

APPENDIX 1 – SECTORS CLASSED AS KNOWLEDGE INTENSIVE

- 66 : Insurance and pension funding, except compulsory social security
- 67 : Activities auxiliary to financial intermediation
- 72 : Computer and related activities
- 73 : Research and development
- 74 : Other business activities
- 244 : Manufacture of pharmaceuticals, medicinal chemicals and botanical products
- 246 : Manufacture of other chemical products
- 300 : Manufacture of office machinery and computers
- 321 : Manufacture of electronic valves and tubes and other electronic components
- 322 : Manufacture of television and radio transmitters and apparatus for line telephony and line telegraph
- 323 : Manufacture of television and radio receivers, sound or video recording or reproducing apparatus and associated goods
- 332 : Manufacture of instruments and appliances for measuring, checking, testing, navigating and other purposes, except industrial process control equipment
- 353 : Manufacture of aircraft and spacecraft
- 642 : Telecommunications
- 651 : Monetary intermediation
- 652 : Other financial intermediation

APPENDIX 2 – FULL B CLASS SIC CODE CONVERSION MATRIX

	Office (B1a)	Other Business Space (B1b/c, B2)	Warehouse (B8)
0141 : Agricultural service activities	O		
0142 : Animal husbandry service activities, except veterinary activities	O		
0202 : Forestry and logging related service activities	O		
1120 : Service activities incidental to oil and gas extraction excluding surveying	O		
1511 : Production and preserving of meat		OBS	
1512 : Production and preserving of poultry meat		OBS	
1513 : Production of meat and poultry meat products		OBS	
1520 : Processing and preserving of fish and fish products		OBS	
1531 : Processing and preserving of potatoes		OBS	
1532 : Manufacture of fruit and vegetable juice		OBS	
1533 : Processing and preserving of fruit and vegetables not elsewhere classified		OBS	
1541 : Manufacture of crude oils and fats		OBS	
1542 : Manufacture of refined oils and fats		OBS	
1543 : Manufacture of margarine and similar edible fats		OBS	
1551 : Operation of dairies and cheese making		OBS	
1552 : Manufacture of ice cream		OBS	
1561 : Manufacture of grain mill products		OBS	
1562 : Manufacture of starches and starch products		OBS	
1571 : Manufacture of prepared feeds for farm animals		OBS	
1572 : Manufacture of prepared pet foods		OBS	
1581 : Manufacture of bread; manufacture of fresh pastry goods and cakes		OBS	
1582 : Manufacture of rusks and biscuits; manufacture of preserved pastry goods and cakes		OBS	
1583 : Manufacture of sugar		OBS	
1584 : Manufacture of cocoa, chocolate and sugar confectionery		OBS	
1585 : Manufacture of macaroni, noodles, couscous and similar farinaceous products		OBS	
1586 : Processing of tea and coffee		OBS	
1587 : Manufacture of condiments and seasonings		OBS	
1588 : Manufacture of homogenised food preparations and dietetic food		OBS	
1589 : Manufacture of other food products not elsewhere classified		OBS	

1591 : Manufacture of distilled potable alcoholic beverages	OBS
1592 : Production of ethyl alcohol from fermented materials	OBS
1593 : Manufacture of wines	OBS
1594 : Manufacture of cider and other fruit wines	OBS
1595 : Manufacture of other non-distilled fermented beverages	OBS
1596 : Manufacture of beer	OBS
1597 : Manufacture of malt	OBS
1598 : Manufacture of mineral waters and soft drinks	OBS
1600 : Manufacture of tobacco products	OBS
1711 : Preparation and spinning of cotton-type fibres	OBS
1712 : Preparation and spinning of woollen-type fibres	OBS
1713 : Preparation and spinning of worsted-type fibres	OBS
1714 : Preparation and spinning of flax-type fibres	OBS
1715 : Throwing and preparation of silk including from noils and throwing and texturing of synthetic or artificial filament yarns	OBS
1716 : Manufacture of sewing threads	OBS
1717 : Preparation and spinning of other textile fibres	OBS
1721 : Cotton-type weaving	OBS
1722 : Woollen-type weaving	OBS
1723 : Worsted-type weaving	OBS
1724 : Silk-type weaving	OBS
1725 : Other textile weaving	OBS
1730 : Finishing of textiles	OBS
1740 : Manufacture of made-up textile articles, except apparel	OBS
1751 : Manufacture of carpets and rugs	OBS
1752 : Manufacture of cordage, rope, twine and netting	OBS
1753 : Manufacture of non-wovens and articles made from non-wovens, except apparel	OBS
1754 : Manufacture of other textiles not elsewhere classified	OBS
1760 : Manufacture of knitted and crocheted fabrics	OBS
1771 : Manufacture of knitted and crocheted hosiery	OBS
1772 : Manufacture of knitted and crocheted pullovers, cardigans and similar articles	OBS
1810 : Manufacture of leather clothes	OBS
1821 : Manufacture of workwear	OBS
1822 : Manufacture of other outerwear	OBS
1823 : Manufacture of underwear	OBS
1824 : Manufacture of other wearing apparel and accessories not elsewhere classified	OBS

1830 : Dressing and dyeing of fur; manufacture of articles of fur		OBS
1910 : Tanning and dressing of leather		OBS
1920 : Manufacture of luggage, handbags and the like, saddlery and harness		OBS
1930 : Manufacture of footwear		OBS
2010 : Saw milling and planing of wood, impregnation of wood		OBS
2020 : Manufacture of veneer sheets; manufacture of plywood, laminboard, particle board, fibre board and other panels and boards		OBS
2030 : Manufacture of builders carpentry and joinery		OBS
2040 : Manufacture of wooden containers		OBS
2051 : Manufacture of other products of wood		OBS
2052 : Manufacture of articles of cork, straw and plaiting materials		OBS
2111 : Manufacture of pulp		OBS
2112 : Manufacture of paper and paperboard		OBS
2121 : Manufacture of corrugated paper and paperboard and of containers of paper and paperboard		OBS
2122 : Manufacture of household and sanitary goods and of toilet requisites		OBS
2123 : Manufacture of paper stationery		OBS
2124 : Manufacture of wallpaper		OBS
2125 : Manufacture of other articles of paper and paperboard not elsewhere classified		OBS
2211 : Publishing of books	O	
2212 : Publishing of newspapers	O	
2213 : Publishing of journals and periodicals	O	
2214 : Publishing of sound recordings	O	
2215 : Other publishing	O	
2221 : Printing of newspapers		OBS
2222 : Printing not elsewhere classified		OBS
2223 : Bookbinding		OBS
2224 : Pre-press activities		OBS
2225 : Ancillary operations related to printing		OBS
2231 : Reproduction of sound recording		OBS
2232 : Reproduction of video recording		OBS
2233 : Reproduction of computer media		OBS
2310 : Manufacture of coke oven products		OBS
2320 : Manufacture of refined petroleum products		OBS
2330 : Processing of nuclear fuel		OBS
2411 : Manufacture of industrial gases		OBS
2412 : Manufacture of dyes and pigments		OBS

