Barnards Green and along Poolbrook Road, St Andrews Road and Peachfield Road. Great Malvern railway station with regular direct services to London and Birmingham is within a 20 minute walk of the site.

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Mixture depending on age of building

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

yes older buildings have a considerable low density

Evidence of recent redevelopment/refurbishment?

Yes redevelopment

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for Purpose

5. MARKET INTEREST

If some or all floorspace is vacant:

Is it being Actively Marketed?
[For sale/To let signs]

Overall Attractiveness to Market
[based on location, access, quality and format of buildings, environment etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Adjacent site to Spring Lane Industrial Estate granted permission in 1995 for Enigma Business Park. Majority of site now developed but still a number of vacant plots.

Enigma Business Park Partnership set up in April 1998 – consists of over 40 companies and agencies such as MHDC, Chamber of Commerce and Highways Partnership. Funded by businesses and MHDC. Aims to encourage businesses to locate to site and development initiatives such as joint procurement and environmental improvements.

Presence of overhead cables over part of Enigma Business Park has impacted on potential inward investment – investigation currently taking place into placing them underground.

Enigma Park has a mixture with B1 and B2 uses. Enigma Park has been developed at a lower density with open space corridors and soft landscaping separating plots. High quality units.

Site formerly under control of MOD – following development was allowed under Circular 18/84. Nothing outstanding at June 2009

98/00572 (APPROVAL) - Proposed new churn building

00/01009 (GRANTED) – erection of three buildings for office/scientific use

04/00024 (WITHDRAWN)

04/01774 (APPROVED) Application for a Certificate of Lawfulness for an existing use - Use of land and buildings for B1 Use Class purposes (Offices, Research and Development, and Light Industrial) together with ancillary uses: Storage/Distribution (B8 Use Class), Canteen (A3 Use Class), Conferencing facilities (D1 Use Class) and Gymnasium (D2 Use Class).

Have made representations at the Preferred Option Stage and through the SHLAA, promoting 200-300 housing units on the southern part of the site. Furthermore large sections of the southern part of the site are vacant. See QinetiQ / GVA Grimley SWJCS Preferred Options submission.

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	Yes	potential for mixed use development
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Co-ordinates

Site size (ha)

Town/Settlement

Postcode

Surveyor's Initials

RTP Unique Ref.

Site Name

Site Address

2. GENERAL SITE DETAILS

Current Occupier(s)

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Site Layout

[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

B1 Office occupiers including Community First, Particle Measuring Technique Ltd

Open Countryside

Medium

Irregular

some scattered residential properties in vicinity

Occupation of Floorspace

Quality of Environment

[Good, Moderate, Poor]

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

% Vacant

% Occupied

Good

Agricultural and Dispersed Light Industry

Feb-10

379692-241921

RS

1.4

Willow End Business Park

MALVERN

B4208 (Blackmore Park Road)

WR13 6NN

5

95

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

13km from M50

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Good local road access

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Good parking and service areas

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

walkway/cycleway to bus stop
1km railway station 5km

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Modern two storey brick built office buildings in blocks of 4-6 units

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Some additional scope for intensification

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for Purpose

Evidence of recent redevelopment/refurbishment?

some recent new building and interest in m

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes - Marketed via John Goodwin

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty text box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Serves local demand well and successful site with scope for improvement
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	RS	Survey Date	Feb-10	LA site ref	
RTP Unique Ref.		Source Ref.		Co-ordinates	379601-242193
Site Name	Merebrook Industrial Estate	Town/Settlement	Hanley Swan	Site size (ha)	1.1
Site Address	B4209 (Hanley Road)	Postcode			

2. GENERAL SITE DETAILS

Current Occupier(s)	B1 office and light industrial occupiers including Sparc Systems, Medquist, Malvern Glass Fibre	Occupation of Floorspace	% Vacant	10
			% Occupied	90
Surrounding/Adjoining Occupier(s)	Open Countryside, Hanley workshops nearby	Quality of Environment		
Site Profile/Prominence	Medium	[Good, Moderate, Poor]		Good
Site Layout	Regular	Character of Surrounding Area		Agricultural, with dispersed industrial estates (Willow End Park and Hanley Workshops in Close Proximity)
[Regular/Irregular/Fragmented]		[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]		
Operational Constraints	Scattered residential properties in vicinity			
[i.e. Incompatible neighbouring uses]				

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

13km from M50

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Good Local Road Access

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Ample car parking and servicing although some units are closely built with narrow access

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

walkway/cycleway to bus stop 1km railway station 5km

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Brick built some 20 years ago based on old military buildings on site

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Some scope for further intensification

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/ refurbishment?

