

Site Identifier	Existing site reference	How is existing site	Name	Settlement hierarchy proposed 2025	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Priority use (official)	Planning designations	CONSTRAINTS (ie. physical and policy)	Overall constraints, e?	Is this site suitable?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to the A249/A248 junction (M2/A248/A249)	Quality of access to the principal road network	Is the site close to the railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (ha)
1	23	Existing	Milton Creek	Sittingbourne - tier 1 Principal Town	Open land to the rear of Loyds Wharf at the end of Milton Creek. The site is currently used, with the Dolphin Sailing Barge Museum on the 'Wharf' site to the north and the Sittingbourne Retail Park to the south, with more retail and leisure facilities / visitor destinations to the west. The area was formerly marine related industrial uses, but is now predominantly retail and leisure related uses. To the east is Crown Quay Lane an existing employment area.	retail / leisure	Yes	1	NA	NA	Within a coastal change management area. Within Sittingbourne built up area (ST1) Within flood zone 23. Within a mineral safeguarding area for River Tenness within the adopted Kent County Council Minerals and Waste Local Plan.	Within Flood Zone 2 and 3 and Coastal Change Management area.	Minor	Unknown	Medium - close to town centre	Neighbouring retail and leisure uses will reduce scale and intensity of new industrial activities.	1 km from Sittingbourne Town Centre	None other than scale	2.4 km from A249 via B2005 (Rushmore Road)	Scope for link to B2005, Staplehurst Road (B2006) is the link serving a number of existing businesses and residential parks.	Yes	Sittingbourne	None	Shift in recent years to retail and leisure activities reflecting largely marine related industrial activities. Given the changing focus on marine related provision and/or small workshop based light industrial activity also in the area that the town of Sittingbourne (about the would need to be new built) would be appropriate. This could be provided as part of a mixed use development at Loyds Wharf	Yes	Yes	Strong market area	Scale	Good	No	
2	24	Existing	Uffon Court	Sittingbourne - tier 1 Principal Town	Commercial orchard on the southern outskirts of Sittingbourne.	Commercial orchard	No	26	Residential	No employment uses proposed	The entire site is designated Important Local Countryside Gaps (DM25). Heaths Delight Road to the west of the site is of the strategic gap (DM25). Proximity to Kent Downs AONB and Kent Downs AONB	The principle constraint to employment use would be the lack of suitable access, with no obvious means of delivering this as surrounding roads are designated Rural lanes. Site is part of the strategic gap (DM25). Proximity to Kent Downs AONB would limit scale of buildings. Neighbouring existing (and new) residential	Major	Available immediately	Low - adjoining rural and residential areas.	Isolated with neighbouring (and potentially new) residential and open countryside	1.5 km from Sittingbourne Town Centre	None	A249 and M2 located 2 km to the east, but junction access to the A249 is via rural lanes and East Street village which is within the Kent Downs AONB	Access to the A249/A248M2 would need to be via Borden Lane or Heaths Delight Road. Neither route is suitable for vehicles servicing industrial areas.	Sittingbourne 1.6 km to the north.	The nearest bus stop is located approximately 200m to the north of the Site	Being actively promoted	In general market terms a site of this size to the south of Sittingbourne would be attractive to industrial/warehouse uses, in which there is a low level of supply and strong demand, but the site poor access and prominence to the principal A roads and M2 motorway therefore making it unsuitable. Furthermore, the site would not be suitable for office, commercial or retail uses. Requirements exist also for small units and these occupiers would need to be a pre-arranged therefore space would need to be speculatively built, which is unlikely.	No	No	No	No		No	
3	CF514	Existing	Eylesham Farm, Mungtons Lane, Borden - tier 5	Borden - tier 5	The site is farmland and in the open countryside. While close to the route of the M2/A248, it is remote from junction access.	Equestrian, agricultural and residential	Yes, partly	45	Mixed use	Industrial	The site is located outside but close to the Kent Downs AONB, and is partly within the Kent Minerals and Waste Plan Safeguarded Area - Broadland Swale Area.	Although it is in close proximity to the M2/A248, there is no easy open access to this site would have to be made through local rural lanes. Policy DM25 would therefore apply. Located within an area of high landscape value. Policy DM24 is therefore engaged.	According to the promoter, the site is available within 1-5 years.	Low - remote rural location	Large scale industrial would be incompatible with open countryside setting.	The site is located 3.2km from Sittingbourne Town Centre	None	This site is 0.8km from a junction on the A249	Junction access to the A249 via either East Street (Route 1) or the A249 close to the junction. The access to the A249 is close to the site, but would require vehicles to pass through rural lanes and villages en route.	No	4	The promoter states that there are a number of developers interested	The site's broad location, being located in the west of the Borough and close to the M2/A248 junction, could make it attractive to industrial/warehouse occupiers, but its site access is poor and it would require significant infrastructure improvements. Furthermore the site has no prominence which is likely to deter any potential occupiers	No	No	No	No		No		
4	CF524 (and RT)	Existing	Rotham Dock - redevelopment	Sittingbourne - tier 1 Principal Town	Safeguarded dock facility on The Swale with heavy industrial processes mostly construction related, such as concrete batching and precast, and materials inventory and waste management activity. Most activity is open, with the only large building being that needed for waste management. The dock facility is in three parts, and site coverage otherwise is generally low intensity employment uses. Promoter exploring new dock activity could be rehabilitated and employment activity reinstated.	safeguarded docks	Yes	45	Mixed B uses	Industrial	Land in Rotham Dock is designated as Safeguarded. Within a Priority CPZ (Existing Strategic) Employment location. The site is promoted through the 2022 call for sites safeguarded area. Employment uses in addition to safeguarded wharves.	The site is bounded by the Site of Special Scientific Interest, international and national designated site of biodiversity and/or geological value (the SPA). The site is within Flood Zone 23	Minor	Available in the plan period	Middling - whilst the site is remote, the landscape is flat and the site can be seen from the A249 and other routes.	Good - part of the wider Ramsey Fields Business Park area, with large scale industrial activity	Nothing in immediate vicinity	All activity takes place within the dock compound.	J5 M2 11km, A249 1.3 km, A248 1.3 km, A247 1.3 km, A246 1.3 km, A245 1.3 km, A244 1.3 km, A243 1.3 km, A242 1.3 km, A241 1.3 km, A240 1.3 km, A239 1.3 km, A238 1.3 km, A237 1.3 km, A236 1.3 km, A235 1.3 km, A234 1.3 km, A233 1.3 km, A232 1.3 km, A231 1.3 km, A230 1.3 km, A229 1.3 km, A228 1.3 km, A227 1.3 km, A226 1.3 km, A225 1.3 km, A224 1.3 km, A223 1.3 km, A222 1.3 km, A221 1.3 km, A220 1.3 km, A219 1.3 km, A218 1.3 km, A217 1.3 km, A216 1.3 km, A215 1.3 km, A214 1.3 km, A213 1.3 km, A212 1.3 km, A211 1.3 km, A210 1.3 km, A209 1.3 km, A208 1.3 km, A207 1.3 km, A206 1.3 km, A205 1.3 km, A204 1.3 km, A203 1.3 km, A202 1.3 km, A201 1.3 km, A200 1.3 km, A199 1.3 km, A198 1.3 km, A197 1.3 km, A196 1.3 km, A195 1.3 km, A194 1.3 km, A193 1.3 km, A192 1.3 km, A191 1.3 km, A190 1.3 km, A189 1.3 km, A188 1.3 km, A187 1.3 km, A186 1.3 km, A185 1.3 km, A184 1.3 km, A183 1.3 km, A182 1.3 km, A181 1.3 km, A180 1.3 km, A179 1.3 km, A178 1.3 km, A177 1.3 km, A176 1.3 km, A175 1.3 km, A174 1.3 km, A173 1.3 km, A172 1.3 km, A171 1.3 km, A170 1.3 km, A169 1.3 km, A168 1.3 km, A167 1.3 km, A166 1.3 km, A165 1.3 km, A164 1.3 km, A163 1.3 km, A162 1.3 km, A161 1.3 km, A160 1.3 km, A159 1.3 km, A158 1.3 km, A157 1.3 km, A156 1.3 km, A155 1.3 km, A154 1.3 km, A153 1.3 km, A152 1.3 km, A151 1.3 km, A150 1.3 km, A149 1.3 km, A148 1.3 km, A147 1.3 km, A146 1.3 km, A145 1.3 km, A144 1.3 km, A143 1.3 km, A142 1.3 km, A141 1.3 km, A140 1.3 km, A139 1.3 km, A138 1.3 km, A137 1.3 km, A136 1.3 km, A135 1.3 km, A134 1.3 km, A133 1.3 km, A132 1.3 km, A131 1.3 km, A130 1.3 km, A129 1.3 km, A128 1.3 km, A127 1.3 km, A126 1.3 km, A125 1.3 km, A124 1.3 km, A123 1.3 km, A122 1.3 km, A121 1.3 km, A120 1.3 km, A119 1.3 km, A118 1.3 km, A117 1.3 km, A116 1.3 km, A115 1.3 km, A114 1.3 km, A113 1.3 km, A112 1.3 km, A111 1.3 km, A110 1.3 km, A109 1.3 km, A108 1.3 km, A107 1.3 km, A106 1.3 km, A105 1.3 km, A104 1.3 km, A103 1.3 km, A102 1.3 km, A101 1.3 km, A100 1.3 km, A99 1.3 km, A98 1.3 km, A97 1.3 km, A96 1.3 km, A95 1.3 km, A94 1.3 km, A93 1.3 km, A92 1.3 km, A91 1.3 km, A90 1.3 km, A89 1.3 km, A88 1.3 km, A87 1.3 km, A86 1.3 km, A85 1.3 km, A84 1.3 km, A83 1.3 km, A82 1.3 km, A81 1.3 km, A80 1.3 km, A79 1.3 km, A78 1.3 km, A77 1.3 km, A76 1.3 km, A75 1.3 km, A74 1.3 km, A73 1.3 km, A72 1.3 km, A71 1.3 km, A70 1.3 km, A69 1.3 km, A68 1.3 km, A67 1.3												