2413 : Manufacture of other inorganic basic chemicals	OBS
2414 : Manufacture of other organic chemicals	OBS
2415 : Manufacture of fertilisers and nitrogen compounds	OBS
2416 : Manufacture of plastics in primary forms	OBS
2417 : Manufacture of synthetic rubber in primary forms	OBS
2420 : Manufacture of pesticides and other agro-chemical products	OBS
2430 : Manufacture of paints, varnishes and similar coatings, printing ink and mastics	OBS
2441 : Manufacture of basic pharmaceuticals	OBS
2442 : Manufacture of pharmaceutical preparations	OBS
2451 : Manufacture of soap and detergents, cleaning and polishing preparations	OBS
2452 : Manufacture of perfumes and toilet preparations	OBS
2461 : Manufacture of explosives	OBS
2462 : Manufacture of glues and gelatine	OBS
2463 : Manufacture of essential oils	OBS
2464 : Manufacture photographic chemical material	OBS
2465 : Manufacture of prepared unrecorded media	OBS
2466 : Manufacture of other chemical products not elsewhere classified	OBS
2470 : Manufacture of man-made fibres	OBS
2511 : Manufacture of rubber tyres and tubes	OBS
2512 : Retreading and rebuilding of rubber tyres	OBS
2513 : Manufacture of other rubber products	OBS
2521 : Manufacture of plastic plates, sheets, tubes and profiles	OBS
2522 : Manufacture of plastic packing goods	OBS
2523 : Manufacture of builders ware of plastic	OBS
2524 : Manufacture of other plastic products	OBS
2611 : Manufacture of flat glass	OBS
2612 : Shaping and processing of flat glass	OBS
2613 : Manufacture of hollow glass	OBS
2614 : Manufacture of glass fibres	OBS
2615 : Manufacture and processing of other glass including technical glassware	OBS
2621 : Manufacture of ceramic household and ornamental articles	OBS
2622 : Manufacture of ceramic sanitary fixtures	OBS
2623 : Manufacture of ceramic insulators and insulating fittings	OBS
2624 : Manufacture of other technical ceramic products	OBS
2625 : Manufacture of other ceramic products	OBS

2626 : Manufacture of refractory ceramic products	OBS
2630 : Manufacture of ceramic tiles and flags	OBS
2640 : Manufacture of bricks, tiles and construction products, in baked clay	OBS
2651 : Manufacture of cement	OBS
2652 : Manufacture of lime	OBS
2653 : Manufacture of plaster	OBS
2661 : Manufacture of concrete products for construction purposes	OBS
2662 : Manufacture of plaster products for construction purposes	OBS
2663 : Manufacture of ready-mixed concrete	OBS
2664 : Manufacture of mortars	OBS
2665 : Manufacture of fibre cement	OBS
2666 : Manufacture of other articles of concrete, plaster and cement	OBS
2670 : Cutting, shaping and finishing of stone	OBS
2681 : Production of abrasive products	OBS
2682 : Manufacture of other non-metallic mineral products not elsewhere classified	OBS
2710 : Manufacture of basic iron and steel and of ferro-alloys	OBS
2721 : Manufacture of cast iron tubes	OBS
2722 : Manufacture of steel tubes	OBS
2731 : Cold drawing	OBS
2732 : Cold rolling of narrow strip	OBS
2733 : Cold forming or folding	OBS
2734 : Wire drawing	OBS
2741 : Precious metals production	OBS
2742 : Aluminium production	OBS
2743 : Lead, zinc and tin production	OBS
2744 : Copper production	OBS
2745 : Other non-ferrous metal production	OBS
2751 : Casting of iron	OBS
2752 : Casting of steel	OBS
2753 : Casting of light metals	OBS
2754 : Casting of other non-ferrous metals	OBS
2811 : Manufacture of metal structures and parts of structures	OBS
2812 : Manufacture of builders' carpentry and joinery of metal	OBS
2821 : Manufacture of tanks, reservoirs and containers of metal	OBS
2822 : Manufacture of central heating radiators and boilers	OBS

2830 : Manufacture of steam generators, except central heating hot water boilers	OBS
2840 : Forging, pressing, stamping and roll forming of metal; powder metallurgy	OBS
2851 : Treatment and coating of metals	OBS
2852 : General mechanical engineering	OBS
2861 : Manufacture of cutlery	OBS
2862 : Manufacture of tools	OBS
2863 : Manufacture of locks and hinges	OBS
2871 : Manufacture of steel drums and similar containers	OBS
2872 : Manufacture of light metal packaging	OBS
2873 : Manufacture of wire products	OBS
2874 : Manufacture of fasteners, screw machine products, chains and springs	OBS
2875 : Manufacture of other fabricated metal products not elsewhere classified	OBS
2911 : Manufacture of engines and turbines, except aircraft, vehicle and cycle engines	OBS
2912 : Manufacture of pumps and compressors	OBS
2913 : Manufacture of taps and valves	OBS
2914 : Manufacture of bearings, gears, gearing and driving elements	OBS
2921 : Manufacture of furnaces and furnace burners	OBS
2922 : Manufacture of lifting and handling equipment	OBS
2923 : Manufacture of non-domestic cooling and ventilation equipment	OBS
2924 : Manufacture of other general purpose machinery not elsewhere classified	OBS
2931 : Manufacture of agricultural tractors	OBS
2932 : Manufacture of other agricultural and forestry machinery	OBS
2941 : Manufacture of portable hand held power tools	OBS
2942 : Manufacture of metalworking machine tools	OBS
2943 : Manufacture of other machine tools not elsewhere classified	OBS
2951 : Manufacture of machinery for metallurgy	OBS
2952 : Manufacture of machinery for mining, quarrying and construction	OBS
2953 : Manufacture of machinery for food, beverage and tobacco processing	OBS
2954 : Manufacture of machinery for textile, apparel and leather production	OBS
2955 : Manufacture of machinery for paper and paperboard production	OBS
2956 : Manufacture of other special purpose machinery not elsewhere classified	OBS

2960 : Manufacture of weapons and ammunition	OBS
2971 : Manufacture of electric domestic appliances	OBS
2972 : Manufacture of non-electric domestic appliances	OBS
3001 : Manufacture of office machinery	OBS
3002 : Manufacture of computers and other information processing equipment	OBS
3110 : Manufacture of electric motors, generators and transformers	OBS
3120 : Manufacture of electricity distribution and control apparatus	OBS
3130 : Manufacture of insulated wire and cable	OBS
3140 : Manufacture of accumulators, primary cells and primary batteries	OBS
3150 : Manufacture of lighting equipment and electric lamps	OBS
3161 : Manufacture of electrical equipment for engines and vehicles not elsewhere classified	OBS
3162 : Manufacture of other electrical equipment not elsewhere classified	OBS
3210 : Manufacture of electronic valves and tubes and other electronic components	OBS
3220 : Manufacture of television and radio transmitters and apparatus for line telephony and line telegraphy	OBS
3230 : Manufacture of television and radio receivers, sound or video recording or reproducing apparatus and associated goods	OBS
3310 : Manufacture of medical and surgical equipment and orthopaedic appliances	OBS
3320 : Manufacture of instruments and appliances for measuring, checking, testing, navigating and other purposes, except industrial process control equipment	OBS
3330 : Manufacture of industrial process control equipment	OBS
3340 : Manufacture of optical instruments and photographic equipment	OBS
3350 : Manufacture of watches and clocks	OBS
3410 : Manufacture of motor vehicles	OBS
3420 : Manufacture of bodies (coachwork) for motor vehicles: manufacture of trailers and semi-trailers	OBS
3430 : Manufacture of parts and accessories for motor vehicles and their engines	OBS
3511 : Building and repairing of ships	OBS
3512 : Building and repairing of pleasure and sporting boats	OBS
3520 : Manufacture of railway and tramway locomotives and rolling stock	OBS
3530 : Manufacture of aircraft and spacecraft	OBS
3541 : Manufacture of motorcycles	OBS
3542 : Manufacture of bicycles	OBS

