

Site Reference		Site Address				Existing Context			Stage 2 Assessment		Future Development Potential	
ELR Site Ref Number	Site Name	Location	Address	Parish	Ward	Site size (ha)	Existing Use	Policy Context - Covered by Existing Policy	Stage 2 Suitability Assessment	Estimated Development Potential	Commentary on Future Potential	
1	Ramsgate Road, Sandwich	Sandwich	CT13 9ST	Sandwich	Sandwich	81.6	Industrial area (Allocated B1/B2/B8 uses)	LE2, LE9, DM2	<b>Suitable Site:</b> Sprawling industrial area to the north of the Discovery Park Enterprise Zone that currently supports a mix of lower value uses. The site appears to be performing ok, with the potential to support future expansion/spill-over of the Enterprise Zone over the longer term. Adjacent to the Former Richborough Power Station site. Large site with companies bordering the A256 and bound by the River Stour. Excellent transport connections to road network, nearby bus stop at Richborough, cycle route, near to petrol stations and local services. Suitable site, to be protected for industrial uses.	0 sqm	Industrial site. Needs to be protected. No development potential, but suitable for redevelopment/ intensification to provide employment uses.	
2	Discovery Park Enterprise Zone, Sandwich	Sandwich	CT13 9FF	Sandwich	Sandwich	81.1	Enterprise Zone - LDO to help guide B class development	LE2, LE9, DM2	<b>Suitable Site:</b> Strong employment site located north of Sandwich that currently accommodates a mix of high end uses. The site operates in relative isolation to rest of District in market terms and appears to attract demand from both local businesses and firms operating within the wider sub-region. Scope for significant re-development of site to accommodate a greater critical mass of activity in future, and has recently received planning permission for scheme to progress. Excellent transport connections to road network, cycle route, walking distance into Sandwich town and local services. On site facilities for employees. Local Development Order on the site, suitable for a mixture of business uses to be protected.	49,671 sqm	The premier employment site in the District with international links. Site has outline consent for mixed use development - see application 14/00058). The estimated development potential is based on the Parameter Plan and Development Schedule submitted as part of an outline planning application in 2014 for the redevelopment of the site (to include demolition of some existing buildings, change of use of some existing buildings, the provision of new commercial space alongside residential development) and a review of planning and development activity that has taken place on site since then. Reflecting feedback from the operators of Discovery Park, this estimated development capacity relates solely to the north western parcel of land, although further development potential may remain elsewhere across the site.	
3	Sandwich Industrial Estate	Sandwich	CT13 9LY	Sandwich	Sandwich	18.3	Industrial area	LE2, AS15, DM2	<b>Suitable Site:</b> Relatively well performing site that supports a mix of uses and appears to be mostly at full occupancy. However, part of the estate that had remained undeveloped is now being built-out for housing, which could potentially undermine the long-term role of the site in supporting local business needs. Adjacent to a residential area and bound by the River Stour. Good transport connections, close to Sandwich for local services. Suitable for a mix of uses. Suitable site to be protected with a flexible use.	5,832 sqm	Industrial site. Needs to be protected. Suitable for redevelopment/ intensification to provide employment uses. Part of the site has consent for residential, which has been implemented. One plot remains undeveloped. This had consent for 5,832 sqm B8 use industrial units, however this permission has expired (11/00417).	
4	Aylesham Development Area	Aylesham	CT3 3AW	Aylesham	Aylesham, Eythorne & Shepherdswell	4.2	Allocated B1/B2 uses	LE2, AY4	<b>Suitable Site:</b> Existing Allocation. Undeveloped plot of land adjoining a relatively new industrial terrace development and serviced offices on the edge of Aylesham. Appears to provide a good extension opportunity, although past development by 'Aylesham Community Project' unlikely to have taken place on normal market basis. There are other, larger, more established industrial estates/business parks in Aylesham such as Covert Road and Couton Road with greater critical mass and appeal. Adjacent site has been identified as being potentially suitable for housing through the HELAA. Close proximity to Aylesham train station. Connections to A2 by road network, but not good access for HGV movements. The demand for some employment land may increase from new housing units, in order to improve sustainability. Site hasn't come forward since 2002 allocation. Suitable site for mixed use, B1 and potentially some B2 due to close proximity to residential. - Considered the constraints identified on the site can be mitigated through the Local Plan	8,000sqm	Existing allocation in the 2002 Local Plan. Part of the site has already been developed. Remaining area suitable for B1/B2 uses. Keep as an employment allocation.	
