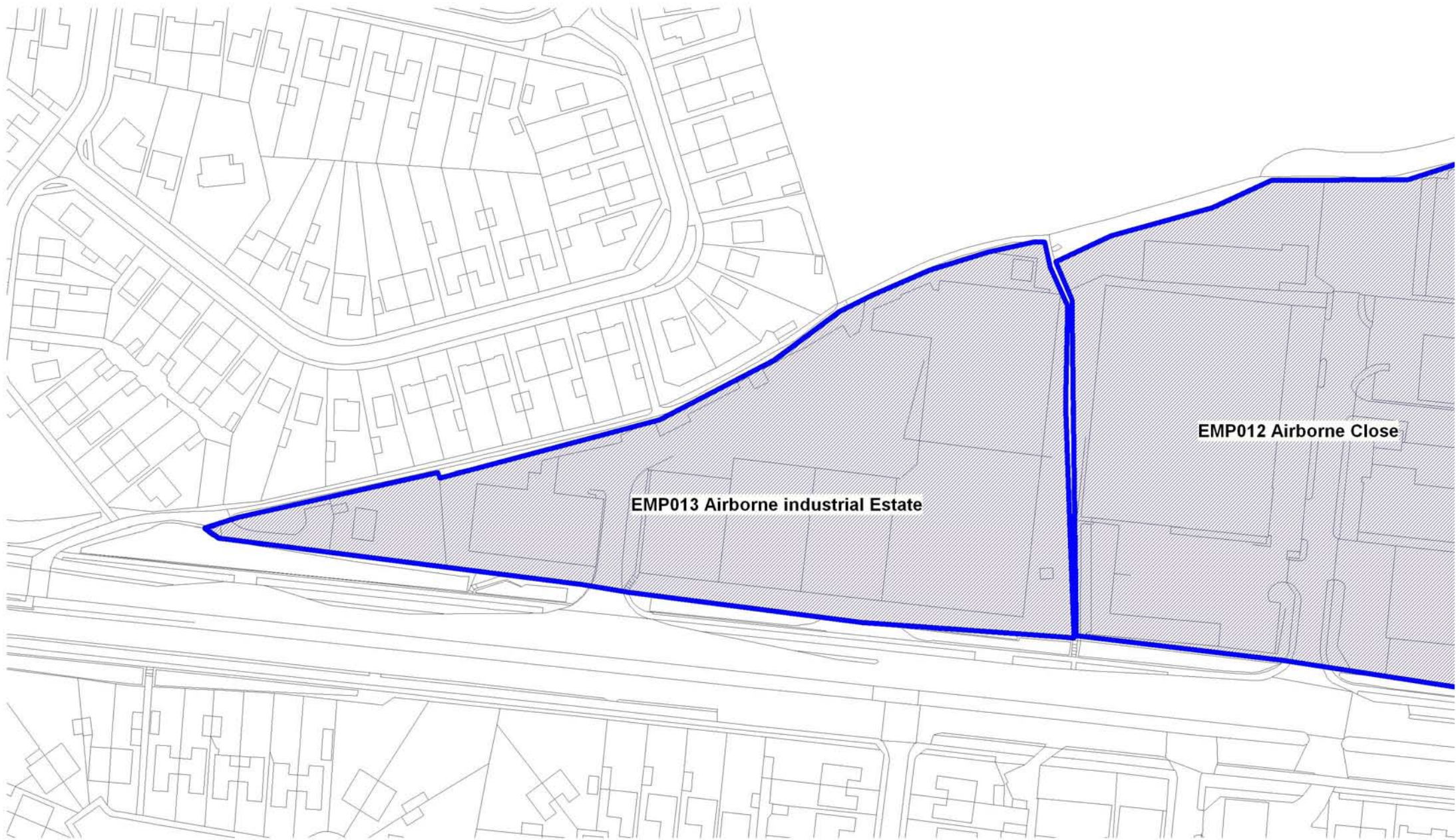


Site Information			
Site Ref	EMP013	Address	Airborne Industrial Estate
Spatial Location	A127/Airport	Size	1.47 ha
Market Segment	General Industrial and Business		
Description of Site and Location:	Airborne industrial Estate is located off the A127 in Western Southend. The site is in average condition, with older B2 industrial premises and a large area of parking. The site is in good use the and therefore should be considered suitable for continued employment use.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?	Yes		
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No		
1.7: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No		
1.8: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes		
1.9: Is the site immediately available?	Yes		
Market appraisal	The site is well located and access to the A127 clearly contributes to the low vacancy rate of this location. There should be continued market interest in the location. There is potential for redevelopment in the long term, however currently the site will primarily support existing employment rather than providing floorspace to facilitate growth. This site has a key role to play in the A127 cluster that is of strategic importance and its success is interrelated to the success of other A127/Airport sites.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Potentially but not on the same scale or for the same B8 distribution uses.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable		
Adjacent land use and conflicts?	The site is located adjacent to residential development to the North on Southernhay. Other surrounding uses include employment to the West and recreation uses to the North East. The site is located off the A127 Arterial Road. It is considered that the buffer between the site and adjacent residential uses is acceptable.		

Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site is all in employment use and therefore can be protected and redevelopment when necessary for future employment use.	
Strategic Planning Factors		
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?		Yes
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Strategic Planning and Access	Located off the A127 Arterial Road, the site has good site access and good strategic access to the highway network. Primarily the site is well located for employers requiring good access to the A127.	
Recommendation	Well located A127 employment site with low vacancy. The site should be protected for future employment purposes. Airborne industrial Estate should be protected for future employment purposes.	