No

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

For Sale/To let Boards visible on site

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

7. OVERALL SITE ASSESSMENT

[Tick]

Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments

Serves local demand well and successful site with scope for improvement

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace

% Vacant

% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Agricultural, with dispersed industrial estates (Willow End Park and Merebrook in Close Proximity)

Site Layout

[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

13km from M50

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Good Local Road Access

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking and servicing

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

20 year old brick and steel frame business units built in blocks of 3-4

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Very limited within existing site boundary

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

No

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes marketed by Pearl and Coutts

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

7. OVERALL SITE ASSESSMENT

[Tick]

- Retain whole site for current employment uses
- Retain whole site, but consider alternative employment uses
- Retain most of site for employment, but potential to release parts
- Release site for alternative uses

✓

Comments

Serves local demand and valuable local employment site
Serves local demand well and successful site with scope for improvement

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace

% Vacant

% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Residential and Agricultural

Site Layout

[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

7km from M50

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Good access to road network, within settlement boundary

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Ample parking and Servicing

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Close proximity to bus stops (300m), served by pedestrian walkways.

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Traditional industrial estate factory properties built circa 20-30 years ago

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

No

Quality of Buildings

[Good, Moderate, Poor or Derelict]

moderate

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

Some limited investment

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

--

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments
Serves local demand well and successful site with scope for improvement

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Approx. 2km from A38 Worcester-Tewksbury Road

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Site close to main road network in town centre

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site adjacent to town centre where good public transport is available

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

No

Overall Attractiveness to Market
[based on location, access, etc]

Medium

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

6. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>

Comments
Employment source for rural area

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Current Occupier(s)

Occupation of Floorspace

% Vacant

% Occupied

Surrounding/Adjoining Occupier(s)

Quality of Environment

[Good, Moderate, Poor]

Moderate

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing
, Commercial,
Residential, Retail,
Leisure, etc]

Mostly Residential/Retail

Site Layout

[Regular/Irregular/Fragmented]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Reasonable- 6km from M50 by road

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Good access ot roads, although restricted site access

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Limited servicing and car parking

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Close to pedestrian walkways and bus routes

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Mixture of office and light industrial units of mixed quality and age

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

No scope

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Moderate

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

No

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

N/A

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	X	Serves local demand well and successful site with scope for improvement
Retain whole site, but consider alternative employment uses		
Retain most of site for employment, but potential to release parts		
Release site for alternative uses		

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

N8

Surveyor's Initials

Survey Date

Co-ordinates

383011-261851

RTP Unique Ref.

Source Ref.

Site size (ha)

2.8

Site Name

Top Barn Business Park

Town/Settlement

Holt Heath

Site Address

Worcester Road, Holt Heath

Postcode

WR6 6NT

2. GENERAL SITE DETAILS

Current Occupier(s)

B1 Office and light industrial/storgae uses

Occupation of Floorspace

% Vacant

10

% Occupied

90

Surrounding/Adjoining Occupier(s)

Open countryside, leisure uses, quarrying, agriculture and farm shop

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Medium

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Site in Open Countryside

Site Layout

Regular

[Regular/Irregular/Fragmented]

Operational Constraints

Some residential neighbours

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Access to trunk road network at Worcester via A443

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Close to A443 Worcester - Tenbury Road

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking/servicing space

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Regular bus services on A443

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Converted traditional and modern agricultural buildings

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Some scope for further intensification on site

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

Some investment in access to site and building refurbishment

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Marketed with to let boards - Site
Manager deals with marketing and
enquiries

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site
[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area
[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Approx.1.5km from A456 Tenbury-Kidderminster Road

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Immediately adjacent to B4214 Bromyard-Tenbury Road

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site adjacent to public transport route

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

Yes

Overall Attractiveness to Market
[based on location, access, etc]

Medium

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Part of purpose built business park part funded by Advantage West Midlands. See Proforma 1 site N9. Some plots are occupied but 2.1 ha vacant. Planning application 89/0990 relates to whole site inc. those parts currently vacant. Site 07/0848 relates to part of vacant area

6. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input checked="" type="checkbox"/>

Comments

Small local employment site with potential for further development. Some interest in site development from non employment uses such as waste and

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials Survey Date Co-ordinates

RTP Unique Ref. Source Ref. Site size (ha)

Site Name Town/Settlement

Site Address Postcode

2. GENERAL SITE DETAILS

Current Occupier(s) Occupation of Floorspace % Vacant
% Occupied

Surrounding/Adjoining Occupier(s) Quality of Environment [Good, Moderate, Poor]

Site Profile/Prominence

Site Layout [Regular/Irregular/Fragmented] Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Approx. 1.5km from A456 strategic road network

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Adjacent to B4214 Tenbury-Bromyard Road

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Purpose-built employment area with adequate servicing and parking

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Limited public transport availability

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Purpose-built modern buildings

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Evidence of recent redevelopment/refurbishment?