5	Pike Road Industrial Estate, Eythorne (aka Tilmonstone Employment Site)	Eythorne	CT15 4ND	Eythorne & Barrestone	Aylesham, Eythorne & Shepherdswell	9.3	Allocated B2 use	LE2, DM2	<b>Suitable Site:</b> Undeveloped employment allocation adjoining a relatively successful cluster of businesses in Eythorne. The relatively isolated site supports a mix of occupiers, although question whether sufficient demand exists in the local market for this scale of space in this location. Good access to A256 on road network. Fairly isolated site with limited access to local services. Low density development with pp for additional units. Suitable site for B1, B2 and B8 uses.	0 sqm	Site allocated in the 2002 Local Plan. Site has permission for 10,000 sqm B2 floorspace and a solar farm (13/00654). Permission is yet to be implemented.	
6	Betteshanger Colliery Pithead	Betteshanger	CT14 0LU	Northbourne	Eastry Rural	6.9	Allocated (B1/B2/B8 uses)	AS1, AS2	<b>Potentially Suitable Site:</b> Long-standing employment allocation that has remained undeveloped for a number of years, in part due to inherent viability issues related to the location. Some market demand for this location is evident from the small office centre operating near the site, although question whether sufficient market demand exists to support new commercial development in this location. Site surrounded by agricultural land. Poor access to the strategic road network and is fairly isolated in terms of access to local services. PPs have not been started for the site. Suitable for employment uses, but would be suitable for more flexible or mixed uses moving forward in the plan period.	0sqm	Site allocated in the 2002 Local Plan. Site is identified in the HELAA for housing/ mixed use development. Site now has planning permission for mixed use re-development including 2,500 sqm B1 floorspace. No further capacity remains.	
7	White Cliffs Business Park Phases I-III	Dover	CT16 3FH	Whitfield (part) / Guston (part)	Whitfield (Part Guston, Kingsdown & St Margarets)	54.7	Allocated B1/B2/B8 uses	LE2, LE3, LA2	<b>Suitable Site:</b> Located to the north of Dover town in Whitfield, this represents Dover's premier employment site and benefits from a large quantum of readily available developable land and excellent road access onto the A2. However, the site has struggled to come forward for new B class development over recent years, in part due to viability issues limiting interest by investors to promote B class uses within the site. Retail development has started to erode the longer term employment potential of parts of the site. The site is also served by bus routes and has good access to local services and amenities. The site is suitable for B1, B2 and B8 uses and needs to be protected for these uses across the remaining developable land. If a flexible policy is put in place on the site, it is likely further retail uses will increase due to availability of the land.	Phase 1 - 2,905 sqm Phase 2 - 27,659 sqm Phase 3 - 50,400 sqm	Existing allocation. Premier employment site in the District. Need to protect from further erosion of employment uses. Undeveloped plots remain. Keep as an employment allocation.	
8	Barwick Road Industrial Estate	Dover	CT17	Dover	St Radigunds	20.06	Industrial	LA8	<b>Suitable Site:</b> Established employment site in Dover that currently supports reasonable demand from businesses looking for affordable premises in the town. The site is highly constrained by its location and access difficulties, which greatly limits its potential for future development and supporting business needs. It is likely that this site will continue to support local business needs, but is unlikely to be capable of supporting major growth over the plan period. Suitable site for a mix of industrial uses, but also for flexible uses. Residential uses and consents have come forward on some of the land.	0 sqm	Industrial site. Needs to be protected. Suitable for redevelopment/ intensification to provide employment uses. Part of the site is currently allocated for residential and had permission granted for 220 residential units (12/00111) although this has now lapsed. This part of the site would lend itself to more mixed use development.	

9	Dover Western Docks	Dover		Dover	Town & Castle	38.53	Port Related	LE2, AS7, DM2, LE15	<b>Suitable Site:</b> The Western Docks area in Dover is undergoing a programme of redevelopment to provide a new ferry terminal and marina curve in addition to retail, leisure, hotel and employment uses. This is subject to a Harbour Revision Order. The project has also involved the construction of a refrigeration cargo terminal. Site also includes the Town Yard area that is allocated in Plan for a rail freight interchange	0 sqm	Port related site, covered by a harbour revision order, with the potential to provide an element of employment (B1) as part of its future expansion plans. Capacity exists within the site to provide further B uses in the future.