Appendix VII: HELAA stage 2 findings employment sites summaries

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2021	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Principal land use (if different)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint 27	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to the principal roads (M2, A249, A290, B700)	Quality of access to the principal road network	Is the site close to a railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (sq)
19	CFS47	Existing	Land south of Crosswell Farm, Queensborough Road	Queensborough 4 Ruiterden - Tier 3 Urban Service Centres	Agricultural land on the other side of the A249 from the Neals Court employment and retail area.	Agricultural	No	3.7	Promoted for retail, but potentially suitable for employment	Industrial	The site is located on the edge of an Area of High Landscape Value and a Coastal Change Management area. Directly north of a Kent Minerals and Waste Plan Safeguarded Area - Rural Townscape. To the west, on the other side of the A249 is the employment allocation 11.4 km² and a Coastal Change Management Area. Directly north of a Kent Minerals and Waste Plan Safeguarded Area (Rural Townscape) which is allocated for 5,600sqm of industrial/office space.	Partially within (southern tip) a Landscape Character Area under Policy DM24. Partially within Flood Zone 2 and 3 and a coastal change management area. Policy DM23 (Coastal Change Management) is therefore engaged.	Minor	According to the promoter, the site is available within 1-6 years	High - on the A249	No incompatibility issues.	The site is located 0.8km from Neals Court	Site configuration - narrowness, is a possible constraint	The site is located adjacent to A249.	The site has junction access north and south to the A249 and A2900.	No	4	Being actively promoted for circa 10,000 sq m of flexible retail and commercial floorspace	Site would be attractive to industrial/warehouse occupiers, albeit the market is weaker here compared to Sittingbourne. But the market is currently tight and demand is strong for these industrial/warehouse uses. The site layout means that development density may not be optimised and may compromise viable development.	Yes	Yes	Strong market area	Small scale only due to limited site area	Good	Yes	3.7
20	SBCT17 045	Existing	Land at New Hook Farm, Wester, Isle of Sheppey	Minster and Wester - tier 3 Urban Service Centres	White land (farm land) in an isolated rural location, away from areas of employment and with poor road links to strategic network.	agricultural	No	31.2	B class uses	Industrial	No designations, but this area is beyond Minster's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	It would need a policy change to include it within the settlement boundary, and is a relatively remote site.	Major	Not available in the plan period	Low, due to remote location.	Surrounded by agricultural uses, that are compatible with employment uses.	Some limited provision in Minster 4 mins. Sheerness town centre 8 mins.	No	J5 M2 17.5 kms via A249	Good via the A2900 first and then A249.	No	1	No	The site is remote and not near an established employment location, and while access is reasonable, the site is unlikely to be attractive to occupiers. Though there is pent up demand for industrial/warehouse use in the Borough, with a preference to be around Sittingbourne, occupiers still require locations with amenities and close proximity to the strategic road network.	No	No			No		
21	SBCT17 073	Existing	Port of Sheerness, Ruiterden Marshes, Ruiterden Road	Sheerness - tier 2	Ruiterden Marshes are on the banks of The Swale and within the Kent Level AHLV.	marshland	No	80.3	Storage and Distribution (B)	Industrial	Whole site is designated 'Areas of High Landscape Value (DM24) and Coastal Change Management Area (DM23). While area is within FZ2, the site is adjacent to Medway Estuary/Marshes SSS, SPA and RAMSAR area. This area is beyond any built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. It is within Kent Minerals safeguarded area (Rural Townscape).	The landscape designations restrict the nature of any potential use that might come forward.	Major	Not available in the plan period	Highly prominent from the water and from the A249 because of the flat open terrain.	Mostly marshland, sewage works and Ruiterden village to the north.	Superstore and leisure facilities and Queensborough 2 mins.	Site is marshland	J5 M2 19mins via Thormast Road and local route through Ruiterden.	A new route would be required to avoid Ruiterden village. Thormast Way provides direct access within 2 km to the A249	No	0	Being actively promoted	One of the options being considered by the port for expansion. The port is at its capacity, and the site would be developed and occupied if developed	Yes	Yes			No		Specialist port related use
22	REG27 05	Existing	Land at South West Minster	Minster and Wester - tier 3 Urban Service Centres	This is a large site of 100ha which currently comprises open arable farmland.	Agricultural	No	106	Residential	None	Allocated site (A12) in the adopted Local Plan - Land west of Barmby Hill Drive, Lower Road, Minster. There is a listed building (Parsonage Farm), north of the northeast corner of the site boundary.	The site is highly visible due to its sloping topography and open countryside location to the south-west of Minster, making it challenging for large farmstead buildings for employment use. Furthermore, the northern and eastern boundaries of the site are located in close proximity to existing residential properties.	Immediately available	Good - along A2900		The site is located 0.5 km from Halfway and 4km from Neals Court	The site is 2 km from the nearest junction on the A249.	The site has good access to the A249 via the A2900.	No	15	Being actively promoted, but for residential. Site has a recent residential planning permission.	The western parcel would be attractive to industrial/warehouse occupiers and developers as it can offer existing road infrastructure and connects quickly to the strategic road network. The market is not as prime here as compared to Sittingbourne as space may take longer to occupy, but given the tight nature of the market across the Borough space should be taken up over the plan period. The eastern parcel is less attractive in market terms and would likely have greater viability issues.	Yes	Possible			No	Inc			
23	REG30 44 (R10)	Existing	Newington Industrial Estate - southern expansion	Newington - tier 4 Village Service Centres	A small well occupied industrial estate providing mostly open storage for building materials and materials recovery located just south of the A2.	agricultural	No	3.3	Storage and Distribution (B)	Industrial	Reg18 submission (REG3044) seeks B class employment use (preferable expansion on land immediately south of the existing Estate). The promoter states that development of this land would complement the existing uses and meet pent up local demand/Promoter estimates site could support 8,800 sq m of B1/B2 and B8.	Some residential immediately to the north. Partly within the Kent Minerals safeguarded area. Possible highway issues on the A2.	Minor	Immediately available	Low - set back from the A2 and reasonably well screened from the A2900/through residential.	No other industrial uses in the immediate locality, and residential in close proximity.	Limited provision in Newington 1.0 mins. Nearest major office Sittingbourne 0.5 mins.	Mostly open storage, layout appears unconstrained. Sufficient space for parking and servicing	M2 J5 in 6.8 mins. Immediate access to A2.	Reasonable junction access on to A2. Need to pass through a number of settlements on A2 on route to A249.	No	6	Being actively promoted	The space is currently fully let and the site is well suited to construction related industries, and is largely open storage. Possible there is more demand than is currently being met. There remains a local market of low cost open storage facilities, and possibly further demand for expansion of existing or entry of a limited number of new occupiers. Redevelopment for other uses unlikely given neighbouring residential and location of the site from other industrial uses.	Yes	Yes	Expansion of existing Good market area	None	Good	Yes	2