Built in 1998 and well maintained

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Yes some scope for intensification

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes actively marketed via Local authority

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

This is a serviced employment site constructed in 1998 with grant aid from Advantage West Midlands. Not all of the site has been taken up. The vacant area is addressed in proforma #2

7. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses [Tick]

Retain whole site, but consider alternative employment uses

Retain most of site for employment, but potential to release parts

Release site for alternative uses

Comments

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing

, Commercial,

Residential, Retail,

Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Approx. 1km from A449 Malvern-Worcester Road

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Good access to public transport. Adjacent to cycleway. Train station 1.2 km.

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Adjacent to Townsend Way which connects to A449 Malvern-Worcester Road

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

Yes marketed through Henry Boot

Overall Attractiveness to Market
[based on location, access, etc]

High

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Planning application 08/509 refers

6. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses [Tick]
Retain whole site, but consider alternative employment uses

Comments
Key employemnt sites for Malvern

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="379365-247681"/>
Site Name	<input type="text" value="Enigma Business Park"/>	Town/Settlement	<input type="text" value="Malvern"/>	Site size (ha)	<input type="text" value="22.9"/>
Site Address	<input type="text" value="Enigma Business Park, Malvern,"/>	Postcode	<input type="text" value="WR14 1G"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1, B2 and limited B8 occupiers including Malvern Instruments, Automated packaging, Spellar Metcalfe, Aerospace Systems"/>	Occupation of Floorspace	% Vacant	<input type="text" value="10"/>
			% Occupied	<input type="text" value="90"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential (North, South & West), spring lane business park (west), Retail (north)"/>	Quality of Environment		
Site Profile/Prominence	<input type="text" value="High"/>	[Good, Moderate, Poor]		<input type="text" value="Good"/>
Site Layout	<input type="text" value="Regular"/>	Character of Surrounding Area		
[Regular/Irregular/Fragmented]		[Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="Industrial/Manufacturing, Commercial, Residential, Retail, Leisure & protected open space"/>
Operational Constraints	<input type="text" value="Adjoins some residential areas, over head powerlines"/>			
[i.e. Incompatible neighbouring uses]				

3. ACCESS

<p>Strategic Road Access [Proximity and ease of access to motorway/trunk road network]</p>	<p>Good access to townsend way and A449 (500m to 1km north)</p>	<p>Sustainable Transport [Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]</p>	<p>Enigma Park is within a half-hour drive time of the M5 and M50. It is easily accessed off the A449 (part of the Strategic Highway Network) and because of its 'edge of settlement' location it is not necessary to travel through Malvern to access the site. Bus routes through Enigma Park serve Malvern, with the majority of users also able to access buses to Worcester within a five minute walking distance. Malvern Link Railway Station with regular direct services to London and Birmingham is within a ten-minute walk from Enigma Business Park.</p>
<p>Local Road Access [Proximity and ease of access to local road network, settlements etc]</p>	<p>Good access to townsend way</p>		
<p>Parking and Servicing [Adequacy of car parking, servicing area, turning circle etc]</p>	<p>Adequate parking and servicing</p>		
<p>4. BUILDINGS (IF ANY)</p>			
<p>Type of Buildings [Age, size, type, format etc]</p>	<p>Modern industrial and commercial buildings developed since mid/late 1990's</p>	<p>Scope for Intensification? [i.e. is there underused space, low density uses etc]</p>	<p>None. Recently developed site, vacant plots contribute to the availability and choice of employment sites</p>
<p>Quality of Buildings [Good, Moderate, Poor or Derelict]</p>	<p>Good</p>		
<p>Evidence of recent redevelopment/refurbishment?</p>	<p>Yes</p>	<p>Overall Assessment (Fit for purpose, marginal, not fit for purpose)</p>	<p>Fit for Purpose</p>

5. MARKET INTEREST

If some or all floorspace is vacant:

Yes - agents to let/for sale boards visible

Is it being Actively Marketed?