10	Deal Business Park, Deal	Deal	CT14 9FH	Deal	Middle Deal	2.4	B1 and B2	LE2, LE4, LE8, DM2	<b>Suitable Site:</b> Industrial site. Located towards western edge of Deal and not very well served by the wider strategic road network. Access to local services in Deal. The section of the site that remains undeveloped now forms part of the Albert Road development. The site is adjacent to residential. Site would be unsuitable for regular HGV movements given the road network constraints. Transport assessment would be required for any intensification of the uses.	0 sqm	Industrial site. Needs to be protected. Suitable for redevelopment/ intensification to provide employment uses. Part of the site now forms part of the Albert Road mixed use development
11	Albert Road, Deal	Deal	CT14 9RB	Deal	Middle Deal	1.8	Brownfield - Site cleared for development	LE2, LE5, DM2	<b>Suitable Site:</b> Existing allocation. The site is similar to Minters Yard in terms of not being well located to strategic road network, with good access to local services. PP for mixed use development including residential and employment not built out. The site is adjacent to residential. Site is suitable for a flexible approach, including mixed use development. Site would be unsuitable for regular HGV movements given the road network constraints.	0 sqm	Existing allocation in the 2002 Local Plan. Site has permission for mixed use development including 960 sqm B1 office space. Provided this is built out no further potential remains
12	Whitfield Urban Extension, (land to east of Sandwich Road and north west of Napchester Road)	Whitfield	CT16 3FB	Whitfield	Whitfield	310	Greenfield	CP11	<b>Suitable site:</b> - This site is currently allocated for significant development in the DDC Core Strategy 2010 and its development should be guided by the Whitfield Urban Expansion SPD. - The site continues to form a logical urban extension to Dover. However, infrastructure constraints exist on the site which will need to be overcome to take this site forward. The deliverability and viability of this site still need to be proven and the evidence base relating to this site requires updating, as does the policy framework supporting this site. - Development here should be sensitive to the setting of the Listed Buildings on the site and a Heritage Impact Assessment should be prepared. - The EA have objected to any development on the LWS - KCC Highways have advised that further highways modelling work is required to unlock the capacity within the site - There is outline permission for 750 sqm of B1 employment floorspace, however there may be potential for more employment floorspace in later phases. The site would be suitable for B class uses, depending on the layout of the site and compatibility with neighbouring residential uses. The site has the potential for good access to the strategic road network, subject to highways work.	750 sqm	Site is strategic allocation in the Core Strategy to provide an urban extension to Whitfield. The development is identified to provide 750 sqm B1 floorspace, however there may be potential to increase this amount if justified.
13	The Worth Centre, 1 Jubilee Road, Worth	Worth	CT13 9BY	Worth	Sandwich	0.77	Industrial. B1 and B8.	N/A	<b>Suitable Site:</b> Rural small scale industrial site - provides local employment. This site is included within the Worth Neighbourhood Plan and allocated under Policy WDP 04. The site is located on the outskirts of Worth along a primary access road in and out of the village and connected to the A258, the main road between Sandwich and Deal. The unit sizes are appropriate in size for smaller local businesses. Potentially with investment into the site, occupancy levels could increase. There may be harmful impacts to the landscape character area if there was an increase to the height of the units. The site would be suitable for B1 and B2 uses.	0 sqm	Small scale rural industrial site. Employment allocation in the Worth Neighbourhood Plan. Needs to be protected. Suitable for redevelopment/ intensification for employment uses.