24	REG31 97	Existing	Land at Marshlands Farm, Lower Road, Bapchild	Minster and Wester - tier 3 Urban Service Centres	Greenfield south east of Minster-on-Sea with employment uses, including a plastics, electronics and repair shop on the eastern edge of the site. Bounded by sports pitches to the west.	Agriculture	No	5.6	Mix of B uses	Industrial	Not within areas of landscape value, but beyond Minster's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. To the south east, a small part of the site is within an area of Kent Minerals and Waste Plan Safeguarded Area (Rural Townscape). There is no flood risk. Land immediately to the south is AHLV and Coastal Change Management and washed over by FZ3.	Located in open countryside and outside the settlement boundary, with frontages to the south towards the Elmley National Nature Reserve. North of the site (beyond the A2900) is residential.	Major	Not known	Good prominence on an A road junction, albeit a relatively minor A road.	Fairly recent residential on opposite side of A2900 is screened, but planning is currently immature. Immediately neighbouring uses are consumer related (industrial employment and football club, that don't present compatibility issues).	Some limited provision in Minster 2.3 mins. Sheerness town centre 6.1 mins.	No	J5 M2 15 kms via A290	Good via the A2900 first and then A249.	No	6	Site is being actively promoted. Reg 18 proposed final site 11,000 sq m of office, industrial and storage uses (specifically targeted to small scale start-up businesses).	There is an industrial estate to the east which appears well occupied. Road access is good, and the existing outcrops could be used to access the site. This site would be attractive to developers, assuming that they could make development viable in this location.	Yes	Yes	Good market area. Being actively promoted - Neighbouring existing estate.	Small scale, but landscape constraints.	Good	Possible	5.6
25	SBCT17 006	Existing	Land near of The Street & Hempstead Lane, Bapchild	Bapchild - tier 5 small village	Land immediately abutting the built-up area boundary. White land, but within the area of search for the Northern Relief Road (but very unlikely to be incorporated in route), and adjacent to an AHLV.	agricultural	No	3.8	Light Industrial (B1c)	Industrial	The site is within a designated Important Local Countryside Gap (DM23). This area is beyond the Bapchild built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site also includes Kent Minerals and Waste Plan Safeguarded Areas (Brockwell), Local Green Space (AHLV), and the designated Area of Search for Sittingbourne Northern Relief Road (AS1).	The gap policy and the Local Green Space policies are the key local policy constraints on development.	Minor	Immediately available	Screened by housing from both the A2 and Hempstead Lane	Neighbouring residential and agricultural uses. The former would be development opportunities.	Limited provision in Bapchild, with Sittingbourne town centre 2 mins.	Site backs on to residential gardens on the site. Achieving access onto the A2 adjacent to the residential will be a challenge.	J5 M2 9 mins	Access on the A2 passes through Bapchild village and Sittingbourne to access the M249	No	4	Not for employment	Site is located east of Sittingbourne, which is the Borough's core industrial market, but the site is relatively small, lacks prominence and access to a major employment generating approach. In respect of the north-east of the site is Hempstead Farm which comprises a market garden site employment generating approach. In respect of a large allocation for science park area, for the type of technology and knowledge based business the Council would like to see KSP deliver, this would be a high risk approach. Principally because Souths is not in the science park (Spine Hanger) London / Canterbury / Oxford) and the lack of direct M2 access. If the general employment market there are alternative much more accessible sites, better suited and less constrained to meet future employment needs.	Possible	Possible			No	3.8	
26	SBCT17 003	Existing	Highestate Park tier 1 Principal Town	Sittingbourne - tier 1 Principal Town	Proposed southern expansion of Kent Science Park as part of an urban extension SE of Sittingbourne (south of A2 and adjoining toward KSP). The Highestate Park proposals also include land to the west of Teynham (north of A2 and south of railway line).	Agricultural	No	34	B class uses	Mixed	The 26 ha Kent Science Park is defined in the Local Plan as one of the Borough's Existing Strategic Employment Locations (Policy CP1). It is also subject of a specific policy - Policy Regener 4, that seeks to consolidate and expand KSP's role as a business district of regional significance, specialising in technology and knowledge-based businesses that are use compatible or complementary with the use of the site as a Science Park that supports the start-up, incubation and development of knowledge-based, high-growth, knowledge-based businesses. The site is partly within the Kent Level Area of High Landscape Value (DM23), and to the south is the Kent Downs ACNBL. This whole area is beyond Sittingbourne's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	In terms of acceptable employment uses, these should be restricted to technology and knowledge-based businesses, as the objective for the Science Park is to diversify the local economy providing higher-value employment and skills. The landscape designations on and close to the site, and the need for much improved access arrangements.	Major	Not known	Low currently given the site is in open countryside and likely to remain so given proximity to landscape designations.	KSP immediately to the north, with open countryside agricultural land on other sides.	KSP provides some provision. Sittingbourne town centre 4 mins. Prospect of enhanced local provision (local centres) through proposed urban extension	No known issues.	J5 M2 7.1 kms	Whilst the M249 junction is comparatively close, at this time it is only accessible via rural lanes.	No	0	Planning applications.	1 direct junction access to the M2 were provided in this location, most of the flexible employment space (B8 class uses) would undoubtedly be attractive to the general industrial/warehouse market, but the site is relatively small, lacks prominence and access to a major employment generating approach. In respect of a large allocation for science park area, for the type of technology and knowledge based business the Council would like to see KSP deliver, this would be a high risk approach. Principally because Souths is not in the science park (Spine Hanger) London / Canterbury / Oxford) and the lack of direct M2 access. If the general employment market there are alternative much more accessible sites, better suited and less constrained to meet future employment needs.	Possible	Possible	Large site likely to be market attractive		Unlikely	Possible	34