3543 : Manufacture of invalid carriages		OBS
3550 : Manufacture of other transport equipment not elsewhere classified		OBS
3611 : Manufacture of chairs and seats		OBS
3612 : Manufacture of other office and shop furniture		OBS
3613 : Manufacture of other kitchen furniture		OBS
3614 : Manufacture of other furniture		OBS
3615 : Manufacture of mattresses		OBS
3621 : Striking of coins and medals		OBS
3622 : Manufacture of jewellery and related articles not elsewhere classified		OBS
3630 : Manufacture of musical instruments		OBS
3640 : Manufacture of sports goods		OBS
3650 : Manufacture of games and toys		OBS
3661 : Manufacture of imitation jewellery		OBS
3662 : Manufacture of brooms and brushes		OBS
3663 : Other manufacturing not elsewhere classified		OBS
3710 : Recycling of metal waste and scrap		OBS
3720 : Recycling of non-metal waste and scrap		OBS
4013 : Distribution and trade in electricity	O	
4021 : Manufacture of gas		OBS
4525 : Other construction work involving special trades		OBS
4531 : Installation of electrical wiring and fittings		OBS
4532 : Insulation work activities		OBS
4533 : Plumbing		OBS
4534 : Other building installation		OBS
4541 : Plastering		OBS
4542 : Joinery installation		OBS
4543 : Floor or wall covering		OBS
4544 : Painting and glazing		OBS
4545 : Other building completion		OBS
4550 : Renting of construction or demolition equipment with operator		OBS
5111 : Agents involved in the sale of agricultural raw materials, live animals, textile raw materials and semi-finished goods	O	
5112 : Agents involved in the sale of fuels, ores, metals and industrial chemicals	O	
5113 : Agents involved in the sale of timber and building materials	O	
5114 : Agents involved in the sale of machinery, industrial equipment, ships and aircraft	O	
5115 : Agents involved in the sale of furniture, household goods, hardware and ironmongery	O	

5116 : Agents involved in the sale of textiles, clothing, footwear and leather goods	O	
5117 : Agents involved in the sale of food, beverages and tobacco	O	
5118 : Agents specialising in the sale of particular products or ranges of products not elsewhere classified	O	
5119 : Agents involved in the sale of a variety of goods	O	
5121 : Wholesale of grain, seeds and animal foods		W
5122 : Wholesale of flowers and plants		W
5123 : Wholesale of live animals		W
5124 : Wholesale of hides, skins and leather		W
5125 : Wholesale of unmanufactured tobacco		W
5131 : Wholesale of fruit and vegetables		W
5132 : Wholesale of meat and meat products		W
5133 : Wholesale of dairy produce, eggs and edible oils and fats		W
5134 : Wholesale of alcoholic and other beverages		W
5135 : Wholesale of tobacco products		W
5136 : Wholesale of sugar and chocolate and sugar confectionery		W
5137 : Wholesale of coffee, tea, cocoa and spices		W
5138 : Wholesale of other food including fish, crustaceans and molluscs		W
5139 : Non-specialised wholesale of food, beverages and tobacco		W
5141 : Wholesale of textiles		W
5142 : Wholesale of clothing and footwear		W
5143 : Wholesale of electrical household appliances and radio and television goods		W
5144 : Wholesale of china and glassware, wallpaper and cleaning materials		W
5145 : Wholesale of perfume and cosmetics		W
5146 : Wholesale of pharmaceutical goods		W
5147 : Wholesale of other household goods		W
5151 : Wholesale of solid, liquid and gaseous fuels and related products		W
5152 : Wholesale of metals and ores		W
5153 : Wholesale of wood, construction materials and sanitary equipment		W
5154 : Wholesale of hardware, plumbing and heating equipment and supplies		W
5155 : Wholesale of chemical products		W
5156 : Wholesale of other intermediate products		W
5157 : Wholesale of waste and scrap		W
5181 : Wholesale of machine tools		W

5182 : Wholesale of mining, construction and civil engineering machinery		W
5183 : Wholesale of machinery for the textile industry, and of sewing and knitting machines		W
5184 : Wholesale of computers, computer peripheral equipment and software		W
5185 : Wholesale of other office machinery and equipment		W
5186 : Wholesale of other electronic parts and equipment		W
5187 : Wholesale of other machinery for use in industry, trade and navigation		W
5188 : Wholesale of agricultural machinery and accessories and implements, including tractors		W
5190 : Other wholesale		W
6311 : Cargo handling		W
6312 : Storage and warehousing		W
6340 : Activities of other transport agencies	O	W
6411 : National post activities		W
6412 : Courier activities other than national post activities		W
6420 : Telecommunications	O	
6511 : Central banking	O	
6512 : Other monetary intermediation	O	
6521 : Financial leasing	O	
6522 : Other credit granting	O	
6523 : Other financial intermediation not elsewhere classified	O	
6601 : Life insurance	O	
6602 : Pension funding	O	
6603 : Non-life insurance	O	
6711 : Administration of financial markets	O	
6712 : Security broking and fund management	O	
6713 : Activities auxiliary to financial intermediation not elsewhere classified	O	
6720 : Activities auxiliary to insurance and pension funding	O	
7011 : Development and selling of real estate	O	
7012 : Buying and selling of own real estate	O	
7020 : Letting of own property	O	
7031 : Real estate agencies	O	
7032 : Management of real estate on a fee or contract basis	O	
7110 : Renting of automobiles		OBS
7121 : Renting of other land transport equipment		OBS
7122 : Renting of water transport equipment		OBS
7123 : Renting of air transport equipment		OBS

7131 : Renting of agricultural machinery and equipment		OBS
7132 : Renting of construction and civil engineering machinery and equipment		OBS
7133 : Renting of office machinery and equipment including computers	O	
7134 : Renting of other machinery and equipment not elsewhere classified		OBS
7140 : Renting of personal and household goods not elsewhere classified		OBS
7210 : Hardware consultancy	O	
7221 : Publishing of software	O	
7222 : Other software consultancy and supply	O	
7230 : Data processing	O	
7240 : Data base activities	O	
7250 : Maintenance and repair of office, accounting and computing machinery	O	
7260 : Other computer related activities	O	
7310 : Research and experimental development on natural sciences and engineering	O	
7320 : Research and experimental development on social sciences and humanities	O	
7411 : Legal activities	O	
7412 : Accounting, book-keeping and auditing activities; tax consultancy	O	
7413 : Market research and public opinion polling	O	
7414 : Business and management consultancy activities	O	
7415 : Management activities of holding companies	O	
7420 : Architectural and engineering activities and related technical consultancy	O	
7430 : Technical testing and analysis		OBS
7440 : Advertising	O	
7450 : Labour recruitment and provision of personnel	O	
7460 : Investigation and security activities	O	
7470 : Industrial cleaning		OBS
7481 : Photographic activities	O	
7482 : Packaging activities		OBS
7485 : Secretarial and translation services	O	
7486 : Call centre activities	O	
7487 : Other business activities not elsewhere classified	O	
7511 : General (overall) public service activities	O	
7512 : Regulation of the activities of agencies that provide health care, education, cultural services and other social services excluding social security	O	
7513 : Regulation of and contribution to more efficient operation of business	O	