EMP013 Airborne industrial Estate

EMP012 Airborne Close

EMP013 - Airborne Industrial Estate

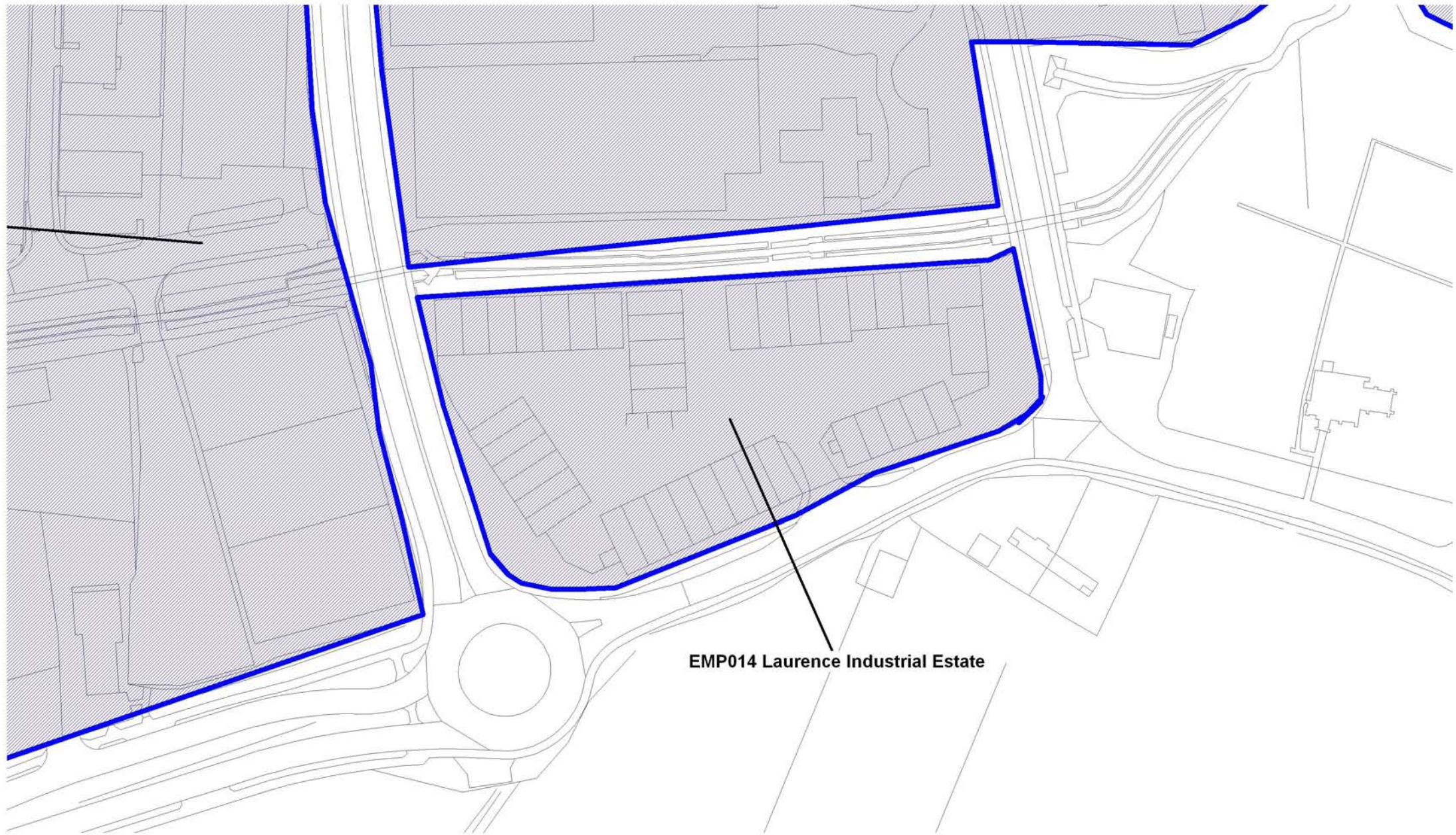


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Scale: 1:1,500

Site Information	
Site Ref	EMP014
Spatial Location	A127/Airport
Market Segment	General Industrial
Description of Site and Location:	The site is located in North West Southend, off Eastwoodbury Lane. The site provides smaller scale premises light industrial B1C/B2 units, the majority of which are occupied. The premises are in average condition and the shared hard standing area is well used.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	No
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Single ownership presumed
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.8: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.9: Is the site immediately available?	No
Market appraisal	There should be continued market interest due to the sites good location and access to the A127. Laurence Industrial Estate is clearly popular with employers and the site has a key role to play in the A127/airport cluster that is of strategic importance to the delivery of the Core Strategy.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Yes
Adjacent land use and conflicts?	The site is located adjacent to other employment areas of Aviation Way and Comet Way. Other surrounding uses include the airport and agricultural use to the South. There are not current conflicts between land uses.
Known constraints and infrastructure requirements	The site has no known ownership issues. The site is all in employment use and therefore can be protected and redevelopment when necessary for future employment use. The site has no scope for expansion and no known constraints, given the existing brownfield employment use, contamination is not out of the question and would require investigation if redevelopment was proposed for this site.

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	Yes
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, as part of Airport JAAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off the Eastwoodbury lane the site has good direct access. Strategic access from the highway network is also good especially its close proximity to the A127. The site is also well located for employers requiring good access to the Airport.
Recommendation	Laurence Industrial Estate provides good small scale employment premises which are in good use. The site should be protected for future employment purposes.



EMP014 Laurence Industrial Estate

EMP014 - Laurence Industrial Estate

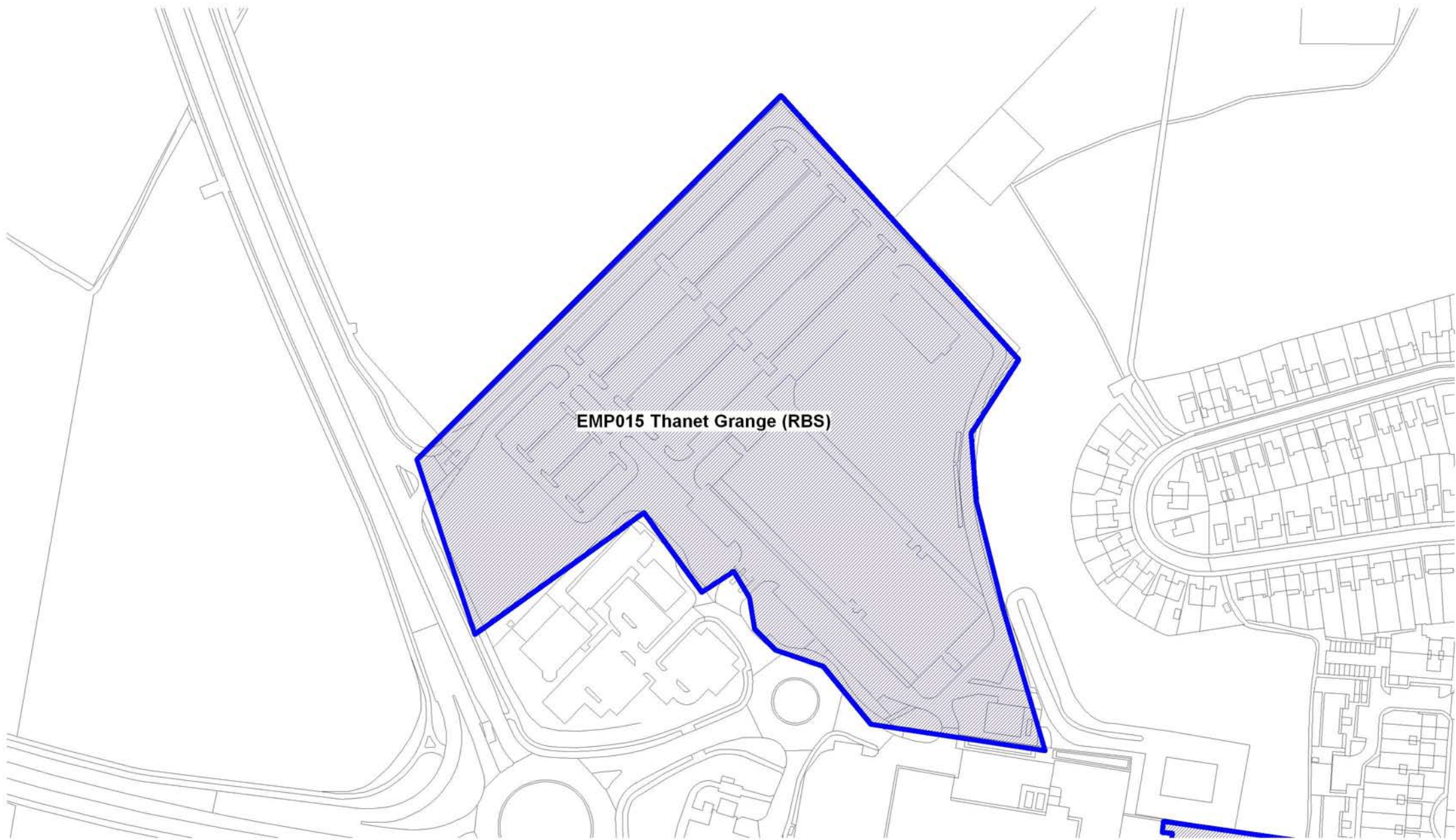


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Scale: 1:1,500

Site Information	
Site Ref	EMP015
Spatial Location	A127/Airport
Address	Thanet Grange (RBS)
Size	5.31 ha
Market Segment	General Industrial and Business
Description of Site and Location:	Thanet Grange is located directly off the A127 in North West Southend. The site is of good quality condition with modern B1 office units and parking. The site is currently occupied by the Royal Bank of Scotland and represents some of the best employment premises in the Borough.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.8: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.9: Is the site immediately available?	Yes
Market appraisal	Thanet Grange provides good quality premises and its access to the A127 is a strength of this location. There will be continued market interest in the location. There is potential for expansion to the North but this will need to be considered alongside the development of Southend Airport in the Joint AAP.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located adjacent to a supermarket and petrol station to the East and South, a hotel to West and airport land to the North. It is considered that there are no potential conflicts of land use in this location.
Known constraints and infrastructure requirements	The site has no known constraints and is within a single ownership. The site can be protected for future employment use and there are no specific infrastructure constraints that would restrict expansion. The site has potential for expansion to the North subject to requirements of the airport safeguarding zone.

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	Yes
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access:	Located off the A127 and Nestuda Way roundabout, the site has good site access and good strategic access to the highway network. Primarily the site is well located for employers requiring good access to the A127 or Airport. This site has a key role to play in the A127 cluster that is of strategic importance and its success is interrelated to the success of other A127/Airport sites.
Recommendation	Thanet Grange provides modern purpose built office premises in good use. The site should be protected for future employment purposes.



EMP015 - Thanet Grange (RBS)