[For sale/To let signs]

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Adjacent site to Spring Lane Industrial Estate granted permission in 1995 for Enigma Business Park. Majority of site now developed but still a number of vacant plots.
Enigma Business Park Partnership set up in April 1998 – consists of over 40 companies and agencies such as MHDC, Chamber of Commerce and Highways Partnership. Funded by businesses and MHDC. Aims to encourage businesses to locate to site and development initiatives such as joint procurement and environmental improvements.
Presence of overhead cables over part of Enigma Business Park has impacted on potential inward investment – investigation currently taking place into placing them underground.

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Largest employment site in Malvern and Malvern Hills District
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Jan-00"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="379054-247624"/>
Site Name	<input type="text" value="Spring Lane Industrial Estate"/>	Town/Settlement	<input type="text" value="Malvern"/>	Site size (ha)	<input type="text" value="16.5"/>
Site Address	<input type="text" value="Spring Lane Industrial Estate, Malvern,"/>	Postcode	<input type="text" value="WR14 1"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1, B2 and B* occupiers including, English Braids, Permadoor, Malvern Boilers, Malvern Tubular componenst"/>	Occupation of Floorspace	% Vacant	<input type="text" value="15"/>
			% Occupied	<input type="text" value="85"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential (North, South & West), enigma business park (east), Retail (north)"/>	Quality of Environment		
Site Profile/Prominence	<input type="text" value="High"/>	[Good, Moderate, Poor]		<input type="text" value="Poor to moderate"/>
Site Layout	<input type="text" value="irregular"/>	Character of Surrounding Area		
[Regular/Irregular/Fragmented]		[Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="Industrial/Manufacturing, Commercial, Residential, Retail, Leisure"/>
Operational Constraints	<input type="text" value="Adjoins residential areas, some issues with insufficient drainage have previously been expressed"/>			
[i.e. Incompatible neighbouring uses]				

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Good access to townsend way and A449 (500m to 1km north)

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Good access to townsend way

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Some sites have limited parking which does mean parking along estate roads sometimes affecting HGV movement

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Spring Lane is within a half-hour drive time of the M5 and M50. It is easily accessed off the A449 (part of the Strategic Highway Network) and because of its 'edge of settlement' location it is not necessary to travel through Malvern to access the site. Bus routes serve Malvern, with the majority of users also able to access buses to Worcester within a five minute walking distance. Malvern Link Railway Station with regular direct services to London and Birmingham is within a ten-minute walk from Spring Lane Industrial Estate.

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Buildings from the 1950 onwards - mix of brick built factories and portla frame units mainly two storeys high

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

no

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

Yes

5. MARKET INTEREST

If some or all floorspace is vacant:

Yes - all vacant units are being marketed for sale/to let

Is it being Actively Marketed?

[For sale/To let signs]

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

Good

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Some vacancy, but not a high percentage of the total number of units. Spring Lane Industrial Estate is a well established industrial area. There is little open space or soft landscaping between buildings. Some of the units are visually poor with areas of the site appearing fairly scruffy. Spring Lane Industrial Estate developed in the 1960's. Characterised by a mix of large and small units, mainly light manufacturing and general industry

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials Survey Date Co-ordinates

RTP Unique Ref. Source Ref. Site size (ha)

Site Name Town/Settlement

Site Address Postcode

2. GENERAL SITE DETAILS

Current Occupier(s) Occupation of Floorspace % Vacant
% Occupied

Surrounding/Adjoining Occupier(s) Quality of Environment [Good, Moderate, Poor]

Site Profile/Prominence

Site Layout [Regular/Irregular/Fragmented] Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Operational Constraints [i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Adjacent to A443 Worcester-Tenbury route

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

See above

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Modern employment area with adequate parking and servicing areas

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Bus services on A443 Tenbury-Worcester route

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Mix of B1 buildings constructed c.10 years ago incorporating office and production/Warehouse space ranging from c. 1000 to 10000 SqFt.

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Very limited

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

Evidence of recent redevelopment/refurbishment?

None but well maintained

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes actively marketed by Harris Lamb

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

[Empty box for general information, comments and observations]

7. OVERALL SITE ASSESSMENT

- [Tick]
- Retain whole site for current employment uses
 - Retain whole site, but consider alternative employment uses
 - Retain most of site for employment, but potential to release parts
 - Release site for alternative uses

Comments

Good quality workspace suitable for local businesses and offering local employment opportunities.