7514 : Supporting service activities for the government as a whole	O
7521 : Foreign affairs	O
7522 : Defence activities	O
7523 : Justice and judicial activities	O
7524 : Public security, law and order activities	O
7530 : Compulsory social security activities	O
8532 : Social work activities without accommodation	O
9111 : Activities of business and employers organisations	O
9112 : Activities of professional organisations	O
9120 : Activities of trade unions	O
9131 : Activities of religious organisations	O
9132 : Activities of political organisations	O
9133 : Activities of other membership organisations not elsewhere classified	O
9211 : Motion picture and video production	O
9212 : Motion picture and video distribution	O
9220 : Radio and television activities	O
9231 : Artistic and literary creation and interpretation	O
9240 : News agency activities	O
9900 : Extra-territorial organisations and bodies	O

APPENDIX 3 RANKED APPRAISAL OF EMPLOYMENT CLUSTERS

- 1.1 Based on the qualitative assessment of Newham’s employment clusters presented in section 4, a ranked appraisal of their suitability for employment use was undertaken. This exercise took account of the ODPM/DCLG Employment Land Review Guidance Note (2004), the GLA’s Industrial Capacity SPG (2008), PPS4 and the consultancy team’s expertise at carrying out similar studies.
- 1.2 This study has identified current supply and future demand for office and industrial land uses separately (see section 1.8) and considers that user demands and site-specific characteristics for these two employment uses differ (see section 4.9). The quality of each site has therefore been assessed using separate criteria for the two sets of uses.
- 1.3 **It is important to note that the rankings set out within this appendix are based on the preponderance of evidence and that the consultancy team’s professional judgments have been used to inform decisions. So the exercise is not intended as an exact science. The recommendations within this report are based on all research and analysis undertaken, including the property market assessment and other factors.**

OFFICE

- 1.4 Assessment of the quality of employment clusters as office locations took account of a number of qualitative criteria such as public transport accessibility, quality of environment and public realm, access to facilities and amenities, site ownership, flood risk, the extent of bad neighbour uses, the nature of surrounding land uses, and availability of parking.
- 1.5 The ranking appraisal criteria and outcome of the assessment is presented within tables 1 and 2 respectively.

Table 1 Office Land Uses (B1a/b) - Ranking Appraisal Criteria Suitability

Cluster Ranking Criteria		Range (Weighting)
Access to Public Transport	<ul style="list-style-type: none"> • PTAL Rating 5 - 6b: 2 points • PTAL Rating 3 - 4: 1 points • PTAL Rating 0 - 2: 0 points. 	<ul style="list-style-type: none"> • 0 to 2
Quality of environment on site and public realm	<ul style="list-style-type: none"> • Very good condition: 2 points • Good condition: 1 points • Poor condition: -1 points • Very poor condition: -2 point 	<ul style="list-style-type: none"> • -2 to 2
Condition of Buildings	<ul style="list-style-type: none"> • >75% of buildings in good or very good condition: 3 points • 50-75% of buildings in good or very good condition: 2 points • 25-49 of buildings in good or very good condition: 1 points • 0-24% of buildings in good or very good condition: 0 point 	<ul style="list-style-type: none"> • 0 to 3
Access to facilities and amenities	<ul style="list-style-type: none"> • 2 points for very good access • 1 point for good access • 0 point for very poor or poor access 	<ul style="list-style-type: none"> • 0 to 2
Proximity to existing waste facilities	<ul style="list-style-type: none"> • Within same cluster/ Adjacent to cluster: -2 points • Not within same cluster/ Adjacent to cluster: 0 points 	<ul style="list-style-type: none"> • -2 to 0
Topography Issues	<ul style="list-style-type: none"> • -1 point if there is a minor topography issue in or immediately adjacent to the cluster • 0 point if there are no topography issues 	<ul style="list-style-type: none"> • -1 to 0
Bad neighbourhood issues – impacts of sites in cluster on neighbouring sites	<ul style="list-style-type: none"> • Minus 0.5 for each bad neighbourhood use (e.g. noise pollution, air pollution, smell, HGV traffic, significant car traffic, other) To maximum of -3.0. 	<ul style="list-style-type: none"> • -3 to 0
Servicing of businesses in cluster	<ul style="list-style-type: none"> • Adequate: 0 points • Not adequate: -1 point 	<ul style="list-style-type: none"> • -1 to 0
Parking Facilities	<ul style="list-style-type: none"> • Adequate: 1 points • Not adequate: -1 points 	<ul style="list-style-type: none"> • -1 to 1
Predominant surrounding land use	<ul style="list-style-type: none"> • Commercial (B1) or residential: 1 point • Retail, Leisure/ Green/ Open Space: 0 points • Industry/ Warehousing or Land for Transport: -1 point 	<ul style="list-style-type: none"> • -1 to 1
Site ownership	<ul style="list-style-type: none"> • Council owned: 1 point • Not council owned: 0 points 	<ul style="list-style-type: none"> • 0 to 1
Flood risk in Cluster	<ul style="list-style-type: none"> • In Floodplain: -1 points • Outside Floodplain: 0 points 	<ul style="list-style-type: none"> • -1 to 0

Table 2 Ranking Assessment of Employment Clusters for Office Land Uses (B1a/b)