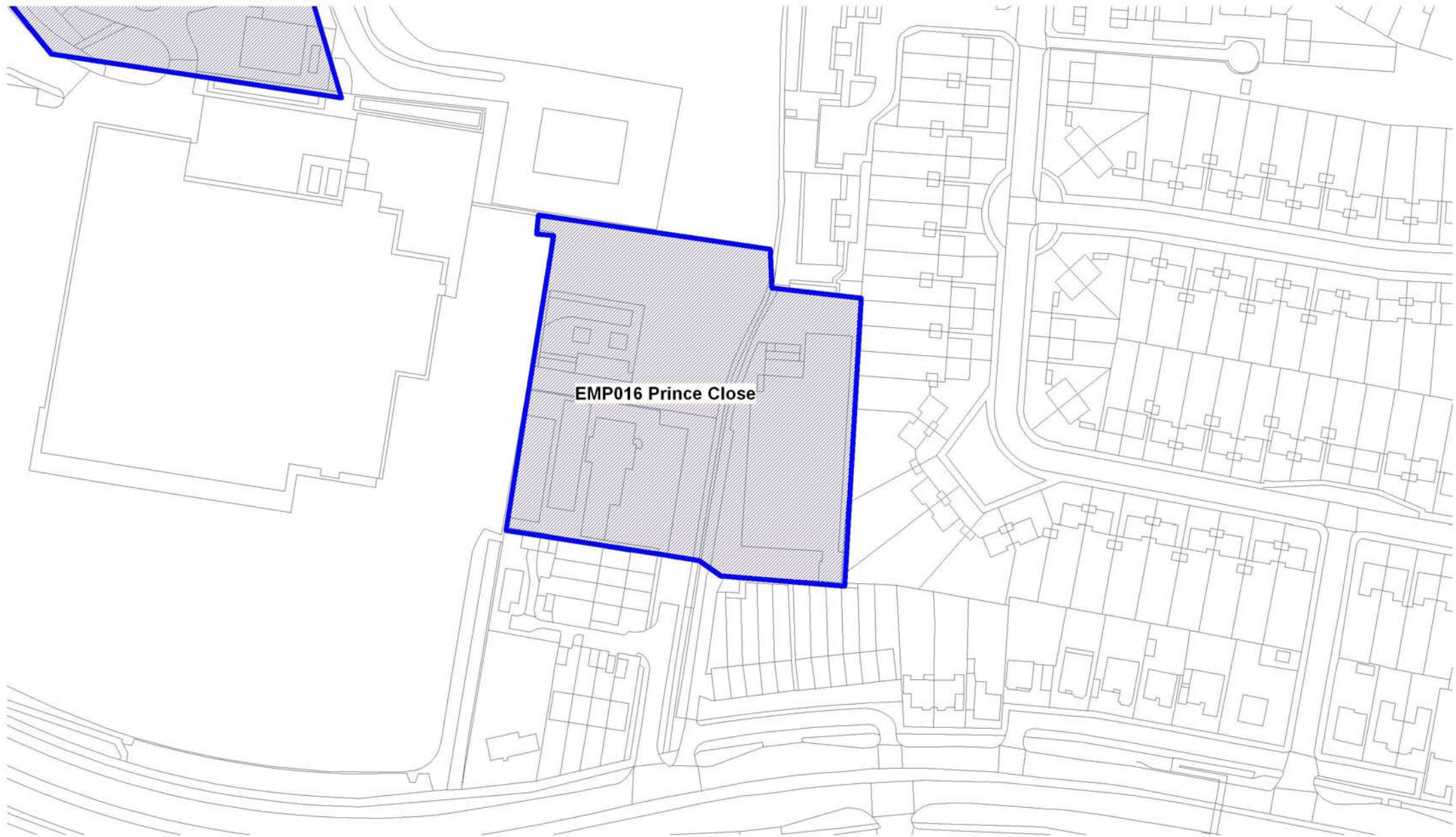


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Scale: 1:2,500

Site Information	
Site Ref	EMP016
Spatial Location	A127/Airport
Market Segment	General Industrial
Description of Site and Location:	Prince Close is located in North West Southend, directly off the A127. The site is currently in use for employment purposes and comprises older post war B2 units. The premises are smaller scale employment units in a relatively poor condition. The site is potentially unsuitable for employment use, due to poor quality of premises, access and negative impact on surrounding residential amenity.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	No
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	No
Market appraisal	There could be continued market interest in the short term, however the poor quality of this site and access residential amenity issues could lead to higher vacancy in the future. There is potential for redevelopment in the long term but this is likely to be for alternative uses and it is considered that the market is highly likely to pursue this strategy.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	No
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located adjacent to residential development to the South and East, some of which shares the access to this employment site. Other surrounding uses a supermarket, the airport and the A127. It is considered that the buffer between the site is potentially problematic and likely to result in residential noise complaints.

Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site is all in employment use and therefore can be protected if desirable and redevelopment when necessary for future employment use or alternative uses. Site access cannot really be improved to overcome its current constraint.	
Strategic Planning Factors		
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?		Yes
3.2: Is the site identified or likely to be required for a specific user or specialist use?		No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?		No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?		Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?		No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?		Yes
Strategic Planning and Access:	Located directly of the A127 the site has poor access shared with residential properties. Prince Close has good strategic access to the highway network via the A127 and could be considered suitable for employers requiring good access to the A127 or Airport. Public transport routes along the A127 are also accessible from the site.	
Recommendation	Prince Close is a relatively poor employment site with potential constraints. The site should be monitored to ensure continued use and potentially released and redeveloped for alternative uses over the medium term once premises become vacant.	



EMP016 - Princes Close

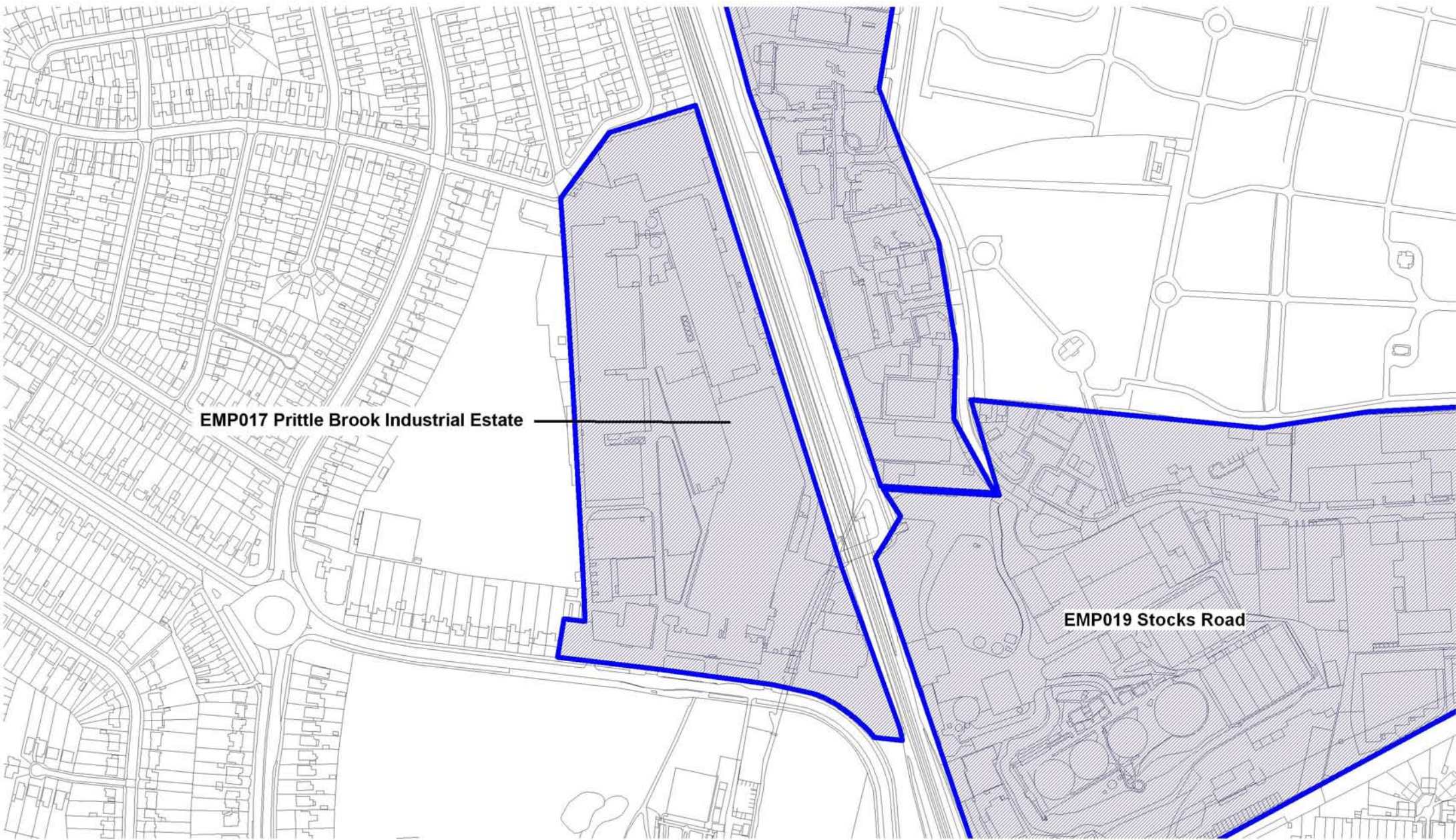


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Scale: 1:1,500

Site Information			
Site Ref	EMP017	Address	Prittle Brook Industrial Estate
Spatial Location	North Fringe	Size	7.64 ha
Market Segment	General Industrial and Business		
Description of Site and Location:	The site is located in Northern Southend with close proximity of the A127. The site has predominately been demolished and cleared with some remaining poor quality large scale post war B2/B8 units. The site is considered suitable for continued employment use through appropriate redevelopment.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?	Yes		
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes		
1.3: Is the site being actively marketed as an employment site?	No		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Single ownership		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes		
1.8: Is the site immediately available?	Yes		
Market appraisal	The site is well located and with access improvements could have good direct access from Priory Crescent to the A127. If modern purpose built premises can be provided in this location there should be continued market interest in the location. The site is important to the delivery of the Core Strategy because it represents a major opportunity to provide modern employment units within the borough. It is acknowledged that to reflect viability issues there may need to be a flexible approach to a mixed use development that contains good quality commercial premises particularly along the frontage to Priory Crescent.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Potentially but not on the same scale or for the same mix of uses.		
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable		
Adjacent land use and conflicts?	The site is located adjacent to residential development to the North off Thornford Gardens. Employment and the railway line to the East, and residential and recreational land to the South and West. It is considered that a more appropriate buffer between the site and surrounding residential uses is required. The northern access to the site via Thornford Gardens is also undesirable.		