27	SBCT17 085	Existing	Harley Industrial Estate, Harley (extension to)	Harley - tier 5 small village	White land to the rear of an existing employment site (a large produce storage/distribution depot that appears to link to port activity) on the A2. Remote location away from main industrial areas, with some auto trade and repair businesses in former farm buildings.	agricultural	No	5.9	Light Industrial (B1c)	Industrial	This area is beyond Faversham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site is mostly covered by the Kent Minerals Safeguarded Areas (Brockwell).	The current policy position does not support incursions into the countryside. No physical constraints of note.	Major	Not available in the plan period	Low - to the rear of a large warehouse / conditions, but no access on the A249 junction.	Agricultural on most sides, with employment uses immediately to the north.	Limited provision in Rainham 1.5 mins. Nearest major office Sittingbourne 7.5 mins.	No, regular green field site.	M2 J4 in 7.7 mins. Immediate access to A2.	Good dedicated junction on A2. But link to M2 J4 is via route through Sittingham	No	0	Unknown	The site could accommodate expansion of the existing activity (produce distribution) to the north, which appears to be heavily utilised, and would benefit from shared infrastructure. The site is unlikely to be of interest to other developers because it lacks good access and is remote from other main employment areas.	Yes	Yes	Good market area. Extension to existing.	None	Good	Yes	5.9
28	SBCT17 100	Existing	Halfway Egg Farm, Featherbed Lane, Weald	Weald - tier 4 Village Service Centres	White land in a key location within the Weald Important Local Countryside Gap. Open and other side, no other employment uses nearby.	Agricultural	No	2.9	Light Industrial (B1c)	Industrial	Within Important Local Countryside Gaps (DM23) policy area, and Kent Minerals Safeguarded Area (Brockwell). This area is beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Proposed housing allocation directly to the north.	Critical part of the Important Local Countryside Gaps.	Major	Not available in the plan period	Medium prominence close to, but no access on the A249 junction.	Mostly agricultural with new residential to the north.	Limited provision in Weald 1 km, with Sittingbourne 5.8 mins.	None	J5 M2 7.8mins via Sheppey Way and through Bocking and A249.	Adjacent to, but with no access to A249 junction. Sheppey Way is suitable for large vehicles. Access to the A249 also possible via B2005, but requires a loop through Weald.	No	2	Being actively promoted	Site could be attractive to industrial/warehouse occupiers as it provides good prominence. However, access is not directly on to the A249 and the market is weaker here than compared to Sittingbourne. But the market is currently tight and demand strong for these industrial/warehouse use.	Possible	Possible	reasonable market area	Small scale. Not established location. Access concerns	Possible	Possible	2.9
29	SBCT17 119	Existing	Michael Manor Farm, Manor Road, Whitford	Rural	Farm buildings used for local service provision (such as poultry) in the ACNBL and close to an Local Designated Site (Brockwell).	Employment	No	0.8	Light Industrial (B1c)	Industrial	Within Kent Downs Area of Outstanding Natural Beauty (DM24) and outside of settlement boundaries as Policy ST3 applies.	Site is within the ACNBL. While reuse of the existing buildings is possible, expansion would not be supported.	Major	Not available in the plan period	Low - due to location on a country lane	Surrounded by agriculture. Existing local servicing related activities in former farm buildings are compatible.	Nothing in immediate vicinity Sittingbourne 5.1 kms.	Restricted to using existing buildings.	J5 M2 9.2 kms via country lanes	Via Beeson Lane and Oak Street	No	0	Unknown	Poor connectivity, rural location and a lack of prominence would be unattractive to occupiers.	No	No			No		
30	CFS49	Existing	Land south and west of Weald	Weald - tier 4 Village Service Centres	Arable farmland in two adjoining parcels - south of Weald (but not adjoining, separated by further fields) and west of Weald (partly adjoining).	Agricultural	No	65	Housing - only 1% employment	Industrial	Needs a Rural Local Service Centre. Weald is identified for expansion in the Local Plan to the north, east and south. This area is beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site is partly within the Kent Minerals and Waste Plan Safeguarded Areas (Brockwell).	Within Flood Zone 2 and 3. Close to an area of sensitive/ high landscape value to the west - the Lower Weald Weald Ridge. This is particularly relevant for the western parcel. Separation of settlements - Important Local Countryside Gaps (DM23) is very relevant in the case of the southern part of the site. Under current arrangements vehicular access to the strategic network would be taken through Weald.	Major	According to the promoter, the site is available within 1-6 years	Low - unlikely to be prominent from the A249.	Possible issues with residential to north.	1.6km from Weald, and 2.1km from Sittingbourne Town Centre	Close to the Weald Way junction of the A249	Very close to the Swale Way junction of the A249, but there is no direct access, and vehicles would be required to travel north or south on Sheppey Way passing through villages or Weald to access the A249. The site would need to provide new direct access to the A249 Swale Way junction	No	9	Site is being actively promoted	A call for sites representation was submitted by Vistry Group promoting the site for a sustainable new development for up to 1,200 homes, including a mix of residential and commercial uses such as a new primary school, community facilities and 25 ha of open space provision. Only 1% of the site is promoted for employment.	No	No			No			
31	SBCT17 025	Existing	Land at Ratfield Farm, London Road, Bapchild	Bapchild - tier 5 small village	White land with immediate access to the A2, close to the Fowler Weald warehouse and a small number of businesses on the opposite side of the A2. Redundant farm buildings on approximately half the site.	agricultural (with half the site occupied by redundant farm buildings)	Yes	3	B1	Industrial	This area is beyond Teynham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site is partly within the Kent Minerals and Waste Plan Safeguarded Areas (Brockwell).	For areas such as this, located in open countryside, the Local Plan (pol ST3) considers the primary objective to be protection from isolated and/or large scales of development.	Minor	Immediately available	Highly prominent from A2.	Limited local provision. Teynham 1.1 km and Sittingbourne 5.1 mins.	No	J5 M2 10 kms	Access on the A2 passes through Bapchild village and Sittingbourne to access the M249	No	2	Being actively promoted.	Not an established employment location, but would be attractive to small and mid-size industrial/warehouse occupiers if it were redeveloped as part of the SBCT17006 promoted site, but as a standalone development viability is likely to be challenging.	Yes	Yes	Likely to attract small/medium sized businesses	Unproven market area. Small scale	Possible	Possible	3	
32	LPR232	Existing	Land near of Antmaster Took, Whitford Farm	Bocking - tier 6 the open countryside	Small addition proposed to existing commercial premises at Whitford Farm, Bocking.	Agricultural	No	0.3	B1	Industrial	The site falls within a mineral safeguarding area for brickwork within the adopted Kent County Council Minerals and Waste Local Plan.	Presently to open countryside is a factor, but given the location in the existing farmland/commercial sheds the landscape constraint is limited. The site falls within a mineral safeguarding area for brickwork within the adopted Kent County Council Minerals and Waste Local Plan.	Minor	Available immediately	Low - on Sheppey Way	Compatible with neighbouring industrial	2.5 km from Sittingbourne Town Centre	Junction access to the A249 north and south, but requires passing through villages.	Sheppey Way south to the A249 Bocking junction (1.7 km to the east), avoids the need to travel through Weald	No	4	Site is being actively promoted for expansion of the existing employment area.	The proposal is modest in scale and appropriate to meet rural needs. Likely to provide expansion space for existing occupiers.	Yes	Yes			No			