Rank	URS identifier	Name	Newham UDP Allocation	Cluster Area (Ha.)	Vacant Land (Ha.)	Access to public transport	Quality of environment on site and public realm	Condition of Buildings	Access to facilities and amenities	Proximity to existing waste facilities	Topography Issues	Bad neighbourhood issues – Impact of site on neighbourhood	Servicing of Businesses in Cluster	Parking Facilities	Predominant surrounding land use	Site ownership	Flood risk in Cluster	TOTAL
1	C25	East Beckton District Centre, E6	SH7	16.7	0	1	2	3	2	0	0	0	0	0	1	0	0	9
2	C30	East Ham Town Centre, E6 and E12	SH3	15.5	0	2	1	3	2	0	0	0	0	0	1	0	0	9
3	C42	Stratford Town Centre, E15	SH2	45.2	0	2	2	2	2	0	0	0	0	0	1	0	0	9
4	C31	Green Street District Centre, E6 and E13	SH4	8.6	0	1	1	3	2	0	0	0	0	0	1	0	0	8
5	C33	Gas Holder Station, Grantham Road, E12	Non-designated	1.3	0.5	1	1	3	2	0	0	0	0	0	1	0	0	8
6	C35	Forest Gate District Centre, E7	SH6	7.2	0	1	1	3	2	0	0	0	0	0	1	0	0	8
7	C48	Burford Road, E15	m5	1.6	0	2	2	3	1	0	0	0	0	0	0	0	0	8
8	C10	Canning Town District Centre, E16	SH5	16.2	0	2	-1	3	2	0	0	0	0	0	1	0	0	7
9	C20	Albert Dock Basin (North Side), E16	MOZ13	18.2	13	1	2	3	0	0	0	0	0	0	1	0	0	7
10	C37	Tavistock Road, E15	emp9	0.1	0	1	1	3	1	0	0	0	0	0	1	0	0	7
11	C36	Nursery Lane, E7	emp11	2.6	0	1	1	2	2	0	0	-0.5	0	0	1	0	0	6.5
12	C39	Butcher's Road, E16	emp13	1.2	0	1	2	3	0	0	0	-0.5	0	0	1	0	0	6.5
13	C1	Marshgate Lane Area, E15	emp4	11.5	0	1	1	3	0	0	0	0	0	0	0	0	0	5
14	C21	Royal Albert Dock (North Side), E16	MOZ9	33.4	12.1	0	2	3	0	0	0	0	0	0	0	0	0	5
15	C22	Beckton Gas Works, E6	MOZ14	34.3	20	0	2	3	1	0	0	0	0	0	-1	0	0	5
16	C34	Forest Gate Arches, E7	emp10	2.4	0.1	1	1	2	1	0	0	-1	0	0	1	0	0	5
17	C43	Royal Victoria Dock (North Side), E16	MOZ8	42.3	0	1	1	3	0	0	0	0	0	-1	1	0	0	5
18	C44	London City Airport	MOZ10	25.1	0	0	2	3	1	0	0	-1	0	0	0	0	0	5
19	C49	Thameside East Live/Work Units, E16	Non-designated	0.2	0	0	1	3	1	0	0	0	0	-1	1	0	0	5
20	C38	Ashburton Terrace, E13	emp12	0.3	0.1	1	1	2	1	0	0	-0.5	0	-1	1	0	0	4.5
21	C2	Union St., E15	MOZ2	8.9	0	0	2	3	0	0	0	0	0	0	-1	0	0	4
22	C26	London Industrial Park, E6	emp8	22.7	0	0	2	3	0	0	0	-0.5	0	0	-1	0	0	3.5
23	C3	Gasholders South of Rick Roberts Way/ Depots at 140 Abbey Lane and Canning Road, E15	Non-designated	3.5	0	0	1	3	0	0	0	0	0	0	-1	0	0	3
24	C23	DLR Depot, E6	Non-designated	6.1	0	0	1	3	0	0	0	0	0	0	-1	0	0	3
25	C16	Thameside East (A), E16	emp7	2.1	0	0	1	3	0	0	0	-0.5	0	0	-1	0	0	2.5
26	C17	Thameside East (B), E16	emp7	31.7	0	0	1	3	0	0	0	-0.5	0	0	-1	1	-1	2.5
27	C51	Jubilee Line Depot	Non-designated	11.9	0	0	1	3	0	0	0	-0.5	0	0	-1	0	0	2.5
28	C5	Channel Sea Business Centre, E15	Non-designated	0.5	0	1	-1	3	0	0	0	0	0	0	-1	0	0	2
29	C7	Cody Road, E15 and E16	emp1	20.4	0.1	0	2	3	0	-2	0	0	0	0	-1	0	0	2
30	C8	British Gas Site, Twelve Trees Crescent, E3	MOZ5	31.1	0	0	2	3	0	-2	0	0	0	0	-1	0	0	2
31	C46	Aldersbrook Hostel, Romford Road, E12	m1	1.4	0	1	-1	3	1	0	0	-1	-1	1	0	0	0	2
32	C44	Royal Victoria Dock (South Side), including Thames Barrier Lands, E16	MOZ10	25.1	0	1	-1	1	0	0	0	0	0	0	1	0	0	2
33	C11	Tidal Basin Area, E16	emp5	4.1	0	2	-1	1	0	0	0	-0.5	0	-1	1	0	0	1.5
34	C27	Beckton Gateway, E6 (South of Alfreds Way)	MOZ15	19.8	14.7	0	1	3	0	-2	0	-0.5	0	0	0	0	0	1.5
35	C41	Leyton Road/ Chobham Farm, E15	emp2	3	0	1	-1	1	0	0	0	-0.5	0	0	0	1	0	1.5
36	C6	West Ham Mills II – West Ham Station Area, E15	MOZ4	20.9	15.4	1	1	3	0	-2	0	0	0	0	-1	0	0	1
37	C13	Thameside West (A), E16	emp6	19.4	11.3	0	1	3	0	-2	0	0	0	0	-1	0	0	1
38	C29	Beckton Gateway, E6 (West of A406) and Folkestone Road Council Depot, E6	MOZ15	10.9	0	0	1	2	0	-2	0	0	0	0	0	0	0	1
39	C40	Stock Road/ London Road, E15	Non-designated	0.1	0.1	1	-1	0	0	0	0	0	0	0	1	0	0	1
40	C52	East Ham Railway Depot	Non-designated	1.9	0	0	-1	1	0	0	0	-0.5	0	0	1	0	0	0.5
41	C15	Thameside West (C), E16	emp6	12.2	0	0	-1	3	0	0	0	0	0	0	-1	0	-1	0
42	C18	King George V Dock (South Side), E16	MOZ11	6.9	4.5	0	-1	0	0	0	0	0	0	0	1	0	0	0
43	C24	Gas Works at Beckton, E6	Non-designated	9.9	0	0	-1	0	1	0	0	0	0	0	0	0	0	0
44	C14	Thameside West (B), E16	emp6	10.9	0	0	-1	2	0	0	0	-0.5	0	0	-1	0	0	-0.5
45	C50	Beckton Sewage Treatment Works	Non-designated	86.3	0	0	1	1	0	-2	0	-0.5	0	0	0	0	0	-0.5
46	C4	West Ham Mills I – Three Mills Island, E3 and E15	MOZ3	18.1	0	0	-1	3	0	0	0	0	-1	0	-1	0	-1	-1
47	C12	Thames Wharf and Limmo, E16	MOZ7	17.4	2.4	0	1	2	0	-2	0	0	0	0	-1	0	-1	-1
48	C19	Albert Dock Basin (South Side), E16	MOZ12	11.4	0	0	-1	2	0	0	0	0	0	-1	0	0	-1	-1
49	C47	Sprowston Mews, E7	m2	0.5	0	1	-2	0	2	0	0	-1	-1	-1	1	0	0	-1
50	C9	Bidder Street, E16	MOZ6	19.5	0	1	-1	1	2	-2	0	-1	0	0	-1	0	0	-1
51	C32	Works South of Eighth Avenue, E12	Non-designated	0.4	0.2	0	-1	0	1	0	0	-1	-1	-1	1	0	0	-2
52	C28	Beckton Gateway, E6 (North of Alfred's Way, East of A406)	MOZ15	7.5	7.5	0	-1	0	0	-2	-1	0	0	0	0	0	0	-4

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- 1.6 Assessment of the quality of employment clusters as industrial locations, took account of a number of qualitative criteria such as proximity to the strategic road network, accessibility to wharves, the extent of bad neighbour uses causing impact, the nature of existing activities on-site, servicing of businesses and availability of parking and marketability of sites.
- 1.7 Based on this assessment methodology, **Table 4** below presents the ranking of each employment cluster by its quality as an industrial location. **Table 3** presents the criteria used to inform this assessment.
- 1.8 The priority sites recommended for release from industrial employment use in the recommendations section (section 8) are mostly those industrial employment use clusters that fall within the lower end of the rankings. Although the Thames Wharf and Limmo cluster (C12) is not within the lower part of the rankings table, the Limmo site itself has been highlighted as a potential site for release in section 8. This is owing to its proximity to Canning Town Centre and Station, on-site contamination and the recent isolation of the site from Thames Wharf through the Crossrail re-alignment.