Known constraints and infrastructure requirements	The site has been cleared for redevelopment and has no known constraints or ownership issues that will prevent redevelopment proceeding. The site was all in employment use and therefore can be protected and redevelopment when necessary for future employment use. The site has the opportunity to provide a greater employment density and a large amount of floorspace through redevelopment in the future. Better access arrangements would be required to support a greater level of use.
Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, emerging development brief
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off the Priory Crescent or Thornford Gardens, the site has limited and undesirable commercial access off Thornford Gardens. Planned junction improvements for Cuckoo Corner will improve site access from Priory Crescent and be required as part of future development proposals for the redevelopment of the Prittle Brook site. The site is considered reasonably well located for the A127.
Recommendation	Prittle Brook is a large employment development opportunity and should be protected and primarily redeveloped for future employment purposes as part of a mixed use scheme. Such a scheme should be taken forward as part of the preparation of a Development Brief.



EMP017 - Prittle Brook Industrial Estate

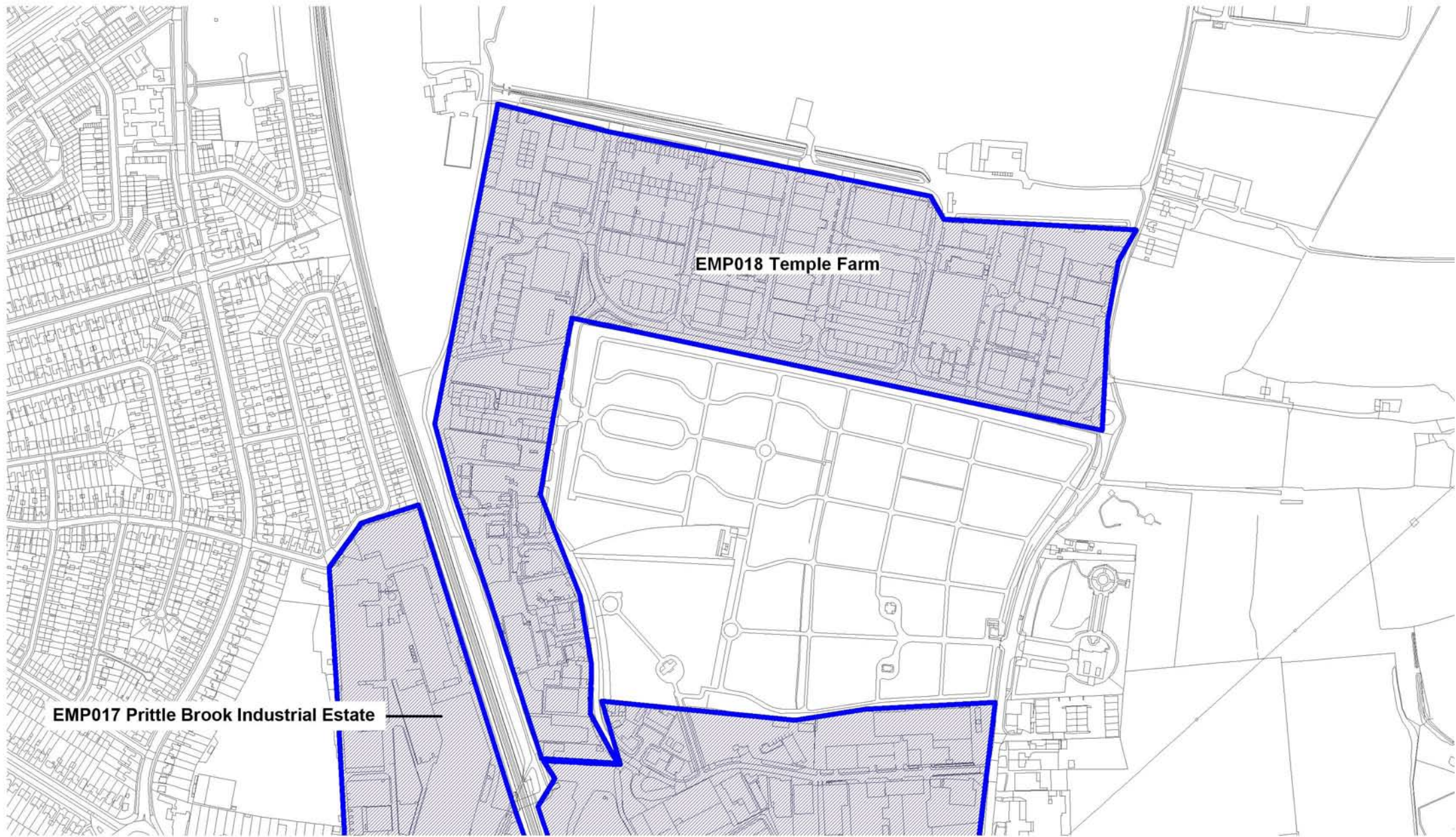


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Scale: 1:4,000

Site Information	
Site Ref	EMP018
Spatial Location	North Fringe
Market Segment	Modern General Industrial and Business
Description of Site and Location:	The site is located in Northern Southend on the fringe of the Borough. Temple Farm provides some of the best premises in Southend and is currently in good use for employment purposes. Premises are in good condition with modern B1 office units, well kept areas of hard standing and access roads. Temple Farm is well landscaped and access arrangements reflect its modern purpose built purpose.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.8: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.9: Is the site immediately available?	Yes
Market appraisal	There should be continued market interest in the location, however currently there are a few units available for rent. There is potential for expansion to the North, however currently the site will primarily support existing employment rather than providing floorspace to facilitate growth.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No
Adjacent land use and conflicts?	The site is located adjacent the railway line to the West, the cemetery and Stocks Road to the South and open Countryside to the North. It is considered there are no conflicts between existing land uses.
Known constraints and infrastructure requirements	The site has no ownership issues. The site has potential for expansion to the North, outside the Borough Boundary in Rochford District. The site is all in employment use and therefore can be protected for employment provision, there are no known constraints.

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Temple Farm has reasonable strategic access to the highway network which will be improved by major junction improvements at Cuckoo Corner. Located off Sutton Road the site has good direct site access and is well located for employers requiring reasonable access to the A127. The area however is not as well located as other A127 locations and is considered to provide an alternative that could be valuable to provide market choice.
Recommendation	Temple Farm is a good quality employment site with high occupancy levels. Temple Farm should be retained and protected for employment purposes.



EMP018 - Temple Farm



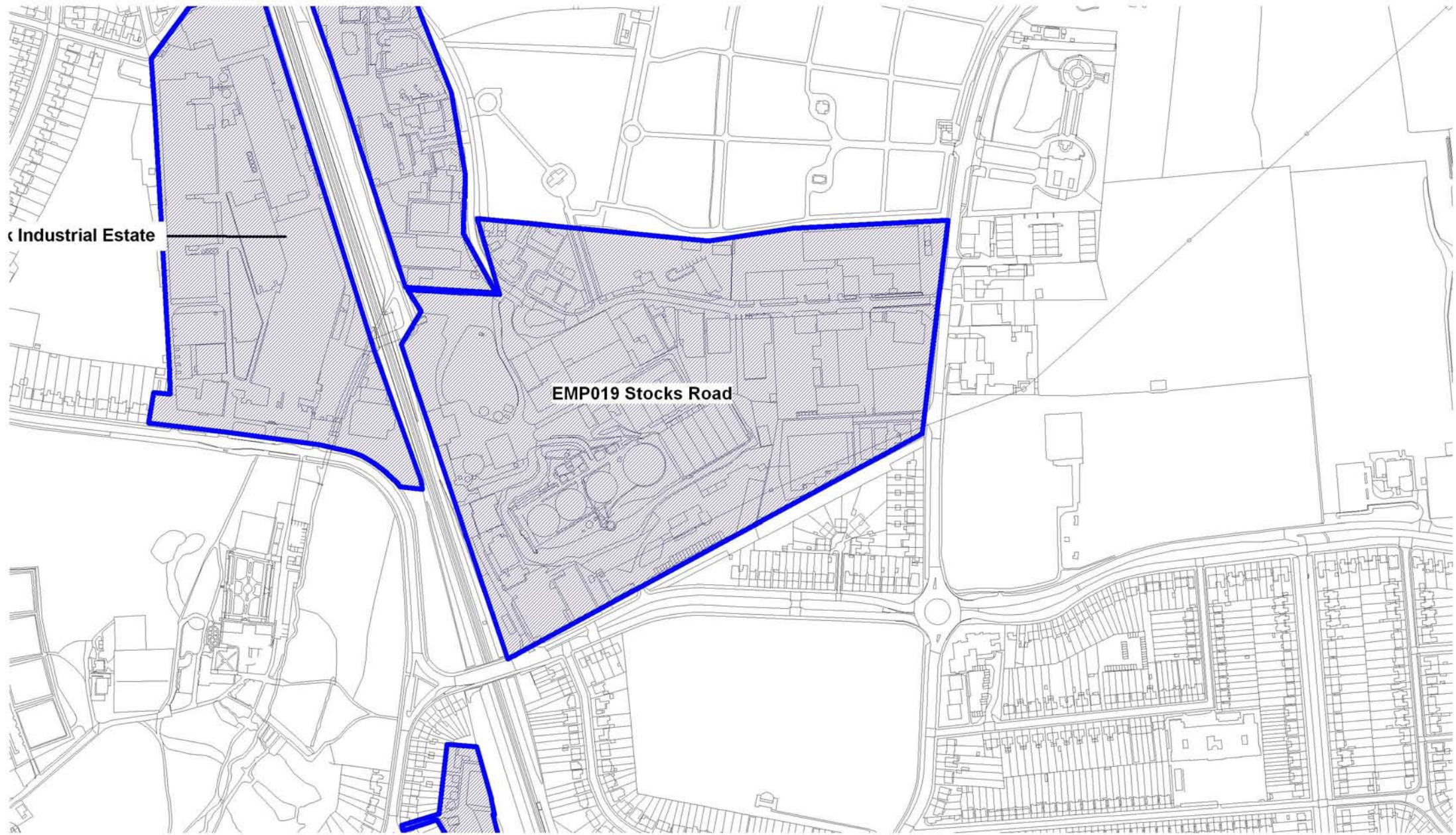
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Scale: 1:6,000