14	Land off Holt Street, Snowdown, Aylesham	Aylesham	CT15 4JN	Aylesham/Nonington	Aylesham, Eythorne & Shepherdswell	39.94	Vacant/former colliery land	AS16 and AS17	<b>Potentially Suitable Site:</b> Site proposed for 12,000 sqm gross floorspace comprising A1, A3, A4, B1, B2, B8 and D1 uses within the footprint of the previously developed part of the site to the south of Holt Street. Proposals also include the creation of a natural open space in the main body of the site to the south of the derelict colliery buildings, containing an events space (up to 1,000 sqm), park lodges for holiday accommodation (up to 4,000 sqm) and bee hives, as well as nature trails, public art and picnic areas. Proposals to regenerate this site are supported. Previous HELAA assessment of the site remains unchanged. Site remains potentially suitable for mixed use development provided heritage and highways issues can be mitigated. - The impact on the LWS would need to be mitigated - Impact on the deciduous woodland should be avoided - Contaminated land survey required - Risk of surface water flooding would need to be mitigated - KCC have expressed concerns over access and pressure on the surrounding road network. Also concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village. A Transport Assessment will therefore be required. - A Heritage Assessment will be required on this site to mitigate heritage concerns.	0 sqm	Brownfield site with potential for regeneration. Provided constraints can be mitigated, site is potentially suitable for employment. Given this is a regeneration site no floorspace allowance has been included. This should be determined through the planning process.
15	Land east of Foxborough Hill, Eastry	Eastry	CT13 0DL	Eastry	Eastry Rural	1.05	Part warehouse, part vacant/former garden centre	N/A	<b>Suitable Site:</b> - In view of existing employment use, flexi-use employment should be acceptable on the site, provided a good standard of design and amenity is achieved. - Well connected to village amenities - No high level policy constraints on-site - Suitable vehicular access appears achievable, but visibility requirements will need to be determined through a speed survey, as the site is just outside the existing 30 mph speed limit. No connection to footway network in village. Unlikely on its own to have a severe capacity impact on the wider highway network. Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly in relation to the rural lanes leading to/from the village and junctions on A256/A257/A258. A Transport Assessment will be required.	100 sqm	Considered to be suitable for rural employment opportunities.
16	Land at Ringwold Alpines, Dover Road, Ringwold - site submitted 4 times by Lee Evans for B1, care home, holiday accommodation	Ringwold	CT14 8HG	Ringwold with Kingsdown	Guston, Kingsdown & St Margarets	1.19	Garden centre - retail	N/A	<b>Potentially Suitable Site:</b> This site has been put forward for a number of uses, including employment. - Well contained site used as part of the adjacent Ringwold Nursery, partly brownfield - Well connected to the centre of the village - Access is however constrained and a Highways Assessment is required - Site is in an Area of Archeological Protection and a Heritage Impact Assessment will be required. - Site is in the AONB and a generous landscape buffer will be required to mitigate harm - Site is also suitable for housing and may be more appropriate for this use than employment at this village location, but could be suitable for B1 and B2 uses.	0 sqm	Site is promoted in the HELAA for a range of uses. It has been identified as being suitable for housing. It is also considered to be potentially suitable for employment uses. No allowance has been made for floorspace as this site has been allocated for housing in the Local Plan.
17	A20 Sites (incl. Citadel, Megger, Archcliffe Fort etc)	Dover	CT17 9DP	Dover	Dover Town & Castle	6.08	B1, B2 and B8 uses, also D1	N/A	<b>Suitable Site:</b> There is a cluster of industrial and employment uses adjacent to the A20 at the entrance into the Dover Western Docks area, with excellent transport links. This site has not previously had any specific employment policy, but is clearly an important employment area with Megger, Archcliffe Fort, P&O and the Port Shipping Company at the gateway into the busy Dover Marina and port area. There are constraints for expansion given the gradient of the surrounding area, landscape character impacts, nature conservation and biodiversity issues with substantial tree cover. A more flexible employment policy maybe appropriate in order to compliment the redevelopment potential of the western docks area.	0 sqm	Industrial/ Office site. Needs to be protected. Limited opportunity for expansion.

18	Dover Waterfront	Dover	CT17 9BY	Dover	Town & Castle	12.27	Mixed - limited B1 uses	CP8	<p><b>Suitable Site:</b></p> <ul style="list-style-type: none"> <li>- Dover Waterfront is allocated for mixed use development in the Core Strategy 2005</li> <li>- A masterplan is currently being prepared for this site</li> <li>- EA have advised that an FRA would be required. Requirement for Flood Risk Activity Permit.</li> <li>- Development would need to be set back from the river in accordance with the Riverside and biodiversity policies (EA). EA would object to any development that impacted the River Dour and its corridor</li> <li>- A Heritage Impact Assessment will be required to mitigate heritage concerns</li> <li>- A Transport Assessment will be required</li> <li>- B1 uses would be suitable in this location</li> </ul>	2,350 sqm	Site is allocated as a strategic site in the Core Strategy for mixed use re-development including employment uses. Site has been assessed as still being suitable for mixed use development including an element of employment.