Table 3 Industrial and Warehousing Land Uses (B1c/B2/B8) - Ranking Appraisal Criteria Suitability

Cluster Ranking Criteria		Range (Weighting)
Strategic Road Access	<ul style="list-style-type: none"> • Directly accesses Transport for London Road Network (TLRN) or is within 200m: 3 points • Directly accesses a classified road (i.e. A or B road) or is within 100m: 1.5 point • Access via unclassified roads: 0 points 	<ul style="list-style-type: none"> • 0 to 3
Proximity to waterways/ wharves	<ul style="list-style-type: none"> • Direct: 1 point • Indirect: 0.5 point • No access: 0 point 	<ul style="list-style-type: none"> • 0 to 1
Quality of environment on site and public realm	<ul style="list-style-type: none"> • Very good condition: 1 point • Good condition: 0.5 point • Poor condition: 0.25 point • Very poor condition: 0 point 	<ul style="list-style-type: none"> • 0 to 1
Condition of Buildings	<ul style="list-style-type: none"> • >75% of buildings in good or very good condition: 3 point • 50-75% of buildings in good or very good condition: 2 points • 25-49 of buildings in good or very good condition: 1 point • 0-24% of buildings in good or very good condition: 0 points 	<ul style="list-style-type: none"> • 0 to 3
Bad neighbourhood issues– impacts of sites in cluster on neighbouring sites	<ul style="list-style-type: none"> • Minus 0.25 for each bad neighbourhood use (e.g. noise pollution, air pollution, smell, HGV traffic, significant car traffic, other) To maximum of minus 1.5. 	<ul style="list-style-type: none"> • -1.5 to 0
Existing predominant land use in cluster	<ul style="list-style-type: none"> • B2/B8 or other appropriate land uses e.g. utilities: 2 points • B1 or non-employment uses: 0 point 	<ul style="list-style-type: none"> • 0 to 2
Proximity to high-specification office and/or high-density residential	<ul style="list-style-type: none"> • -2 points if in cluster or immediately adjacent 	<ul style="list-style-type: none"> • -2 to 0
Servicing of businesses in cluster	<ul style="list-style-type: none"> • Adequate: 1 point • Not adequate: -1 point 	<ul style="list-style-type: none"> • -1 to 1
Parking Facilities	<ul style="list-style-type: none"> • Adequate: 1 point • Not adequate: -1 point 	<ul style="list-style-type: none"> • -1 to 1

Table 4 Ranking Assessment of Employment Clusters for Industrial and Warehousing Uses (B1c/B2/B8)

Sites Ranked to B1c/B2/B8 Criteria

Rank	URS Identifier	Name	Newham UDP Allocation	Cluster Area (Ha.)	Vacant Land (Ha.)	Strategic Road Access	Proximity to waterways/ wharves	Quality of Environment on Site	Condition of Buildings	Bad neighbourhood issues – Impact of site on neighbourhood	Existing Predominant Land-use = B2/B8 or Utilities	Proximity to High-specification office and/or high-density residential	Servicing of Businesses in Cluster	Parking Facilities	TOTAL
1	C7	Cody Road, E15 and E16	emp1	20.4	0.1	3	1	1	3	0	2	0	0	0	10
2	C8	British Gas Site, Twelve Trees Crescent, E3	MOZ5	31.1	0.0	3	1	1	3	0	2	0	0	0	10
3	C1	Marshgate Lane Area, E15	emp4	11.5	0.0	3	0.5	0.5	3	0	2	0	0	0	9
4	C22	Beckton Gas Works, E6	MOZ14	34.3	20.0	3	0	1	3	0	2	0	0	0	9
5	C26	London Industrial Park, E6	emp8	22.7	0.0	3	0	1	3	-0.25	2	0	0	0	8.75
6	C39	Butcher's Road, E16	emp13	1.2	0.0	3	0	1	3	-0.25	2	0	0	0	8.75
7	C23	DLR Depot, E6	Non-designated	6.1	0.0	3	0	0.5	3	0	2	0	0	0	8.5
8	C27	Beckton Gateway, E6 (South of Alfreds Way)	MOZ15	19.8	20.1	3	0	0.5	3	-0.25	2	0	0	0	8.25
9	C13	Thameside West (A), E16	emp6	19.4	11.3	1.5	1	0.5	3	0	2	0	0	0	8
10	C15	Thameside West (C), E16	emp6	12.2	0.0	1.5	1	0.25	3	0	2	0	0	0	7.75
11	C16	Thameside East (A), E16	emp7	2.1	0.0	1.5	1	0.5	3	-0.25	2	0	0	0	7.75
12	C17	Thameside East (B), E16	emp7	31.7	0.0	1.5	1	0.5	3	-0.25	2	0	0	0	7.75
13	C2	Union St., E15	MOZ22	8.9	0.0	1.5	0	1	3	0	2	0	0	0	7.5
14	C28	Beckton Gateway, E6 (North of Alfred's Way, East of A406)	MOZ15	7.5	7.5	3	0	0.25	2	0	2	0	0	0	7.25
15	C3	Gasholders South of Rick Roberts Way/ Depots at 140 Abbey Lane and Canning Road, E15	Non-designated	3.5	0.0	1.5	0	0.5	3	0	2	0	0	0	7
16	C12	Thames Wharf and Limmo, E16	MOZ7	17.4	0.0	2.4	1	0.5	2	0	2	0	0	0	7.9
17	C51	Jubilee Line Depot	Non-designated	11.9	0.0	1.5	0	0.5	3	-0.25	2	0	0	0	6.75
18	C19	Albert Dock Basin (South Side), E16	MOZ12	11.4	0.0	3	0.5	0.25	2	0	2	0	0	-1	6.75
19	C14	Thameside West (B), E16	emp6	10.9	0.0	1.5	1	0.25	2	-0.25	2	0	0	0	6.5
20	C33	Gas Holder Station, Grantham Road, E12	Non-designated	1.3	0.5	3	0	0.5	3	0	0	0	0	0	6.5
21	C9	Bidder Street, E16	MOZ6	19.5	0.0	3	0.5	0.25	1	-0.5	2	0	0	0	6.25
22	C4	West Ham Mills I – Three Mills Island, E3 and E15	MOZ3	18.1	0.0	1.5	0	0.25	3	0	2	0	-1	0	5.75
23	C20	Albert Dock Basin (North Side), E16	MOZ13	18.2	13.0	3	0.5	1	3	0	0	-2	0	0	5.5
24	C21	Royal Albert Dock (North Side), E16	MOZ9	33.4	12.1	3	0.5	1	3	0	0	-2	0	0	5.5
25	C29	Beckton Gateway, E6 (West of A406) and Folkestone Road Council Depot, E6	MOZ15	10.9	0.0	3	0	0.5	2	0	0	0	0	0	5.5
26	C50	Beckton Sewage Treatment Works	Non-designated	86.3	0.0	1.5	0.5	0.5	1	-0.25	2	0	0	0	5.25
27	C6	West Ham Mills II – West Ham Station Area, E15	MOZ4	20.9	15.4	0	0	0.25	3	0	2	0	0	0	5.25
28	C25	East Beckton District Centre, E6	SH7	16.7	0.0	3	0	1	3	0	0	-2	0	0	5
29	C10	Canning Town District Centre, E16	SH5	16.2	0.0	3	0	0.25	3	0	0	-2	0	0	4.25
30	C46	Aldersbrook Hostel, Romford Road, E12	m1	1.4	0.0	1.5	0	0.25	3	-0.5	2	0	-1	-1	4.25
31	C49	Thameside East Live/Work Units, E16	Non-designated	0.2	0.0	3	0.5	0.5	3	0	0	-2	0	-1	4
32	C36	Nursery Lane, E7	emp11	2.6	0.0	1.5	0	0.5	2	-0.25	2	-2	0	0	3.75
33	C11	Tidal Basin Area, E16	emp5	4.1	0.0	3	0.5	0.25	1	-0.25	2	-2	0	-1	3.5
34	C34	Forest Gate Arches, E7	emp10	2.4	0.1	1.5	0	0.5	2	-0.5	2	-2	0	0	3.5
35	C48	Burford Road, E15	m5	1.6	0.0	1.5	0	1	3	0	0	-2	0	0	3.5
36	C5	Channel Sea Business Centre, E15	Non-designated	0.5	0.0	0	0	0.25	3	0	0	0	0	0	3.25
37	C24	Gas Works at Beckton, E6	Non-designated	9.9	0.0	3	0	0.25	0	0	0	0	0	0	3.25
38	C30	East Ham Town Centre, E6 and E12	SH3	15.5	0.0	1.5	0	0.5	3	0	0	-2	0	0	3
39	C31	Green Street District Centre, E6 and E13	SH4	8.6	0.0	1.5	0	0.5	3	0	0	-2	0	0	3
40	C35	Forest Gate District Centre, E7	SH6	7.2	0.0	1.5	0	0.5	3	0	0	-2	0	0	3
41	C37	Tavistock Road, E15	emp9	0.1	0.0	1.5	0	0.5	3	0	0	-2	0	0	3
42	C45	London City Airport	MOZ10	39.1	0.0	1.5	0	1	3	-0.5	0	-2	0	0	3
43	C41	Leyton Road/ Chobham Farm, E15	emp2	3	0.0	1.5	0	0.25	1	-0.25	2	-2	0	0	2.5
44	C42	Stratford Town Centre, E15	SH2	45.2	0.0	1.5	0	1	2	0	0	-2	0	0	2.5
45	C43	Royal Victoria Dock (North Side), E16	MOZ8	42.3	0.0	1.5	0.5	0.5	3	0	0	-2	0	-1	2.5
46	C18	King George V Dock (South Side), E16	MOZ11	6.9	4.5	3	0.5	0.25	0	0	0	-2	0	0	1.75
47	C44	Royal Victoria Dock (South Side), including Thames Barrier Lands, E16	MOZ10	25.1	0.0	1.5	0.5	0.25	1	0	0	-2	0	0	1.25
48	C52	East Ham Railway Depot	Non-designated	1.9	0	0	0	0.25	1	-0.25	2	-2	0	0	1
49	C38	Ashburton Terrace, E13	emp12	0.3	0.1	1.5	0	0.5	2	-0.25	0	-2	0	-1	0.75
50	C47	Sprowston Mews, E7	m2	0.5	0.0	1.5	0	0	0	-0.5	2	-2	-1	-1	-1
51	C40	Stock Road/ London Road, E15	Non-designated	0.1	0.1	0	0	0.25	0	0	0	-2	0	0	-1.75
52	C32	Works South of Eighth Avenue, E12	Non-designated	0.4	0.2	0	0	0.25	0	-0.5	2	-2	-1	-1	-2.25