Site Information	
Site Ref	EMP019
Spatial Location	North Fringe
Market Segment	Allocated Employment Land
Description of Site and Location:	The site is located in Northern Southend and comprises of a mixture of different quality premises with some modern B1 office units and older post war B2/B8units. Overall the premises are in reasonable use for a mix of employment purposes, however retail trade and vacant premises are at present undermining its employment status. Parts of the site have been development over time and are in poor condition, whilst newer modern premises are of higher quality, e.g. Key Med
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes
Market appraisal	There should be continued market interest in the location, however currently there are several units available for rent. There is potential for redevelopment of older parts of the site in the long term on a piecemeal basis, however currently the site will primarily support existing employment rather than providing floorspace to facilitate growth.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Yes
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	Yes, other heavy industrial uses and railway influence land use
Adjacent land use and conflicts?	The site is located adjacent a railway line to the West, the cemetery to the North, residential properties off Eastern Avenue to the South and Temple Farm to the North West. It is considered there are no conflicts between existing land uses due to a strong boundary.
Known constraints and infrastructure requirements	The site has no known constraints, but like other employment sites, contamination could be an issue. Ownership appears fragmented, particularly in the South East end of the site. The site is all in employment use and therefore can be protected and redeveloped when necessary for future employment use, when premises become unfit for purpose.

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off Sutton Road, the site has good site access and reasonable strategic access to the highway network. Primarily the site is well located for employers requiring good access to the A127. The area however is not as well located as other A127 locations and is considered to provide an alternative that could be valuable to provide market choice.
Recommendation	Overall a valuable employment site in good use. Stock Road should be retained and protected for employment purposes.



EMP019 - Stocks Road



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Scale: 1:5,000



Site Information	
Site Ref	EMP020
Spatial Location	North Fringe
Market Segment	General Industrial
Description of Site and Location:	The site is located tot eh North of the central area near other north fringe employment sites. The site comprises older B2/B8 employment premises in average/poor condition. The site is however well used, but is considered likely to have increased vacancy in the future which may require redevelopment. Currently the site is suitable for continued employment use.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	No
1.3: Is the site being actively marketed as an employment site?	No
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes
Market appraisal	A reasonable secondary location, but poor quality stock and potential impact on neighbouring uses undermine market attraction. There is unlikely to be continued market interest in this site over the long term, but presently the site is in good use. In the future the site may need to be redeveloped for modern employment purposes to maintain a viable employment use.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	No
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, other land uses would also be acceptable.
Adjacent land use and conflicts?	The site is located adjacent to existing residential properties along Priory Crescent and Priory Avenue. These wrap around the site from North to South. To the East is railway land and the main railway line. The site is close to residential properties and its continued use potentially impacts on residential amenity.
Known constraints and infrastructure requirements	The site is relatively unconstrained, access is narrow and it is presume to be in multiple ownership, but redevelopment could identify potential contamination issues which will need investigated further. The site is all in employment use and therefore could be protected until such time that redevelopment is necessary. Improved access does not appear possible.

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	No
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off the Junction of Priory Crescent and Priory Avenue, the site has a narrow access which is potentially problematic for modern purposes. Strategic access to the highway network is reasonable given the sites location between the centre of Southend and the A127. the site is remote from public transport but appear to attract uses that required there own transport, e.g. construction car repairs etc.
Recommendation	The site is an average/poor quality employment site in good use and should be protected for future employment purposes but kept under close review.



EMP020 - Priory Works

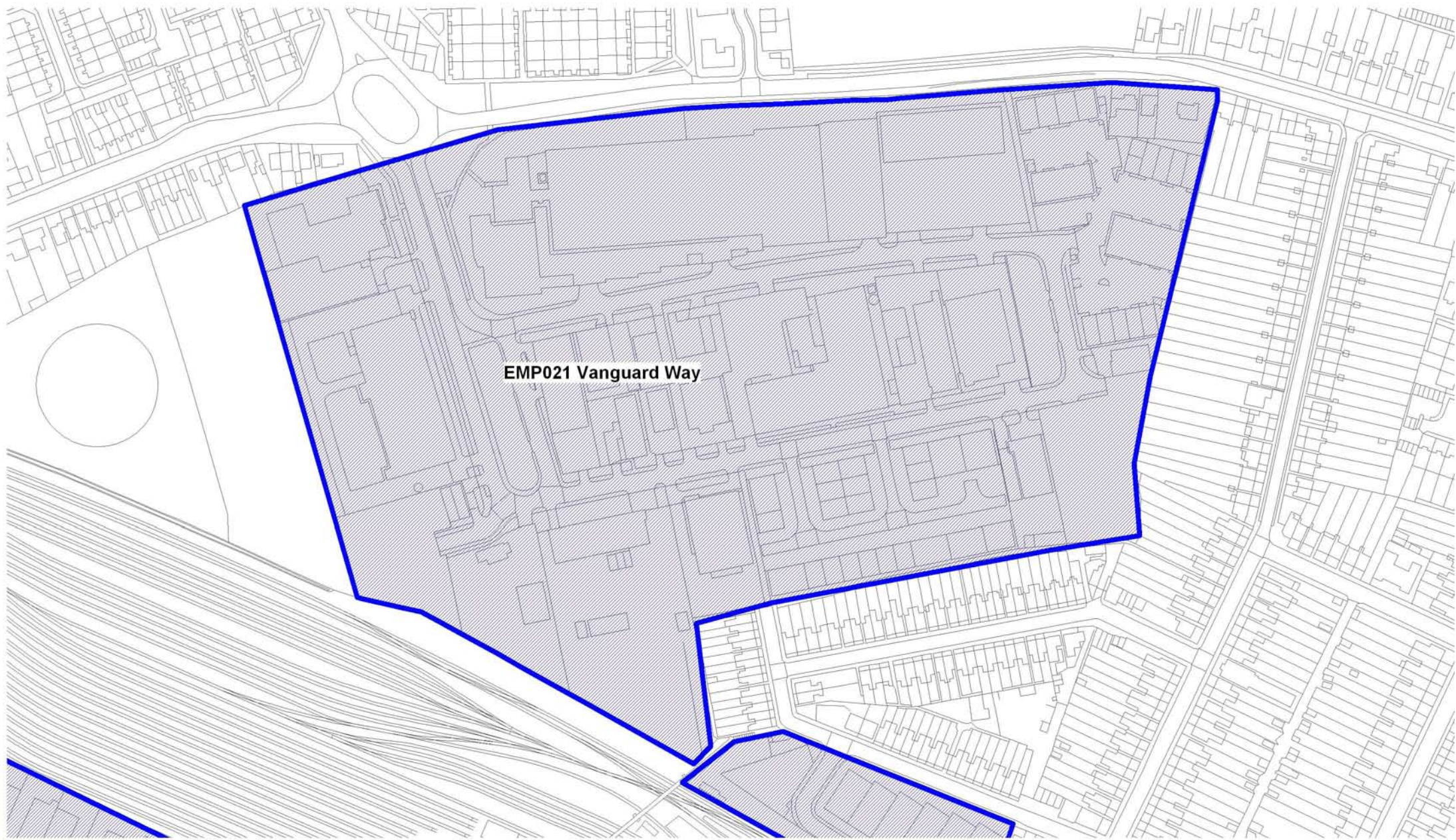


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Scale: 1:2,500

Site Information	
Site Ref	EMP021
Spatial Location	Shoeburyness (other Locations)
Market Segment	Address Size Vanguard Way 10.71 ha
Description of Site and Location:	General Industrial and Business The site is located in the centre of Shoeburyness and consists of numerous industrial premises primarily used for heavier industrial and distribution. The premises appear in reasonable use for B2/B8 employment purposes. The physical quality of the premises is considered average due to a mix of modern and older post war B2/B2 units developed over time. The site is considered suitable for continued employment use.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Yes
Market appraisal	Primarily the site is considered a secondary location likely to attract local employment or those looking for lower rents. The site currently has some vacancy, but there should be continued market interest in the location, due to competitive rental levels. There is potential for redevelopment in older parts of the site in the long term, however currently the site will primarily support existing employment rather than providing floorspace to facilitate growth.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Potentially but not on the same scale or for the same B8 distribution uses.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located off Elm Road, adjacent to residential development to the North and East. Other surrounding uses include the railway line to the South and gas holders to the East. It is considered that the buffer between the site and adjacent residential uses to the East are likely to result in resident noise complaints.

Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site is all in employment use and therefore can be protected and redeveloped when necessary for future employment use. The site has some limited potential for some infill development.
Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off Vanguard Way the site has good direct site access. Strategic access to the highway network is more limited given the sites peripheral location in Shoeburyness and reliance on the A13. The site is not required to deliver the RSS/RES but potentially has a role to plan in the Core Strategy objective to regenerate Shoeburyness.
Recommendation	The site should be retained and protected for employment purposes. The site should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.



EMP021 Vanguard Way

EMP021 - Vanguard Way

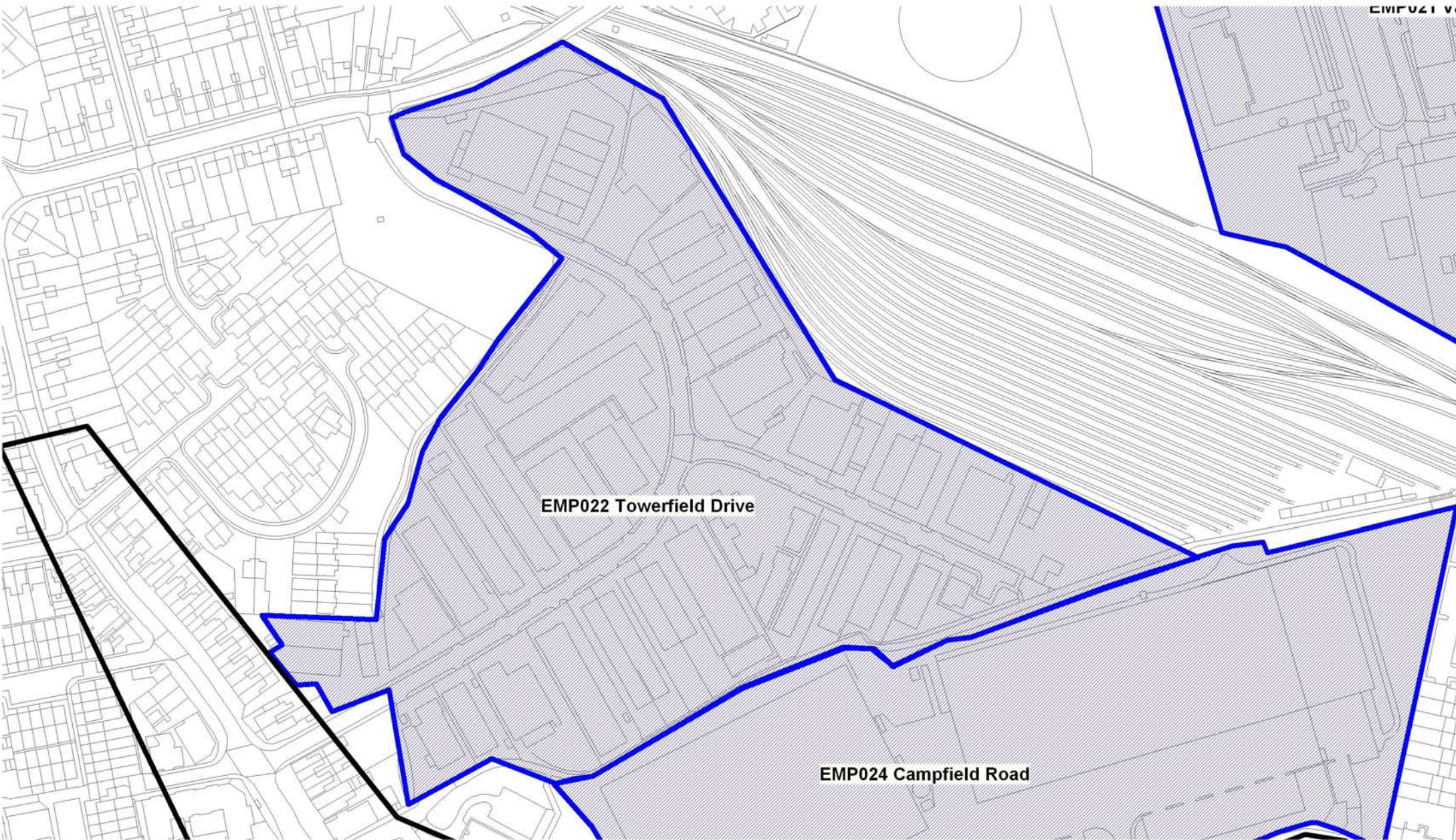


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Scale: 1:2,500

Site Information	
Site Ref	EMP022
Spatial Location	Shoeburyness (other Locations)
Market Segment	General Industrial and Business
Description of Site and Location:	The site is located in the centre of Shoeburyness and is currently in a mixed quality condition with modern and older post war B2/B8 units. Premises appear in reasonable use for employment purposes, however there are some vacant units being marketed. The site has been developed over time but is considered in reasonable condition and suitable for continued employment use.
Market Attractiveness Criteria	
1.1: Has the site been formally identified for employment for at least 10 years?	Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes
1.3: Is the site being actively marketed as an employment site?	Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes
1.8: Is the site immediately available?	Partially
Market appraisal	Reasonable location and average quality stock appear to lead to continuing demand for Towerfield Road. There could be continued low levels of vacancy due to lower rental values and flexibility of premises leading to slightly higher turnover. Currently the site will primarily support existing employment rather than providing floorspace to facilitate growth.
Sustainable Development Factors	
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Potentially but with better integration with surrounding land uses
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located adjacent to the Ness Road/West Road local centre and residential properties to the East, Campfield Road to the South and other surrounding uses include the railway line to the north west. The site is close to residential properties to the East, but this appears to be acceptable in noise terms.

Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site appears in multiple ownership for a variety of employment uses. The site has no room for expansion and infrastructure is adequate. The site is all in employment use and therefore can be protected for future employment use.
Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Strategic access to the highway network is limited given the sites peripheral location in Shoeburyness and reliance on the A13. The site is not important for the delivery of the RSS/RES but is important within the context of the regeneration of Shoeburyness and delivery of the Core Strategy.
Recommendation	The site should be retained and protected for employment purposes. The site should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.