[Empty comment boxes]

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="382838-260821"/>
Site Name	<input type="text" value="Millpool Industrial Estate"/>	Town/Settlement	<input type="text" value="Grimley"/>	Site size (ha)	<input type="text" value="0.7"/>
Site Address	<input type="text" value="Worcester Road, Grimley"/>	Postcode	<input type="text"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="Skippy Waste, Auto body Repairs"/>	Occupation of Floorspace	% Vacant	<input type="text" value="20"/>
			% Occupied	<input type="text" value="80"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Open Countryside and scattered residential properties"/>	Quality of Environment [Good, Moderate, Poor]		<input type="text" value="Poor"/>
Site Profile/Prominence	<input type="text" value="Medium"/>	Character of Surrounding Area [Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="Open countryside"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Some neighbouring residential use"/>			

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Poor

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Access directly on to A443

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Ample car parking and servicing

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

On main bus route

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Poor quality agricultural and steel frame buildings with some external storage

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Poor

Evidence of recent redevelopment/refurbishment?

None

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Limited scope

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes directly by owners

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site caters for relatively low quality employmnet uses and is therefore important to local economy

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments
Useful local employment site

N6 Maylite

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref	N6				
Surveyor's Initials		Survey Date		Co-ordinates	374995-259236
RTP Unique Ref.		Source Ref.		Site size (ha)	3.9
Site Name	Maylite Business Centre		Town/Settlement	Martley	
Site Address	Knightwick Road , Worcester		Postcode	WR6 6PQ	

2. GENERAL SITE DETAILS

Current Occupier(s)	Office and B1 uses - Numerous occupiers including Chestnut Construction, Elliptica computers, MAP Group, Quality Registration Services		Occupation of Floorspace	% Vacant	25
				% Occupied	75
Surrounding/Adjoining Occupier(s)	Open Countryside with some further employemnt land to the North		Quality of Environment [Good, Moderate, Poor]	Good	
Site Profile/Prominence	Medium		Character of Surrounding Area [Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]	Open Countryside	
Site Layout [Regular/Irregular/Fragmented]	Regular				
Operational Constraints [i.e. Incompatible neighbouring uses]	Scatter of neighbouring residential properties				

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Not well located to strategic road network

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Adjacent to B4197 Knightwick - Great Witley Road

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Ample parking & servicing areas

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Limited public transport availability adjacent to site

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Large office block subdivided into office suites plus larger light industrial workshop premises built c 40 years ago

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Yes some scope for further intensification

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Evidence of recent redevelopment/refurbishment?

No recent redevelopment but well maintained

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Actively marketed with Boards on site -
Business Centre management deal with
enquiries/marketing

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

--

7. OVERALL SITE ASSESSMENT

	[Tick]
Retain whole site for current employment uses	<input checked="" type="checkbox"/>
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>
Release site for alternative uses	<input type="checkbox"/>

Comments

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="378095-247799"/>
Site Name	<input type="text" value="Malvern Link Industrial Estate"/>	Town/Settlement	<input type="text" value="Malvern"/>	Site size (ha)	<input type="text" value="2"/>
Site Address	<input type="text" value="Malvern Link Industrial Estate, Howsell Road, Malvern Link"/>	Postcode	<input type="text" value="WR14 1TF"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1 Light industrial and office accom - Numerous occupiers including Travis Perkins, First Floor HD cables, Stockall Electronics"/>	Occupation of Floorspace	% Vacant	<input type="text" value="10"/>
			% Occupied	<input type="text" value="90"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Residential (North, south and west) & Howsell ind est"/>	Quality of Environment [Good, Moderate, Poor]	<input type="text" value="Good"/>	
Site Profile/Prominence	<input type="text" value="Medium"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]	<input type="text" value="Industrial/Manufacturing, Commercial, Residential,"/>	
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Irregular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Neighbouring residential properties"/>			

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

100m from A449

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Access tight crossing railbridge from the A449, overall site is very accessible

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking and servicing provision

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Link Industrial Estate is within a half hour drive time of the M5 and M50. It is easily accessed off the A449 (part of the Strategic Highway Network) via Howsell Road.
Bus routes adjacent to the site serve Malvern and Worcester. Malvern Link railway station with direct services to London and Birmingham is within a five minute walk of the estate

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Modern purpose built small light industrial units with roller shutter doors and intergral office accom

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

potentially

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Evidence of recent redevelopment/refurbishment?