19	Aylesham Industrial Estate	Aylesham	CT3 3EP	Aylesham	Aylesham, Eythorne & Shepherdswell	15.8	B1, B2 and B8 uses	N/A	<p><b>Suitable Site:</b></p> <p>Established industrial estate. On the outskirts of Aylesham, set away from residential, well screened and contained from the countryside. Good access to A2, although along country roads. Access to local services within Aylesham and from the A2. Suitable and well established site. Protect for industrial use B1, B2 and B8 depending on highways assessment.</p>	0 sqm	Industrial site. Needs to be protected. Limited opportunity for expansion, but maybe opportunity for redevelopment/ intensification.
20	Port Zone, Whitfield (aka Old Park Barracks)	Whitfield	CT16 2HQ	Whitfield	Whitfield	21.75	B1, B2 and B8 uses	N/A	<p><b>Suitable Site:</b></p> <p>This site is very well located in terms of access to the strategic road network and the A2, as well as into Dover town and port. There are a number of port activities, but also a mixture of uses to include the Transport Museum and a life campus. This site lends itself to a mixture of employment uses. There looks to be the potential for expansion at the south east of the site accessed from Palmerston Road, which is not protected by Policy DM25 - Open Space. There is a substantial amount of tree coverage at the north eastern section of the site, which would not be suitable for development.</p>	0 sqm	Mixed use site, including industrial. Needs to be protected. Potential for redevelopment/ intensification.
21	Dover Mid Town	Dover	CT16 1BW	Dover	Castle	5.99	Mixed - Retail/ Cultural/ Education/ Health/ Police/ Community/ Sport/ Office	CP9	<p><b>Suitable Site:</b></p> <ul style="list-style-type: none"> <li>- The site has been identified as a suitable site for residential in the housing HELAA process.</li> <li>- Dover Mid Town is allocated for mixed use development in the Core Strategy 2005</li> <li>- Site lies partly in the functional floodplain and is also at risk from surface water flooding. Housing will not be acceptable in the part of the site that falls within the functional floodplain and a detailed FRA will be required to identify the extent of the 1 in 20 yr (functional) to ensure this is kept free from development. Any scheme to further develop this site will need to be supported by a robust Sequential Test and FRA. EA have concerns about this site passing the Exception Test. Flood modelling work is currently being undertaken</li> <li>- EA object to development directly along the River Dour corridor</li> <li>- A Heritage Impact Assessment will be required to mitigate heritage concerns</li> <li>- The site would be suitable for B1 uses.</li> </ul>	0 sqm	Site is allocated as a strategic site in the Core Strategy for mixed use re-development including employment uses. Site has been assessed as still being suitable for mixed use development including an element of employment. Given this is a regeneration site no floorspace allowance has been included. This should be determined through the planning process.
22	Former Co-op Site and the adjacent Stembrook Car Park	Dover	CT16 1PT	Dover	Castle	0.60	Retail/ Car Park	N/A	<p><b>Suitable Site:</b></p> <ul style="list-style-type: none"> <li>- Council owned site; potential for mixed use regeneration scheme, which could deliver housing, employment and community uses.</li> <li>- Site is well connected to local amenities and transport and a sustainable scheme could therefore be delivered</li> <li>- Site lies partly or wholly within Flood Zone 2/3 of the River Dour and will need a detailed FRA</li> <li>- Development here should be set back from the river</li> <li>- A Heritage Impact Assessment will be required to mitigate heritage concerns</li> <li>- Access and impact likely to be acceptable for 30 dwellings bearing in mind the existing permitted uses on the site.</li> <li>- The site would be suitable for B1 uses.</li> </ul>	0 sqm	Site promoted in HELAA for mixed use development. Potential for B uses to be provided as part of the wider proposals for the development of this site. Given this is a regeneration site no floorspace allowance has been included. This should be determined through the planning process.