EMP022 - Towerfield Drive

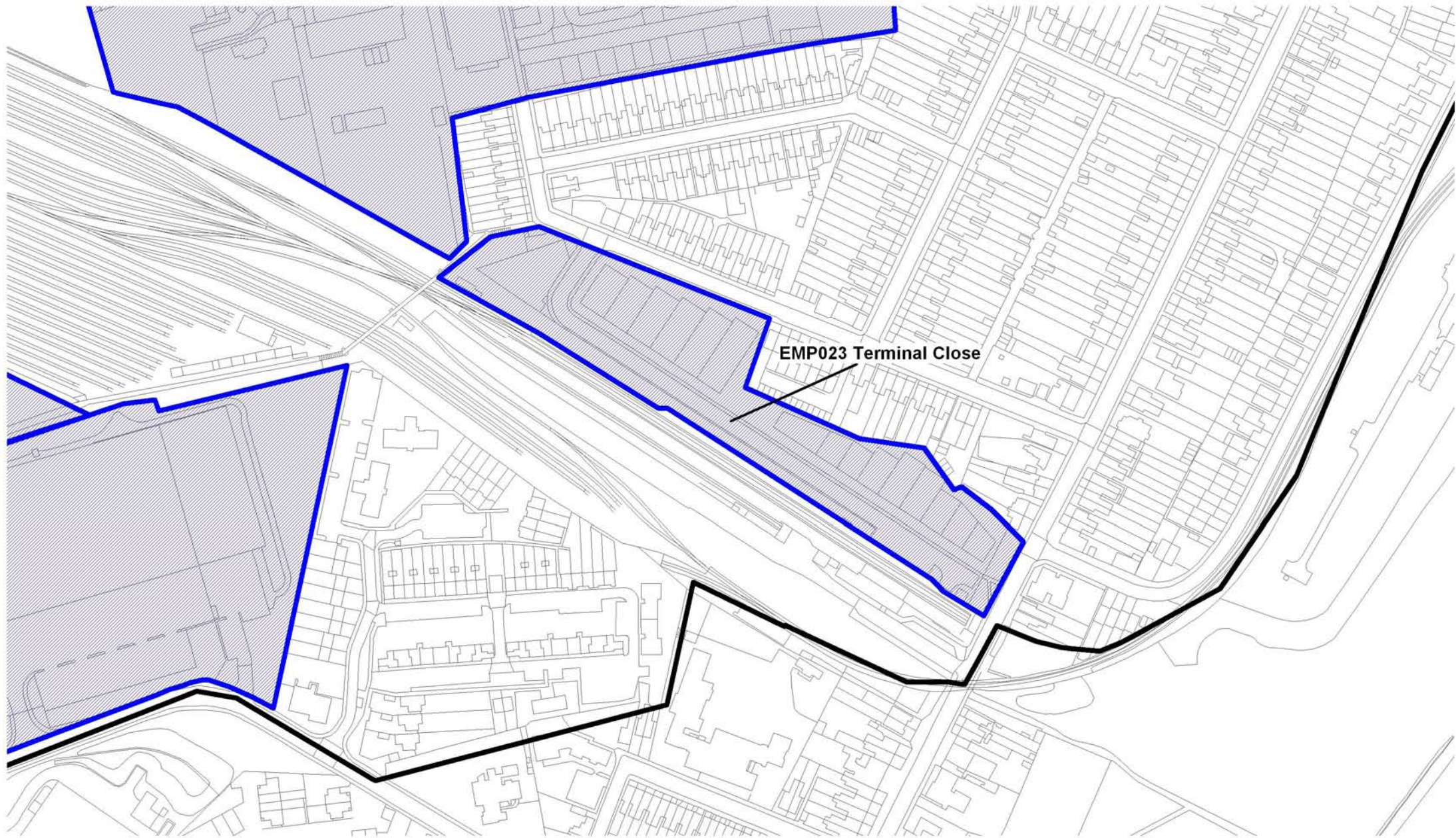


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Scale: 1:2,500

Site Information			
Site Ref	EMP023	Address	Terminal Close
Spatial Location	Shoeburyness (other Locations)	Size	1.45 ha
Market Segment	Smaller Scale General Industrial		
Description of Site and Location:	The site is located in Shoeburyness directly north of the Station. The site is currently in poor use for employment purposes with high vacancy levels and poor quality units. The site is in a poor condition with older B2 industrial units. The site is not considered suitable for continued employment use in its current state. The site could be suitable for a mixed use development of residential and employment floorspace.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.8: Is the site immediately available?			Yes
Market appraisal	The site is in poor condition with high vacancy and low demand. There is potential for redevelopment of the site for modern hybrid B1C units to provide employment at a higher density and therefore retain the existing level of employment and potentially provide a mixed use scheme, including residential to enable a better relationship with existing properties to the north.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?			Potentially but with better integration with surrounding land uses
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located adjacent to a Victorian residential area to the north and the station and railway yard to the south. It is considered employment use in this location could have a negative effect on residential amenity, but the site effectively creates a buffer between residential uses and the railway yard/station.		
Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site is all in employment use and therefore can be redeveloped in a comprehensive way.		

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off High Street and Shoebury Avenue, the site has good site access. Strategic access to the highway network is more limited given the sites peripheral location in Shoeburyness and reliance on the A13. Primarily the site is considered a secondary location likely to attract local employment or those looking for lower rents.
Recommendation	The site should be protected for employment purposes and potentially redeveloped for modern employment uses. The site should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.



EMP023 - Terminal Close



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Scale: 1:2,500

Site Information			
Site Ref	EMP024	Address	Campfield Road
Spatial Location	Shoeburyness (other Locations)	Size	6.07 ha
Market Segment	General Industrial and Business		
Description of Site and Location:	The site is located in the centre of Shoeburyness and is currently in reasonable use for B8 distribution employment purposes. The site consists of two large B8 double height warehouse units. The premises are in average condition with no vacancy. The site is considered suitable for continued employment use in principle, with some question marks over the suitability of this type of employment in this location.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.8: Is the site immediately available?			Yes
Market appraisal	Primarily the site is considered a secondary location likely to attract local employment or those looking for lower rents. Campfield Road will primarily support existing employment rather than providing floorspace to facilitate growth. In the long term there are question marks over the continued level of demand for B8 premises in this location, however lower rental values could help to increase market choice across Southend. Large B8 Premises in acceptable condition.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?			Potentially but not on the same scale or for the same B8 distribution uses.
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located to the North of Campfield Road, adjacent to Towerfield Road to the North, residential properties to the East local facilities to the West and The Garrison to the South. The site is close to residential properties off Rosewood Lane to the East, but this appears to be acceptable.		

Known constraints and infrastructure requirements	The site is subject to flood risk which will need to be taken into consideration. There are no known ownership issues. The site is all in employment use and therefore can be protected and redevelopment when necessary for future employment use. The site has limited room for expansion.
Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off Campfield Road the site has good direct site access. Strategic access via the highway network is more limited given the sites peripheral location in Shoeburyness and reliance on the A13. The site is not a regional priority in the RSS/RES but is important for the delivery of the Core Strategy.
Recommendation	Campfield Road should be retained and protected for employment purposes. The site should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.

EMP022 Towerfield Drive

EMP024 Campfield Road

EMP025 Garrison Phase 1

EMP024 - Campfield Road

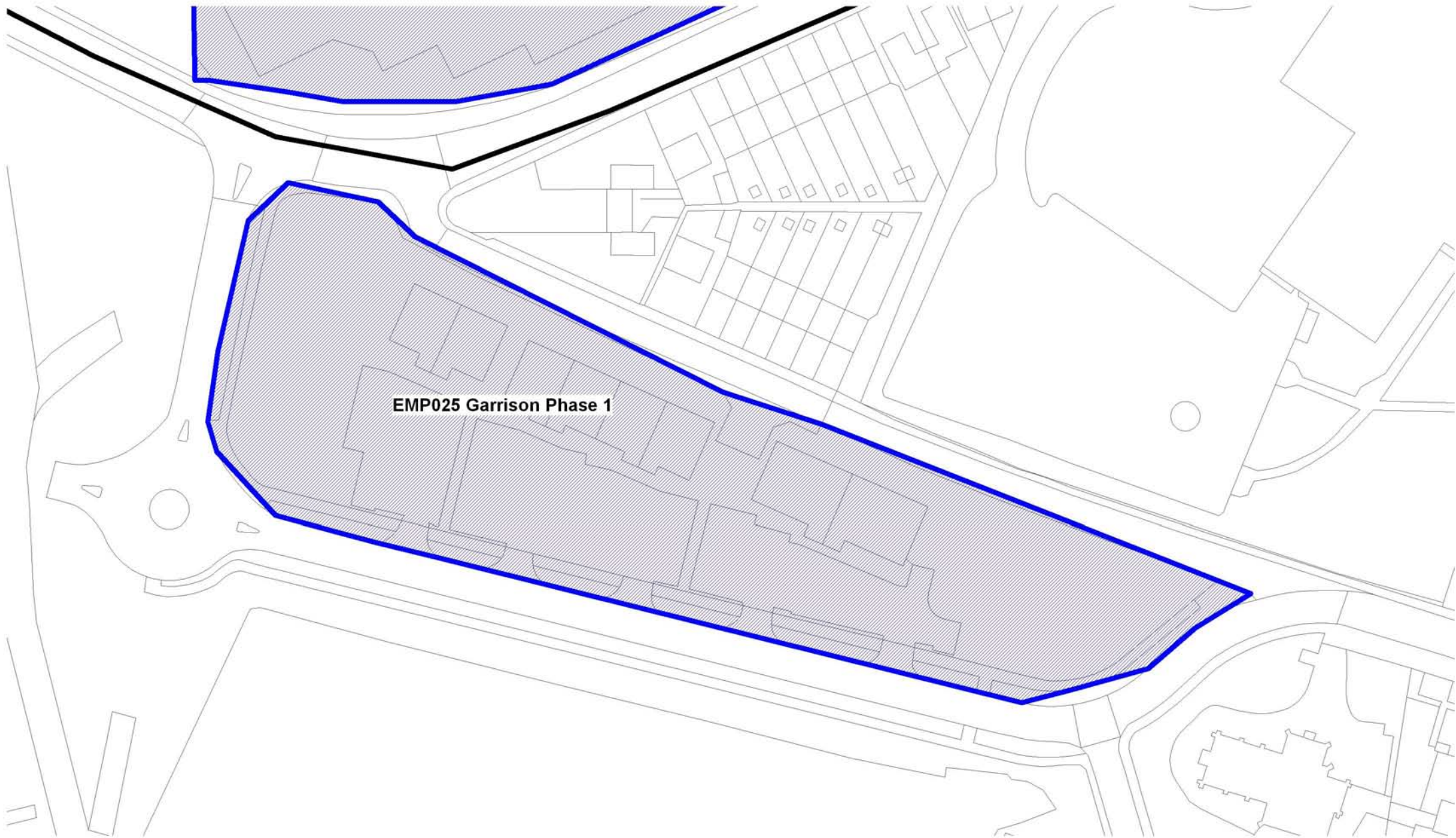


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Scale: 1:2,500

Site Information			
Site Ref	EMP025	Address	The Garrison Phase 1
Spatial Location	Shoeburyness (other Locations)	Size	0.9 ha
Market Segment	Modern General Industrial		
Description of Site and Location:	The Garrison Phase 1 is located near the centre of Shoeburyness. The site currently consists of new purpose built employment premises as part of the development of the former Garrison site. Existing premises comprise of modern industrial units in excellent condition. The site provides some of the best employment premises available in Shoeburyness with good access and landscaping.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?			Yes
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.			Yes
1.3: Is the site being actively marketed as an employment site?			Yes
1.4: Is the site owned by a developer or another agency known to undertake employment development?			Unknown
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?			Multiple ownership
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?			No
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?			Yes
1.8: Is the site immediately available?			Yes
Market appraisal	The site is purpose built, but at the time of survey, mainly vacant. Modern good quality premises in excellent condition. The site has the potential to increase market choice across Shoeburyness and Southend-on-Sea, however, they have been vacant for a considerable length of time. Their future contribution to employment floorspace will need to be enhanced and taken forward as part of a wider strategic consideration of employment and housing land opportunities in Shoeburyness.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?			Potentially but with better integration with surrounding land uses
2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?			No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located to the South of Campfield Road, adjacent to Campfield Road industrial estate to the North, residential properties to the North and East. Other land uses include an employment allocation to the South.		
Known constraints and infrastructure requirements	The site has no known constraints or ownership issues. The site is all in employment use and therefore can be protected and redevelopment when necessary for future employment use.		

Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off Campfield Road, the site has good site access. Strategic access to the highway network is more limited given the sites peripheral location in Shoeburyness and reliance on the A13. Shoeburyness is a secondary location with Southend Borough likely to attract employers looking for lower rents. Strategically the location provides a supporting role to other main employment locations such as the A127 and town centre.
Recommendation	The site should be retained and protected for employment purposes, however, the site should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.



EMP025 Garrison Phase 1

EMP025 - Garrison Phase 1

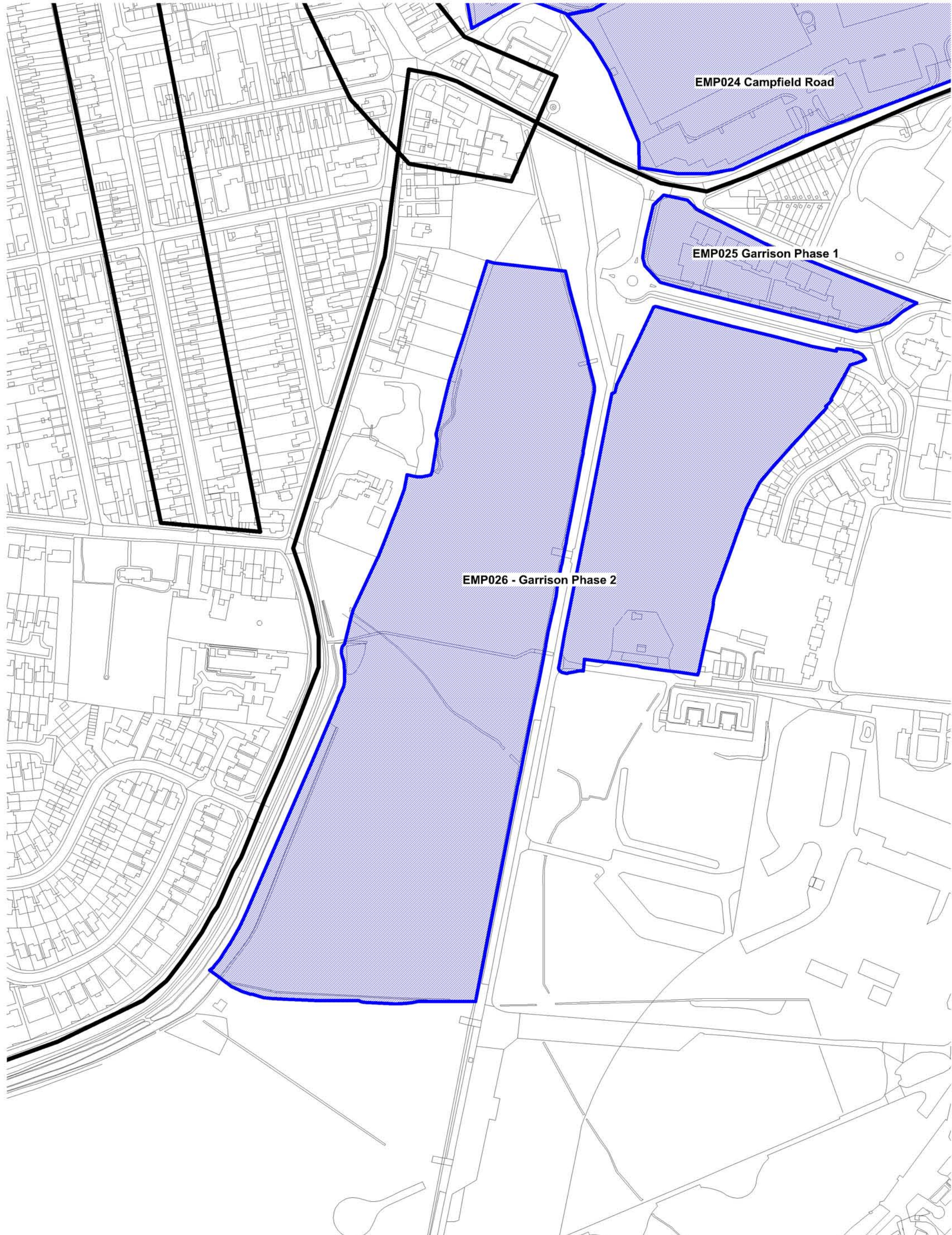


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Scale: 1:1,000

Site Information			
Site Ref	EMP026	Address	The Garrison Phase 2
Spatial Location	Shoeburyness (other Locations)	Size	11.27 ha
Market Segment	Allocated Employment Land		
Description of Site and Location:	The site is located in the centre of Shoeburyness. Phase 2 currently consists of an existing employment allocation on the former Garrison site. The Garrison Phase 2 could provide a good quality extension to the existing employment premises located to the North. The original allocation in the Development Brief for the Garrison consists of approximately 11.27 ha of land. It is understood that pre-outline application discussions between the land owner and key stakeholders in the Shoebury area have indicated an acceptance for approximately 1.64 ha of this site to be given over for school provision with a further 1.8ha allocated for leisure purposes. This would leave 7.83ha remaining as business park allocation. There is also interest in 1.3 ha of this remaining allocation being used for health service provision.		
Market Attractiveness Criteria			
1.1: Has the site been formally identified for employment for at least 10 years?	Yes		
1.2: Has there been any recent development activity, within the last 5 years? This could include works on site but also new or revised planning applications/building regulations applications.	Yes		
1.3: Is the site being actively marketed as an employment site?	Yes		
1.4: Is the site owned by a developer or another agency known to undertake employment development?	Unknown		
1.5: Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for development?	Single Ownership		
1.6: Is there a valid permission for employment development, likely to meet market requirements? Or for an alternative use?	No		
1.7: Would employment development on this site be viable, without public funding to resolve infrastructure or other on-site constraints?	Yes		
1.8: Is the site immediately available?	Yes		
Market appraisal	The site is an existing allocation. Shoeburyness has lower market activity than other locations and its regeneration needs have been recognised in the Core Strategy DPD. The site's future contribution therefore to employment floorspace will need to be taken forward as part of a wider strategic consideration of employment and housing land opportunities in Shoeburyness set within an overall regeneration context. This site does, however, provide a relatively unique opportunity to provide new economic floorspace in the Borough and single ownership allows the site to be brought forward in a comprehensive way.		
Sustainable Development Factors			
2.1: Would the site be allocated today for employment development, measured against present sustainability criteria (including public transport and freight access, environmental impacts and brownfield/greenfield considerations)?	Yes		

2.2: Is employment the only acceptable form of built development on this site (e.g. because of on-site contamination, adjoining uses or sustainable development reasons)?	No, a mix of uses relative to adjacent uses could be acceptable
Adjacent land use and conflicts?	The site is located to the South of Campfield Road, adjacent to the modern purpose built units at the Garrison. Residential properties to the East and open countryside to the South and West. The site could be designed to prevent conflicts.
Known constraints and infrastructure requirements	The site was a former MOD range and constraints are unknown. The site is in single ownership and part of the site was promoted to the SHLAA (CON111) The site is allocated for employment use and therefore can be protected and developed when necessary for future employment use or mixed use.
Strategic Planning Factors	
3.1: Is the site within an area identified as of strategic importance to the delivery of the RSS/RES?	No
3.2: Is the site identified or likely to be required for a specific user or specialist use?	No
3.3: Is the site part of a comprehensive or long term development or regeneration proposal, which depends on the site being developed for employment uses?	Yes, part of Proposed Shoeburyness AAP
3.4: Is there public funding committed (or likely to be provided) sufficient to overcome infrastructure or on-site constraints to make employment development viable?	Unknown
3.5: Are there any other policy considerations, such as emerging strategic objectives or spatial vision, which should override any decision to release the site?	No
3.6: Is the site important in delivering other economic development objectives or the spatial strategy?	Yes
Strategic Planning and Access	Located off Campfield Road, the site has good site access and is in within reasonable proximity to public transportation serving Shoeburyness, including the railway station and bus services. Strategic access to the highway network is more limited given the sites peripheral location in Shoeburyness and reliance on the A13. Overall Shoeburyness plays a valuable but supporting role in the Boroughs employment offer, due to its location.
Recommendation	The site and its development mix should be considered alongside other sites in the Shoeburyness AAP to determine the future direction of development in the wider Shoeburyness area.



EMP024 Campfield Road

EMP025 Garrison Phase 1

EMP026 - Garrison Phase 2

EMP026 - Garrison Phase 2

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