Yes - see 06/00616 application

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:

Yes to let/Sale boards in place

Is it being Actively Marketed?

[For sale/To let signs]

Overall Attractiveness to Market

[based on location, access, quality and format of buildings, environment etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Established industrial estate mix of building types, sizes and styles. The estate is located adjacent to the railway and surrounded by residential development. Ad hoc development over previous years. Built development is sporadic with little soft landscaping between units. Zoned employment site in MHD Local Plan.

03/00597/FUL (GRANTED 21.08.2003) - Erection of 2 No. industrial units, expires 21/08/2008

06/00616 (GRANTED 09.06.2006) - Construction of new and refurbishment of existing units for use classes B1 and B8. Completed 08/09

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	Given level of site occupancy, site unsuitable for alternative uses.
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text" value="N5"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text" value="historic use"/>	Co-ordinates	<input type="text" value="378805-264917"/>
Site Name	<input type="text" value="KDO Business Park"/>	Town/Settlement	<input type="text" value="Little Witley"/>		
Site Address	<input type="text" value="Little Witley, Worcester"/>	Postcode	<input type="text" value="WR6 6LR"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1/B2 industrial units - Oakland Horse boxes"/>	Occupation of Floorspace	% Vacant	<input type="text" value="60"/>
			% Occupied	<input type="text" value="40"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="neighbouring residential properties and Open countryside"/>	Quality of Environment [Good, Moderate, Poor]	<input type="text" value="Moderate"/>	
Site Profile/Prominence	<input type="text" value="Low"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]	<input type="text" value="Site in Open Countryside"/>	
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Residential sites immediately adjacent to site"/>			

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Not well located to strategic road network

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Direct access to minor road which leads to A443

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Adequate parking and turning - some external storage

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Regular bus services to Worcester 300m on A443.

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Converted agricultural portal frame sheds - circa 25 years old

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Poor

Evidence of recent redevelopment/ refurbishment?

no

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

limited scope

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Buildings are marginal

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes actively marketed with sale/to let boards - Halls Worcester

Overall Attractiveness to Market
[based on location, access, quality and format of buildings, environment etc]

Low

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Major occupier relocated in 2007 - unable to fill 60% of units since

7. OVERALL SITE ASSESSMENT

- | | [Tick] |
|--|-------------------------------------|
| Retain whole site for current employment uses | <input type="checkbox"/> |
| Retain whole site, but consider alternative employment uses | <input type="checkbox"/> |
| Retain most of site for employment, but potential to release parts | <input type="checkbox"/> |
| Release site for alternative uses | <input checked="" type="checkbox"/> |

Comments

Site is very isolated and units have been vacant for some time

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text" value="N3"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="373649-250621"/>
Site Name	<input type="text" value="Elgar Business Centre"/>	Town/Settlement	<input type="text" value="Hallow"/>	Site size (ha)	<input type="text" value="0.8"/>
Site Address	<input type="text" value="Moseley Lane,Hallow, Worcester"/>	Postcode	<input 6nj"="" type="text" value="WR"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text" value="B1 Office units - Numerous occupiers
Postcode Anywhere, Microtrol Lrd, Indigo
Pink, Wychbury Engineering"/>	Occupation of Floorspace	% Vacant	<input type="text" value="20"/>
			% Occupied	<input type="text" value="80"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="Site in open countryside"/>	Quality of Environment [Good, Moderate, Poor]		<input type="text" value="Good"/>
Site Profile/Prominence	<input type="text" value="Medium"/>	Character of Surrounding Area [Industrial/Manufacturing , Commercial, Residential, Retail, Leisure, etc]		<input type="text" value="Site in open countryside"/>
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Regular"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text" value="Scatter of residential development in
vicinity of site."/>			

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

1.5km from strategic road network at Hallow

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Adjacent to Mosely Lane

Parking and Servicing
[Adequacy of car parking, servicing area, turning circle etc]

Parking and servicing areas within site

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Site approx. 1.5km from bus routes, cycle routes etc

4. BUILDINGS (IF ANY)

Type of Buildings
[Age, size, type, format etc]

Two storey Office buildings in block of 4-6

Quality of Buildings
[Good, Moderate, Poor or Derelict]

Good

Evidence of recent redevelopment/refurbishment?