APPENDIX 4 Map of Postcode Sectors



Employment Land Survey Manual

1 Cluster Questionnaire

Cluster description:

Business district	Commercial office centre, often containing tall buildings, occupied by national or multi-national firms or likely to attract those occupiers. Key characteristics are high quality of buildings and public realm and access to public transport networks.
Industrial estate	Coherent areas of land which are, in terms of environment, road access, location, parking an operating conditions, well suited for retention in industrial use. Often older, more established areas of land and buildings. A mix of ages, quality and site/building size
Warehouse / distribution Park	Large, often edge/out of town serviced sites located at key transport interchanges
Local shopping centre	Local centre for shopping and services. High street type location with small and medium sized shops with offices
Local Office Centre	Clusters of SMEs, occupying B1 premises. Occupiers will often be creative/ cultural industries.
Town centre	Major/ District town centre with large stores and national chains
Recycling / environmental industrial sites	Sites requiring significant external storage used e.g. as waste recycling plants or sewage treatment works
Incubator / SME cluster	Generally modern purpose built, serviced units.

What is the predominant employment or other significant land-use? (ie. B1, B2, B8, A1, C3)

Make an assessment of what land-use is most predominant based on level of use within the cluster.

Where a sign exists at the front of the industrial estate / business park, take a photo of the businesses listed within the cluster.

Quality of environment

This question aims at the quality of the environment within the cluster and its immediate surroundings. It takes into account:

- quality of streets
- quality of public realm
- street lighting
- amount of traffic
- perceived safety

Very good	The quality of the streets and the public realm within and surrounding the business cluster are of very good quality (no potholes, no litter, no uncollected rubbish, well maintained street furniture). There is enough street lighting and no perceived safety issues. The business cluster is not polluted by noise or air pollution from neighbouring uses and/or heavy street traffic.
Good	The quality of the streets and the public realm within and surrounding the business cluster are of good quality. Nothing in the local environment seems disturbing but it does not reach the 'very good' standard (some litter, street furniture shows signs of age, etc). There are no perceived safety issues.
Poor	The quality of the streets and the public realm within and surrounding the business cluster are of poor quality (some potholes, some litter, poorly maintained or damaged street furniture). There is not enough street lighting and some perceived safety issues. The business area might be polluted by some noise or air pollution from neighbouring uses and/or heavy street traffic.
Very poor	The quality of the streets and the public realm within and surrounding the business cluster are of very poor quality (potholes, litter on street, not collected rubbish, etc). There is not enough street lighting and there are perceived safety issues. There is noise or/and air pollution from neighbouring uses and/or heavy street traffic.

Access to facilities and amenities

Are there shops, restaurants, cafes, personal services (e.g. hairdressers) within or close to the business cluster

Very good	Shops, restaurants and/or cafes and personal services within the business cluster or can be reached in a 5 minute walk (e.g. our Wimbledon offices). There is a selection of places for lunch; there is the possibility to do some shopping during lunch.
Good	Shops, restaurants and/or cafes within a 5-10 min walk. There is some selection of places for lunch.
Poor	Shops, restaurants and/or cafes within a 10-15 min walk. There is a limited selection of places for lunch.
Very poor	Shops, restaurants and/or cafes more than 15 min walk away. No or very limited selection of places for lunch.

Topography issues

Is the business cluster or parts of it located on a steep slope?

Are access roads to the business cluster on a steep slope?

Is access to the business cluster limited by topographical features (eg river, steep valley, lake, steep hill)?

Are there topographical features, which limit development within the business cluster (eg river, steep valley, lake, steep hill)?

Comment if yes!

Ecological issues

Is there evidence of on site ecological or environmental constraints to development? This might include wildlife, mature trees, mature shrubbery, hedges.

Comment if yes!

Bad neighbourhood uses

Businesses in the business cluster cause:

Are the businesses or the business cluster as a whole cause of any of the pollutions listed below? The cause of the pollution has to be related to the office, industry and warehouse activities within the businesses clusters. Traffic generated by stores within the cluster would not be regarded as bad neighbourhood uses.

- Noise pollution
- Air pollution
- Smell
- HGV traffic
- Significant car traffic
- Other (please comment)

Comment if you tick any of the boxes other than 'none'!

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

Residential uses are there houses, flats within or near by the business cluster

Town centre is the cluster within or close to a town centre with major stores, chains etc

Local shopping centre is the cluster within or close to local shops

Other including other employment clusters

Servicing of businesses in cluster

(Multiple answers possible)

Always comment and give reason for judgement on adequacy.

Parking facilities

(Multiple answers possible)

Always comment and give reason for judgement on adequacy.

Strategic Road access

(Multiple answers possible)

Always describe road access

Always describe movement within cluster

Give reason for judgement on adequacy.