33	LPR247 0 (R15)	Existing	Lamberhurst Farm, Voles - proposed southern expansion	Dargate - tier 6 small villages	Collection of former farm buildings on a 2.3 ha site in rural location in the east of the Borough, now used for storage and distribution of material supplies, workshops for motor repair and MOTs and some limited vehicle open storage. The site is remote and accessed via a narrow country lane (the site is within Area of Search 5).	agricultural	No	2.3	Mixed B uses	Industrial	Allocation for employment uses promoted through Reg 19 (reg UPR247) (pol A2), would expand the site by 1.2 ha on land immediately to the south and provide 7,346 sq m of employment floorspace (option 1). Reg 19 also has potential for this site, which extends over the Borough boundary. This area is beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site is partly within the Kent Minerals and Waste Plan Safeguarded Areas (Brockwell).	Significant landscape, heritage and transport constraints. Access via narrow rural lane. Located in open countryside with the Swale Level Area of high landscape value immediately to the south.	Major	Immediately available	Low - in the countryside	Low - no other employment uses nearby.	Limited provision 1.0 mins. Highestate, Whitstable 6mins.	A290 (becomes the M2) 0.8mins via minor roads)	The access roads are very narrow country lanes.	No	0	Being actively promoted.	Current provision - low quality units only suitable for local storage and local car mechanics. Opportunities to serve the rural economy are not here, especially in the rural area. The site would be in competition with better located more prominent sites in the east of the Borough such as Washburn and Pumpingdown Lane. Question mark over whether there is sufficient demand for any more employment in this location. The site lacks prominence to the A290 and the site access road is poor to be attractive to occupiers. Market demand is stronger to the west of the Borough where there is a greater critical mass of similar uses and better links to London. Site is only likely to be attractive to local occupiers who have links to the area. Viability is likely to be challenging in this area, as rents for units in this location will be lower than seen elsewhere.	Yes	Yes	Expansion of existing	Landscape constraints will limit possibilities. Unproven market.	Possible	Yes	3.2	
34	CFS5 (R6)	Existing	Waterham Industrial Estate - expansion east	Rural	A small industrial estate in a rural location with junction access to the A290 (Thornet Way). The site is bordered by a small number of residential and two very large green spaces. The principle use is storage which occupies the newer units, but some of the older units are used for engineering activity. Site area includes 0.5 ha on adjacent site with planning permission (same site was promoted in call for sites).	agricultural	No	3.1	Storage and Distribution (B)	Industrial	Call for sites representation (CFS5) seeks employment use.	No relevant policy designations	None	Immediately available	Low - in the countryside.	Overlain in breadth by the scale of the nursery glass houses.	Limited provision in High Street. Nearest office Whitstable 5.5 kms.	A299 (that becomes M2 at J7) is 0.5 kms	Access via the High Street is narrow, but adequate to meet the relatively low level of use and the small number of large vehicles accessing the site.	No	3	Being actively promoted.	Existing Estate is a mix of newer and older units, but all are of moderate quality. Units will be attractive to occupiers throughout the plan period. The permitted units are likely to be constructed and available in 2023.	Yes	Yes	Expansion of existing	Weaker market area	Good	Yes	0.5	
35	35	Existing	Dargate Pumpdown Lane	Dargate - tier 6 small villages	Arable farmland immediately south of the A290 (Thornet Way), and adjacent to the highestate interchange. Land immediately to the east has planning permission for 35 small industrial units.	Arable farmland	No	35	Mix of EB uses	Industrial	No designations apply to the site. An Area of High Landscape Value is in close proximity to the south. Close proximity to a locally designated site for biodiversity. The southern boundary overlaps with a Whitstable Wetland Safeguarded Area defined by the Kent Minerals and Waste Local Plan.	Other than the policy constraints, there are no other known site constraints. Pumpingdown Lane is subject to total lanes policy. However there is direct access onto the A290.	Minor	Immediately Available	Medium - fronting the A290	High - roadside services and prospect of employment uses immediately to the east.	Limited offer in Highstreet and Thornet Way services	None	Direct access onto the A290 at the Dargate interchange. However, it is a Rural Lane and would need upgrade to serve a major development at the site.	Phumpingdown Lane provides access in either direction to the A290 at the Dargate interchange. However, it is a narrow lane and would need upgrade to serve a major development at the site.	No	0	Being actively promoted - commercial floorspace on the eastern parcel extending to 12.9 ha. The commercial offer - Office 5,500 sq m - Small industrial units 20,000 sq m - General industrial units 13,200 sq m - Storage and Distribution 6,500 sq m	Site could attract industrial/warehouse uses, but is located in the heart of the Borough where demand is weakest. Site would only appeal to local demand but viability would be challenging.	Possible	Possible	Owner interest	Unproven market	Possible	Possible	12.9
36	CFS29	Existing	Land at Fox Lane, Overstrand, Broughton	Broughton - tier 4	This is a greenfield site, formerly an orchard, located by the village of Overstrand. The site borders railway tracks.	Horticultural - former orchard	No	2	Mixed use	Unknown	Partly located within the Kent Minerals and Waste Plan Safeguarded Area - Brockwell. Access is via Rural Lanes. Policy DM29 engaged. Also constrained by its partial location within the Kent Minerals and Waste Plan Safeguarded Area - Brockwell. Grade II listed building located just outside the site boundary.	Close proximity to Kent Downs ACNBL. Although located 3 miles from J7 M2 the only access is via Rural Lanes. Policy DM29 engaged. Also constrained by its partial location within the Kent Minerals and Waste Plan Safeguarded Area - Brockwell. Grade II listed building located just outside the site boundary.	Major	Immediately available	Low - rural location	No incompatibility issues.	The site is 4km from Madrocks Cluster.	3 miles from junction 7 on the M2.	1.6km from A2, but there is no junction access and only rural lanes between the site and the principal road network.	Yes		Selling Hall Station, 3 bus stops	Site is too remotely located to be attractive to office or industrial/warehouse occupiers. Access and links to principal A290 and a lack of nearby amenities and public transport links.	No	No			No			
37	SBCT17 101	Existing	Land north of Canterbury Road, Dunkirk	Dunkirk - tier 5 small village	Agricultural land to the rear of an existing employment site that predominantly serves the local consumer market.	Agricultural	No	3.4	Light Industrial (B1c)	Industrial	Within Area of High Landscape Value (Kent Levels) and beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	Local landscape designation.	Major	Not available in the plan period	Medium - on the route into the village centre,																

Appendix VII: HELAA stage 2 findings employment sites summaries

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2022	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Principal land use (effective)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint rating	Is the site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc?	Proximity to the principal network (M2-A249-A248) (km)	Quality of access to the principal road network	Is the site close to a railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (ha)			
38	LPF2121	New	Land west of existing building village	Robbing - tier 2 open countryside	The site consists of a large number of stable fields. How Green site to the east of the site, which consists of some large agricultural buildings. A crematorium is also located to the east. Otherwise the site is largely surrounded by open countryside. A very part of the site is within an Important Local Countryside Gap, and proposed Local GreenSpace. A very small area is also ancient woodland and buffer. Whilst there are limited designations on site, buildings on such a large area of countryside would inevitably have landscape impacts.	predominately stable fields	No	199	Mixed use - settlement	Agriculture	FLD22 0.33% FLD23a 0.26% FLD23b 0.26% RuSW 12.01% Black earth 1.08% 1 Listed Building AAP 4.48% Local countryside gap 1.28% Proposed COS 0.11% Ancient woodland 1.85% Agricultural grade 1 18.43% Agricultural grade 2 5.66% Agricultural grade 3 5.57% Overhead cables High and Low pressure gas intersects	Multiple planning designation constraints plus the scale of the site would by considerable pressure on highways network that in the area of the site are only rural roads	Major	Available	High - very large site surrounded by much rural countryside and small villages	Site is in rural countryside with no higher level settlements adjacent to it. However Sittlingbourne urban area is a short distance to the west on the other side of the A249	Large rural site in countryside with the range of landscape and boundary issues	A249 part of the strategic network runs along the eastern boundary of the site however access to it if present is through rural countryside roads	Multiple rural roads run through the site varying from narrow lanes to more established B roads that would then lead onto the strategic road network including the A2 to the south and A249 to the east	No	14 bus stops within 400m radius	Live planning application for the site	None	Yes	No	Proposed development is a strategic site with mixed uses. Live application is attempting to address site constraints	Multiple planning constraints predominantly landscape impacts that need to be mitigated for making delivery of the site complex	Moderate suitable uses proposed however significant constraints to be overcome	Possible		5.2 ha			