Recently built (c.2000) and maintained to a high standard

Scope for Intensification?
[i.e. is there underused space, low density uses etc]

Some limited scope on car parking area

Overall Assessment
(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Actively marketed with sale/to let boards with Halls, Wilkins, Harris Lamb

Overall Attractiveness to Market
[based on location, access, quality and format of buildings, environment etc]

High

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

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7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input checked="" type="checkbox"/>	
Retain whole site, but consider alternative employment uses	<input type="checkbox"/>	
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site
[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area
[Industrial/Manufacturing
, Commercial,
Residential, Retail,
Leisure etc]

Operational Constraints
[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Access to A road network via Malvern ur

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Currently no regular bus route to site

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Off B4208

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

Yes

Overall Attractiveness to Market
[based on location, access, etc]

High

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Undeveloped part of whole site referred to in Site Pro Forma #1. PDL site close to Malvern. Planning consent granted (01/00847) for redevelopment of whole site in 2001 for Class B use. One plot (0.28ha) occupied (07/01493). Fully serviced site on southern fringe of Malvern that requires initial key occupier to kickstart take up of site - suitable for a variety of employment uses

6. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses [Tick]
Retain whole site, but consider alternative employment uses

Comments
Additional local employment source close to Malvern.

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

Surveyor's Initials	<input type="text"/>	Survey Date	<input type="text" value="Feb-10"/>	LA site ref	<input type="text"/>
RTP Unique Ref.	<input type="text"/>	Source Ref.	<input type="text"/>	Co-ordinates	<input type="text" value="379836-243545"/>
Site Name	<input type="text" value="Blackmore Park Industrial Estate"/>	Town/Settlement	<input type="text" value="Malvern"/>	Site size (ha)	<input type="text" value="8.26 or 3.8"/>
Site Address	<input type="text" value="Blackmore Park Industrial Estate, Blackmore Park Road, Worcs"/>	Postcode	<input type="text" value="WR8 0EF"/>		

2. GENERAL SITE DETAILS

Current Occupier(s)	<input type="text"/>	Occupation of Floorspace	% Vacant	<input type="text"/>
			% Occupied	<input type="text"/>
Surrounding/Adjoining Occupier(s)	<input type="text" value="open countryside, 0.5km from three counties showground"/>	Quality of Environment [Good, Moderate, Poor]	<input type="text" value="Moderate"/>	
Site Profile/Prominence	<input type="text"/>	Character of Surrounding Area [Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]	<input type="text" value="Leisure, Commercial, open countryside"/>	
Site Layout [Regular/Irregular/Fragmented]	<input type="text" value="Fragmented"/>			
Operational Constraints [i.e. Incompatible neighbouring uses]	<input type="text"/>			

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

5km from A449

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Site has a newly paved surface linking the site to the B4208, 2km south of Malvern

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Blackmore Park Industrial Estate is within a 40-minute drive time of the M5 and M50. It is accessed off an estate road, which leads onto the B4208. There are no regular bus routes near to the site. Great Malvern railway station, with regular direct services to London and Birmingham is located 2 miles away (within a ten-minute drive time.)

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Evidence of recent redevelopment/refurbishment?

poor/derelict

Yes (redevelopment)

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

yes

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

old buildings not fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:

Is it being Actively Marketed?
[For sale/To let signs]

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Site is allocated in the MHDC LOCAL PLAN under POLICY DS9 for 3.8 hectares (Class B). Planning applications are active on site. Site surrounded by open countryside. Low density, small, single storey brick/asbestos workshop style buildings in various states of repair. Part of site historically used for storage of caravans and an equestrian facility. Two residential units are also located on site. Site within viewing distance of the Malvern Hills. Site well screened from the south and west by woodland and trees, scattered tree cover to the north and east.

93/00681 – Use of existing buildings for B1, B2 B8

99/00500/FUL Change of use from void land to use classes B1 B2 B8 – granted September 1999

01/00847/OUT (GRANTED 22/11/2005, EXPIRES 22/11/2010) Redevelopment of existing Industrial Estate for employment use (B1, B2, B8), construction of additional caravan storage area, relocation of existing residential unit as accommodation for site supervisor and administrator

04/00334/FUL (GRANTED 22/07/2004, EXPIRES 22/07/2009) – New B1 unit and associated roads, parking, landscaping and infrastructure.