Strategic access to Public Transport

(Multiple answers possible)

Always describe access/ proximity to public transport

Always describe types of public transport available

Proximity to Waterways

(Multiple answers possible)

Building Conditions. How many buildings (as a %) are in:

- Very good building in immaculate state, no signs of paint coming off, windows and window frames in very good condition, immediate surrounding / grounds well kept
- Good building in good conditions, small areas where paint might come off, grounds in reasonable state
- Poor paint coming off, some cracks, windows in poor state, surrounding in poorly kept
- Very poor building still in use but in very poor condition; paint coming off in large areas, some windows broken, surroundings not maintained and/or littered and/or cluttered with rubbish

Level of Actively Marketed Vacancy within Cluster (%)

How many buildings/ premises (as a %) show evidence of being marketed for employment uses?

Any Vacant Developable Sites/ Derelict Buildings within Cluster? (Y/N)

Are there sites within the cluster which are levelled or contain buildings which appear to be derelict?

If **yes**, please mark their location on the cluster map

Is Cluster within/ adjacent to a Regeneration Area? (Y/N)

Is the cluster located within or in close proximity to a recognised regeneration area e.g. Opportunity Area, Area Action Plan area, estate based regeneration areas? If so please name, if known?

Extent and level of deprivation in adjacent areas to be covered by desk research (ONS).

Has any part of the Employment Cluster been redeveloped for residential/ mixed uses or other uses other than those covered by the B use class sectors? (Y/N)

Identify whether or not parts of the cluster boundary have been encroached upon by incompatible land-uses and sensitive receptors.

If **yes** clearly mark on the cluster map where the boundary of the cluster has changed

Possibilities for intensification / redevelopment (in which way, what are the options / how?)**Photographs**

Take at least one photograph of each cluster.

Try to capture as many buildings as possible.

Take photographs of specifics (e.g. signs of contamination etc)

It is very important to not the photograph number of the images you have taken.

Once you have down loaded the images please check the numbers (depending on the camera you might only see the last 2-3 digits of the whole number when you are taking the image).

General description of cluster / comments on business cluster

Describe in a few words the cluster and make any comment on any specifics.

APPENDIX 5 Commuting Patterns

Table 1 – Intra Borough Commuting Flows

Origin Ward Name	Destination														Grand Total
	Beckton	Boleyn	Custom House	Little Ilford	Manor Park	Royal Docks	Stratford and New Town	Wall End	West Ham	Canning Town	East Ham	Forest Gate	Green Street	Plaistow	
Beckton	890	42	75	15	15	66	148	24	15	90	180	57	18	99	1734
Boleyn	111	673	21	24	12	24	144	24	30	55	237	57	63	124	1599
Custom House	108	36	749	15	3	120	189	6	36	225	142	42	36	135	1842
Little Ilford	57	33	6	687	70	12	105	28	30	57	186	45	45	57	1418
Manor Park	78	27	12	42	679	18	171	24	21	48	201	84	93	69	1567
Royal Docks	69		18	9	6	437	60	6	9	57	45	27	9	48	800
Stratford and New Town	9	27	15	18	15	15	864	6	33	75	87	75	21	87	1347
Wall End	91	42	27	6	36	30	108	769	21	42	303	42	69	96	1682
West Ham	45	33	24	3	6	30	236	12	720	139	117	78	60	108	1611
Canning Town	108	54	114	33	15	177	282	21	81	1675	217	78	48	229	3132
East Ham	285	165	63	54	78	129	378	75	63	214	2645	155	202	306	4812
Forest Gate	51	39	28	45	48	39	552	36	66	135	162	1681	156	308	3346
Green Street	114	102	28	27	84	27	311	27	21	63	227	219	1625	129	3004
Plaistow	123	84	78	40	39	66	391	15	90	250	267	99	140	1659	3341
Grand Total	2139	1357	1258	1018	1106	1190	3939	1073	1236	3125	5016	2739	2585	3454	31235

LB Newham ELR – Demand / Supply Dynamic

	Industrial	Office Core Forecast (20%)	Office High Growth (126%)	Office LBN Ambition(50 %)	Total Core Forecast	Total Higher Office Growth	Total LBN Ambition
	Ha	Ha	Ha	Ha	Ha	Ha	Ha
Supply							
1 Gross Supply	474.9	37.3	37.3	37.3	512.2	512.2	512.2
2 Vacant Land	87.4	16.5	16.5	16.5	103.9	103.9	103.9
3 Total In Use	387.5	20.8	20.8	20.8	408.3	408.3	408.3
4 Floorspace Vacancy Rate (%)	6%	8%	8%	8%			
5 Estimated Land Equivalent	23.3	1.7	1.7	1.7	24.9	24.9	24.9
6 Total Available Supply	110.7	18.2	18.2	18.2	128.8	128.8	128.8
Demand							
7 Experian Forecast	-3.7	4.5	4.5	4.5	0.8	0.8	0.8
8 Office Scenario	n/a	n/a	11.9	3.3	n/a	11.9	3.3
9 Churn	5%	5%	5%	5%	5%	5%	5%
10 Land Equivalent	23.7	1.9	1.9	1.9	25.6	25.6	25.6
11 Waste & Recycling	7	n/a	n/a	n/a	7	7	7
12 Transport / utilities	0	0	0	0	0	0	0
13 Allowance For Sub-Regional Reapportionment*	8.8	0	0	0	8.8	8.8	8.8
14 Net Demand	35.8	6.4	18.3	9.7	42.2	54.1	45.5
15 Balance Supply / Demand	74.8	11.8	-0.1	8.5	86.6	74.7	83.3

Line By Line Explanation

Supply

- 1) Gross supply is that figure identified in the URS survey split by industrial use and office use
- 2) Vacant land is that figure identified in the URS survey split by industrial use and office use
- 3) Total In Use is the amount of employment land currently “in use” and the calculation is Line 1 – Line 2
- 4) Floorspace Vacancy Rate is the optimum floorspace vacancy rate supplied by URS based on VOA data, URS Research and the Industrial and Warehousing Land Demand Study
- 5) This is the Estimated Land Equivalent of the optimum floorspace vacancy rate. The vacancy rate has been applied to the total “in use” employment land identified at Line 3.
- 6) Total Available Supply is calculated by adding the vacant land identified at Line 2 and added to the Estimated Land Equivalent of vacant floorspace identified at Line 5.

Demand

- 7) This is the additional demand identified by the Experian Forecast Spring 2009. A “triangulated” forecast, this has been used to inform the updated Mayor’s Economic Development Strategy.
- 8) Office Scenario is the additional land requirement identified in the two additional office scenarios developed.
- 9) Churn or Frictional Vacancy. This is the typical rate of churn as identified in the London Industrial Land Release Benchmarks Study 2006.
- 10) This is the estimated land equivalent for frictional vacancy. The rate of 5% has been applied to the “in use” employment identified at Line 5.

- 11) This is the additional land identified in the Industrial Land Release Benchmarks Study 2006 that should be allowed to provide for waste and recycling.
- 12) Transport / utilities. Given the relocation of the bus depot to LB Newham we believe that the additional land identified in the Industrial Land Release Benchmarks Study 2006 has been satisfied and do not make provision for further transport need at this juncture.
- 13) Allowance for industrial sub-regional apportionment. We have analysed completions data supplied to us from the London Development Database. We have identified that between 2004 and 2010 there has been a positive balance of 10,546 sq m of B8 floorspace gained compared to what was lost in the same period. We have therefore calculated an average gain per annum and applied this to the remainder of the 20 year planning period. This figure is 8.8 ha in total between 2006 and 2026.
- 14) This is the total demand. It is the sum of Line 7 + Line 10 + Line 11 + Line 13
- 15) This is the overall balance of supply and demand within LB Newham. It is the sum of Line 6 – Line 14.