39	CFS48	New	Wintourhouse Fields	Dunkes - tier 5	The site consists of a number of large agricultural fields, hedgerows and woodland, it has a very rural feel, but with the small settlement of Dunkes adjacent and some large roads nearby, this takes away from the rural feel to a degree. Whilst development at this location would clearly have a landscape impact due to the development of a number of fields, the site is well enclosed by hedges and trees so would be unlikely to have a wider impact. However, the site is entirely within the Bleas local landscape designation, and is within 400m of the KLV. Part of the site is considered highly sensitive in landscape terms, with most of the remainder being moderate highly sensitive. There is a small area of local green space proposed on site, and a small area of ancient woodland. There are 2 TPOs.	Agricultural use	No	61.1	New settlement with mixed uses including employment	Agricultural fields	RuSW 28.44% LWS 0.73% BOA 32.20% TPO 20.89% FLD23a 4.17% TBSB 29.53% Bottomland 9.73% AAP 0.42% 400m KLV SLV 100% LLD 2019 0.90% Proposed COS 0.17% Agricultural grade 4 17.41% 2 TPO count Ancient woodland 0.33%	Very large site predominately in rural countryside no close to any major settlement. However Cartersway and Faversham could be accessed along A2. Substantial biodiversity constraints that could make developing this site challenging	Major	Available	High prominent from A2 and Hurdon with M2 short distance to west	Poor - the site is in rural countryside with collection of fields and other landscape issues including ancient woodland including biodiversity adjacent to	Site is in rural countryside adjacent from both Cartersway and Faversham. The closest settlement is Brighton under Bleas that is a tier 4 settlement with limited services that could not accommodate the scale of potential development	Access onto A2 via a new road. M2 to A2 short distance to west	There is no established access onto A2, an alternative route would require using rural lanes	No	5 bus stops within 400m radius	Live planning application	Site maybe too far east of the borough for commercial interest	Yes	No	Large scale site straddling strategic road network that could meet a lot of employment need	Rural countryside, unsuitable location, significant landscape and biodiversity impacts	Low	No	None		None		
40	CFS31	New	Land at Madricks Pine Foods, Selling Road	Faversham - tier 2 Secondary town	The site is roughly triangular in shape sitting on a raised plateau to land adjacent to the north west and north. The site contains three distinctive parts. In the northern parts is a landscaped carpark, the central part consists of a cluster of light commercial and storage buildings and the southern part is green open space. The northern boundary of the site is contained by a 2 metre high fence, with trees and scrub on either either side of the fence. The western boundary has a line of substantial poplar, with the southern boundary having a strong line of tree followed by a 1 metre high fence. The south western boundary has a strong line however the north western boundary is expressed as part of the economic function of the northern part of the site. There is a restaurant on the opposite side of the road to the north west of the site. There is residential on the opposite side of the road to the north west of the site and the site is predominantly adjacent to the north west of the site. The character of the northern part of the site is consistent with the existing existing residential and commercial development. The character of the southern part of the site being green open space well screened by trees creates a transition to the rural countryside. Potential redevelopment of the northern part of this site could be out of context with the scale of existing built development being lower down the scale and the lack of screening along the sites north western boundary. Further redevelopment of the central part of the site would be contained and in keeping with the existing character. The development of the southern part of the site which is currently green space could be acceptable due to the existing character of the site, the tree boundaries to the south and it could also help soften the edge of the existing development of the light commercial and storage buildings.	Mixed Farm shop, with landscaped bar area, storage and green open space to rear of site	Mixed	2.13	Employment	Mixed	RuSW 1.90% Biodiverse 92.31% Agricultural grade 1 100% Employment land	Minor existing buildings on site fully occupied and vacant, landscaping to front of site is used as a car park, the rear of the site is some storage and green open space. There are substantial reasons the potential for further intensification of the site. Working of woodland and agricultural use has always been longstanding only small area of run of surface water flooding on the side of the A2.	Minor	Unavailable	High prominent from A2 and close to junctions with M2	Reasonable - Potential station to south of site and large restaurant to east, however the site is some distance to the south and south of the site - no other employment uses on the southern side of the A2.	Close to Faversham Faversham area 2 settlement that has a wider range of services and amenities	None. But contained site, screening to landscape to south is not great but could be improved	Immediately adjacent to A2 a new road. A2 to M2 junction to the south	Good established access onto the Highway, but not suitable for heavy lorries due to steep dip at access point	No	6 bus stops within 400m radius	None	Site is no longer available for the Local Plan Review. Site promoter confirmed April 2024. If becomes available again may be suitable for small scale high quality campus expanding on existing uses	Site has been withdrawn by site promoter. Considerable planning constraints including flood risk and heritage	None	No	None		None				
41	SLA18199	New	Land at West Street	Queensborough & Rutterden - Tier 1 Urban Service Centre	Active employment uses - including distinctive maritime uses. Site gently sloping away from water. Edge of existing bay marina site - attractive and historic.	Marine commercial uses	Yes	1.45	Employment	Mixed employment	FLD2 7.22.1% FLD23a 57.81% FLD23b 0.26% RuSW 2.41% Contaminated land 47.09% Site Abandon River Terrace Deposit 80.72% SIC2 0.02% HIS2 0.00% 1 Listed building count AAP 100% Conservation area 99.97% SLV 3.41% LLD 2019 3.41% 16 Combined sewer count Low gas pressure intersects	Site is fully developed offering no opportunity for further development meaning that redevelopment of the site through intensification is the main option. There are substantial flooding constraints and redevelopment would need to demonstrate improvement against flood. Further there are heritage constraints to be taken into account	High	Potentially available	The site has established employment uses with access to local road network. However the site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Good - Bounded by urban uses including other types of employment to the south, east and north and open space land to the west	A249 is approximately 800m to the east and accessed through B road	Good established access onto the Highway, but not suitable for heavy lorries due to steep dip at access point	No	6 bus stops within 400m radius	Promoted by development company who confirmed site is available for mixed use of residential, retail and employment April 2024	Suitable for creative uses - likely waterfront	Yes	Yes	Established employment use in urban area with range of services and amenities. Site could offer regeneration possibilities through redevelopment	On site flood constraints that would need mitigation for any redevelopment would need to be sensitive to flooding assets	Good	Yes	1.45ha					