04/01390/FUL (GRANTED) - New B1 unit and associated landscaping 8.26 hectares

Local Plan commitment = 3.8 hectares

- 01/00847 = 2.8
- 04/00334/FUL = 1.08
- 04/01390/FUL = ??
- 07/01493/FUL = 0.28

7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	Yes	
Retain whole site, but consider alternative employment uses		
Retain most of site for employment, but potential to release parts		
Release site for alternative uses		

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #1

Sites currently in use for B uses

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Feb-10

Co-ordinates

379836-243545

RTP Unique Ref.

Source Ref.

Site size (ha)

7.9

Site Name

Blackmore Park Industrial Estate

Town/Settlement

MALVERN

Site Address

B4208 (Blackmore Park Road)

Postcode

WR14 3LF

2. GENERAL SITE DETAILS

Current Occupier(s)

Largely Vacant Site with one speculative unit for B1 office/light industrial use as yet unoccupied

Occupation of Floorspace

% Vacant

95

% Occupied

5

Surrounding/Adjoining Occupier(s)

Open countryside, traveller site

Quality of Environment

[Good, Moderate, Poor]

Good

Site Profile/Prominence

Medium

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure, etc]

Agricultural, with isolated light industry, and Agricultural showground

Site Layout

regular

[Regular/Irregular/Fragmented]

Operational Constraints

Scattering of residential properties in the vicinity

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access

[Proximity and ease of access to motorway/trunk road network]

Within 10 miles of M5-

Local Road Access

[Proximity and ease of access to local road network, settlements etc]

Close to local road- within 2km of Barnards Green

Parking and Servicing

[Adequacy of car parking, servicing area, turning circle etc]

Ample parking and serving areas

Sustainable Transport

[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Very little access to sustainable transport. Bus stops 2km (by road) away

4. BUILDINGS (IF ANY)

Type of Buildings

[Age, size, type, format etc]

New build on site - two storey hi tech style stand alone unit

Quality of Buildings

[Good, Moderate, Poor or Derelict]

Good

Evidence of recent redevelopment/

refurbishment?

Yes-

Scope for Intensification?

[i.e. is there underused space, low density uses etc]

Yes- some underused areas, low density uses

Overall Assessment

(Fit for purpose, marginal, not fit for purpose)

Fit for purpose

5. MARKET INTEREST

If some or all floorspace is vacant:
Is it being Actively Marketed?
[For sale/To let signs]

Yes - Marketed with Boards via Harris
Lamb

Overall Attractiveness to Market
[based on location, access, quality
and format of buildings, environment
etc]

Medium

6. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

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7. OVERALL SITE ASSESSMENT

	[Tick]	Comments
Retain whole site for current employment uses	<input type="checkbox"/>	Serves local demand well and successful site with scope for improvement
Retain whole site, but consider alternative employment uses	<input checked="" type="checkbox"/>	Could accommodate some sui generis type uses
Retain most of site for employment, but potential to release parts	<input type="checkbox"/>	
Release site for alternative uses	<input type="checkbox"/>	

SOUTH WORCESTERSHIRE ELR - SITE ASSESSMENT PRO FORMA #2

New sites (those allocated for, with permission for, or put forward for B use)

1. REFERENCE AND SITE ADDRESS

LA site ref

Surveyor's Initials

Survey Date

Co-ordinates

RTP Unique Ref.

Source Ref.

Site size (ha)

Site Name

Town/Settlement

Site Address

Postcode

2. GENERAL SITE DETAILS

Description of site

[Greenfield, cleared PDL, etc]

Surrounding/Adjoining Occupier(s)

Site Profile/Prominence

Character of Surrounding Area

[Industrial/Manufacturing, Commercial, Residential, Retail, Leisure etc]

Operational Constraints

[i.e. Incompatible neighbouring uses]

3. ACCESS

Strategic Road Access
[Proximity and ease of access to motorway/trunk road network]

Not in proximity to strategic road network

Local Road Access
[Proximity and ease of access to local road network, settlements etc]

Adjacent to A4104 Malvern - Upton Road.

Sustainable Transport
[Proximity and accessibility to pedestrian walkways, bus routes, cycle routes, railway station, active waterway]

Close to public transport route

4. MARKET INTEREST

Site Being Actively Marketed?
[For sale/To let signs]

Yes marketed via John Goodwin

Overall Attractiveness to Market
[based on location, access, etc]

Medium

5. OTHER GENERAL INFORMATION, COMMENTS AND OBSERVATIONS

Planning application 06/00386 refers

6. OVERALL SITE ASSESSMENT

Retain whole site for current employment uses

[Tick]

✓

Retain whole site, but consider alternative employment uses

Comments

Employment source for rural area

--