42	SLA18207	New	South of Queensborough Creek	Queensborough & Rutterden - Tier 1 Urban Service Centre	Site is brownfield land in the southern part of Sheerness urban area. The sites has had ground work undertaken including the excavating and leveling of land. The site forms part of a cluster being promoted by Homes England and as such is surrounded by similar urban land uses.	Brownfield land - cleared and raised up	Yes	7.03	Mixed - housing employment and some leisure	Mixed employment	FLD2 100% FLD23a 38.58% FLD23b 0.00% RuSW 3.93% Historic length 4.07% Contaminated land 71.94% Site Abandon River Terrace Deposit 96.15% SIC2 33.64% HIS2 75.24% AAP 95.17% Conservation area 37.67% SLV 0.26% LLD 2019 9.20% 2 Combined sewer count Medium gas pressure intersects	Multiple flooding, biodiversity, heritage constraints and landscape impacts. However the site has been cleared and leveled.	High	Available	The site is part of an adopted master plan and being promoted by Homes England. There is good access and connectivity with the local road network with the A249 readily easily accessed to the south east	Good - mainly surrounded by urban uses	A249 is approximately 800m to the east and accessed through B road	Site is promoted by Homes England	Overhead employment uses and they need to be able to alongside wider regeneration of the area.	Yes	Yes	Site in adopted masterplan ground works carried out and the site is being promoted by Homes England. The site offers regeneration opportunities for the area	Multiple planning constraints like flood, biodiversity and landscape impacts that need to be mitigated for making delivery of the site complex	Reasonable	Yes	Q&R masterplan								
43	LPF2444 & 2462 & 2468	New	Ruthenden South	Ruthenden - tier 3	The site consists of two distinct elements, a greenfield and a brownfield element. The greenfield element is a large area of open countryside with views out to the coast. It is mainly due to its location. The residential area of Ruthenden sits between the greenfield and the brownfield parcels (tableside of the site boundary), otherwise the greenfield element is largely surrounded by the coast and other countryside. The greenfield element has a railway cutting through it and is partly used for car storage east of the railway, and various industrial buildings and uses (level of the railway), leading to the north is Queensborough, Minster and A249 are located to the east, and open countryside leading to the coast site to the south. The greenfield parcel, and the area adjacent to the south of the brownfield parcel are within the Kent Valued Landscape Area. A large part of the site is within the North Swale (Sheppey) Marshes Local Landscape Designation. A small part of the site is open space and Local Green Space.	Mixed employment greenfields	Mixed	149	Employment and rural countryside	Mixed employment and a range of open field types	FLD2 2.60.3% FLD23a 43.43% FLD23b 2.60% RuSW 8.32% Historic length 28.38% Contaminated land 17.08% Site Abandon River Terrace Deposit 87.2% SIC2 1.17% BOA 54.8% SIC2 54.11% SIC2 76.76% AAP 92.42% SLV 68.66% LLD 2019 68.66% LWS 4.22% Agricultural grade 4 25.95% Agricultural grade 5 37.56% 85 foot sewer count 151 surface sewer count Medium gas pressure intersects Low gas pressure intersects	The site has established employment uses with access to local road network. However the site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Low - the northern part of the site is in rural countryside and is surrounded by similar urban uses. The site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	A third of the site is within Sheerness a settlement that is in the second highest tier of settlement within the borough and has a wide range of services and amenities	The site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Partially within established brownfield part of the site	Partially within established brownfield part of the site	Part of the site has employment use within the Sheerness built up area resulting in good access to the wider area and adjacent comparable uses	The open space area of the site is main land which in itself would be difficult to develop upon further there is a large amount of flooding and biodiversity constraints and significant landscape impacts would occur from development	No	13 bus stops within 400m radius	Port related uses must suitable - access to be resolved	Local road network is integrated into the site	No	11 bus stops within 400m radius	Site is promoted by Homes England	Overhead employment uses and they need to be able to alongside wider regeneration of the area.	Yes	Yes	Site in adopted masterplan ground works carried out and the site is being promoted by Homes England. The site offers regeneration opportunities for the area	Multiple planning constraints like flood, biodiversity and landscape impacts that need to be mitigated for making delivery of the site complex	Reasonable	Yes	Q&R masterplan
44	REG1854 & 1860	New	Sheerness Dockyard	Sheerness - tier 2	The site is a collection of buildings associated with Dockyard activities that are inter connected by a series of internal access roads. The western part of the site abuts the Thames estuary whilst the rest of the site forms part of Sheerness urban area.	Mixed employment associated with Dockyard	Yes	22.5	Mixed use retail, leisure, employment	Employment	FLD22 100% FLD23a 95.05% FLD23b 15.00% RuSW 9.90% Site Abandon River Terrace deposit 82.1% AAP 100% Conservation area 48.16% Low pressure gas intersects	Connected and integrated to local road network bringing distance from A249 part of the strategic road network	High	Unavailable	Connected and integrated to local road network bringing distance from A249 part of the strategic road network	Good surrounded by similar urban uses of the Thames estuary	The site is within Sheerness urban area a tier 2 settlement with a wide range of services and amenities	Considerable distance	Local road network is integrated into the site	No	1 bus stop within 400m radius	Site has been withdrawn by site promoter	Suitable for potential reuse/intensification of port related uses	Established employment use in urban area, opportunity to create heritage zone	Site has been withdrawn by site promoter. Considerable planning constraints including flood risk and heritage	None	No	0						
45	REG2700	New	Land at South West Minster	Minster and Haffley - tier 3 Urban Service Centre	The site consists of stable fields located to the west and south of Minster. The major road of the A2509 is adjacent to the southern boundary, beyond which extends wide open countryside and the KLV. The eastern part has planning permission for 700 dwellings under consent 190501336. This parcel is situated in the adopted Local Plan. The remainder of the site is within an Important Local Countryside Gap.	Farm land	No	45	Mixed use retail, leisure, employment, residential	Agriculture	FLD22 1.2% FLD23a 0.53% RuSW 15.5% AAP 66.70% KLV 5.78% Local countryside gap 62.1% COS 0.07% Agricultural grade 1 90.56% Medium gas intersects	Over 20% of the site is in an important countryside gap. The portion of the site was revealed in 2024 and found left to be appropriate. There are also landscape impacts to the south for the scale of potential development.	High	Available	Connected to the road network, A249 part of the strategic road network coming horizontally through west of the Borough to a very short distance to the west	Reasonable - part of the north of the site is adjacent to and in the built up area and there is a road running along the southern boundary. However there is no countryside stretching away for a long distance to the south	The site is partly within the built up area boundary of Minster or Tier 1 settlement that has a moderate range of services and amenities. The scale of potential development may be sensitive of the services in Minster	Close to a junction with A249	Good local road network and junction access to A249	No	15 bus stops within 400m radius	Site promoter stated Persimmon homes under contract for the site	Uncertain how likely commercial uses suitable for this sites and residential uses will be able to mix	Part of the site is an existing Local Plan allocation. The site is well connected to the wider area and strategic road network	nearly 70% of the site is within an important countryside gap that has been recently renewed and found appropriate.	Good	No	None						
46	SLA18218	New	North East Sittlingbourne	Sittlingbourne - tier 1 Principal town	The central part of the site is currently in use for industrial units, and it is unlikely these would be redeveloped. The remainder of the site is undeveloped land including grass, hedgerows and trees. The greenfield element of the site to the north was difficult to view in its entirety, but development of the part of the site would have some landscape impact, though this is likely to be contained by vegetation which shields wider views. 28.81% of the site is within the North Kent Marshes Local Landscape Designation. The arable field to the southeast has planning consent for 380 dwellings and up to 400 car or employment footprints so is assumed to be suitable	Mixed brownfield industrial units and green open space	No	20	Mixed	Employment suburban	FLD22 51.36% FLD23a 13.12% RuSW 5.14% GP22 1.62% GP23 73.02% Contaminated land 0.06% Biodiverse 10.78% Site Abandon River Terrace deposit 28.06% HIS2 1.78% BOA 1.78% SIC2 24.87% SIC2 34.43% SLV 38.81% LLD 2019 38.81% Agricultural grade 65.39% High, Medium and Low gas pressure intersects	Local road network is integrated into some of the site. The site is also close within Sittlingbourne built up area and so is connected to the wider area	High	Available	Local road network is integrated into some of the site. The site is also close within Sittlingbourne built up area and so is connected to the wider area	Reasonable - Part of the site is brownfield that then extends to the south and west containing a mix of uses. However to the north and east of the site is undeveloped land and existing employment is excluded is suitable for development.	The site is nearly 40% within the built up area boundary of Sittlingbourne the largest settlement in the Borough with some distance to the south west corner of the local road network	Local road network is integrated within parts of the site	No	3 bus stops within 400m radius	Multiple ownerships, Temporal local large development owns much of the site	No - None of the land left remaining after the consented land and existing employment is excluded is likely to be suitable for development.	Part of site established occupied industrial usage connected to local road network. Further there is planning consent granted on the land most suitable for development	Remaining land after planning consent are existing established building is unlikely to be developed	Low	No	None							
47	CFS224038	New	10-14 High Street, Sittlingbourne, ME10 1PD	Sittlingbourne - tier 1 Principal town	No formal landscape constraints as it is a town centre location of fairly dense development. However, setting, building height, missing etc will need to be considered due to position in the conservation area and adjacent to the church	Retail Ground floor, other floors unknown	Yes	0.07 (0.05 road ng)	Employment	Not Specified	Sittlingbourne Town Centre 99.99% Conservation Area 68.00% AAP 100% Conservation area 1.36% RuSW 1m 100%	Small site on high street in conservation area. Existing buildings in need to listed church and subsequently any proposed to listed building	Medium	Available	Prominent site on Sittlingbourne High Street close to the A2	Compatible with neighbouring businesses	Excellent access to amenities due to location	No specific physical issues with the site, although may be too small	2km to A249	Good junction access, urban roads out to junction	Yes	N/A	Good accessibility to a range of town centre uses	Sustainable Central Sittlingbourne (Tier 1) location Established Use	Small site Limited to official use	Possible	No	None						
48	CFS224085	New	Land to the east of Oak Lane, Minster, ME12 3QT	Minster and Haffley - tier 3 Urban Service Centre	Site is a large undeveloped area that sits between the eastern edge of Minster and a large urban complex, primarily consisting of Golden Lane Holiday Park. The site itself does have a fairly rural feel, although you are aware that you are never far from development around the site. The site is within the North Kent Marshes Local Landscape Designation. The site is generally of fairly high landscape sensitivity, broadly in line with the moderate high designation.	Agricultural use of storage, horse grazing and other farmland	No	1.82 ha	Mixed	Not Specified	8.9% RuSW 1m 100% 7.2% Contaminated Land Listed building 400m 100% Moderate High Landscape Sensitivity 8.02% Grade 2 Agricultural Land 8.02% Grade 3 Agricultural Land 8.02% Grade 4 Agricultural Land Low pressure gas intersects Bus stop 400m Footpath intersects	Main constraints are likely to be the moderate high landscape sensitivity of the site, the sloping nature of the site with the site being a mix of uses, however to the north and east of the site is undeveloped land and existing employment is excluded is suitable for development.	Moderate	Available	Relatively close to Minster and Haffley but site could be developed with a mix of uses, however to the north and east of the site is undeveloped land and existing employment is excluded is suitable for development.	Relatively close to Minster and Haffley but site could be developed with a mix of uses, however to the north and east of the site is undeveloped land and existing employment is excluded is suitable for development.	Majority of site is not flat, undulating to various degrees and in various directions, which in some areas could cause practical problems.	Site is around 4.7km to the A249	Site very close to B road junction and then A road out to the A249. However, junction access may not be appropriate from site entrance	No	7 bus stops within 400m radius	Yes, some evidence	Poor access for employment uses	Close to tier 3 settlement of Minster, currently with limited employment opportunities. Site large enough to position noise sensitive development away from residents on development site and at Minster	Site is uneven, which may be more problematic for business use. Site large enough to position noise sensitive development away from residents on development site and at Minster	Unlikely	No - more suitable as residential and site is quite a long way from the main road network	N/A						
49	CFS224073	New	Land adjacent to Leydown Road, Eastchurch, ME12 4BN	Eastchurch - tier 4	The site is roughly triangular in shape with the narrowest point at the southern boundary. The site is an open agricultural field that slopes from north to south and sits on the edge adjacent to a village boundary and forms part of the site. The site is within the North Kent Marshes Local Landscape Designation. The site is generally of fairly high landscape sensitivity, broadly in line with the moderate high designation.	Open farmland	No	3.7ha	Mixed use - 60% housing	Agriculture	6.28% RuSW 2100m SPA 1 Listed Building 2100m SPA 100% Landscape sensitivity moderate to high 100% Grade 3 Agricultural Land	The garden wall of Eastchurch castle are along the east boundary of the site and there are two separate TPOs on site. Development would need to consider impact on listed building and TPOs	Moderate	Available	The site is on the B2231	Residential to the west, open fields to the east and south, shared access to the north	Adjacent to Eastchurch, which includes shops, primary school, bus stop, playing field and town hall.	Boundary sits the Eastchurch castle wall is listed building and along the west boundary there are two separate TPOs.	There is a farm access point along the middle of the sites western boundary with good visibility to the road and could be relatively easily upgraded for the site.	No	8 bus stops within 400m radius	N/A	Possibly, as a mixed development with 20% employment	Existing access point and within the built up area of Eastchurch	Onsite listed buildings and TPOs	Possible	No	0.52						

Appendix VII: HELAA stage 2 findings employment sites summaries

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