TC45083	Citadel	Dover	CT15 7AA	Dover/ Hougham	Town & Pier/Capel Le Ferne	14.82	Mixed Greenfield and former barracks and vacant immigration centre	Dover Western Heights Masterplan (SPD)	<p><b>Potentially Suitable Site:</b></p> <ul style="list-style-type: none"> <li>- Forms part of a wider site that is currently subject to a planning application, which is yet to be determined.</li> <li>- Site was owned by MOD and previously used as a barracks and Immigration Removal Centre</li> <li>- Site subject to a number of policy constraints</li> <li>- The access road to the site would need improvement to visibility and public transport connectivity.</li> <li>- Reuse of a brownfield site for a mixtures of purposes including making a heritage asset more publicly accessible and to secure it into the long term would be suitable. New development on the site would need to be sensitive to the heritage assets.</li> <li>- A mixture of housing and employment would enable a range of uses including commercial, leisure and retail including tourism</li> </ul>	0 sqm	The citadel site was previously used as an immigration removal centre and as an army barracks. The regeneration of this site would conserve and enhance an important heritage asset. Precise detail on what reuse and new capacity on the site would need to be confirmed. Given this is a regeneration site no floorspace allowance has been included. This should be determined through the planning process.
TC45075	Land to the south of the River Stour, Ramsgate Road, Dover	Sandwich		Sandwich Town Council	Sandwich	83.75	Informal grazing and former landfill	101	<p><b>Potentially Suitable Site:</b></p> <p>The site as a long roughly rectangle in shape site proposed for a solar farm. The site is a collection of fields contained by a river to the South and East and a rail line to the west. The field in essence has the feeling of rural countryside however adjacent to the east is an industrial estate which amongst other uses includes a waste collection and recycling centre. Transport connectivity is poor with the best routes two footbridges from the adjacent industrial estate, however the site is proposed for a solar farm and thus the need transport connectivity would only be very minimal. The site is part of the wider countryside beyond the existing industrial estate and there is a scheduled ancient monument and listed building to the south east and impacts would need to be assessed</p>	0sqm	Site may be suitable for a solar farm use subject to overcoming the identified constraints here.

TC45076	Statenborough Farm, Felderland Lane, Worth, Deal	Eastry	CT14 0BX	Eastry Parish Council	Eastry Rural	0.82	Agricultural and commercial use	0.81	<p><b>Suitable Site:</b> The site is a mix of existing commercial units in the centre of the site and a agricultural storage building to the rear. There are two commercial units, one is occupied by a business which was active with customers on survey, the other appeared unused. The agricultural building was storing hay bales. The site was well maintained and vibrant even with one commercial unit un occupied. The site has access with a footpath adjoining the western point of the access. There are no bus stops or cycle ways visible. The site is adjacent to a junction with a main A road. The sites has lack of Public transport. A change of use of the agricultural building to the rear to commercial use that would refine farm produce to the end users in food manufacturing and brewing would generate some jobs in the area and offer the opportunity to sustainably produce local food and drink produce. Considered the constraints identified on the site can be mitigated through the Local Plan</p>	1,515sqm	Part of the site has established commercial use. Additional commercial use that supports production of local farm goods and reuses agricultural buildings would be suitable.
TC45092	Fort Burgoyne, Fort Burgoyne Road, Guston, Dover	Guston	CT15 5LP	Guston Parish Council	Guston, Kingsdown and St Margaret's-at-Cliffe	7.69	Vacant Fort	42	<p><b>Potentially Suitable Site:</b> The site is an existing fort that is not in use. The site is well maintained though would require some work to bring the condition of site up to a good enough standard for reuse. The site will eventually become immediately adjacent to residential development and has the opportunity to encourage footfall to it. The site would be suitable for a mix of uses including commercial, light industrial, leisure and retail including tourism. Development of this site would secure the long term for the heritage asset and make it more publicly accessible.</p>	0sqm	The regeneration of this site would enable the conservation and enhancement of this important heritage asset, subject to the mitigation of the constraints identified. Given this is a regeneration site no floorspace allowance has been included. This should be determined through the planning process.
TC45100	Land on the South West side of Hillside Road	Dover	CT17 0JQ	Dover Town Council	St Radigunds	0.88	scrubland/woodland	0.85	<p><b>Unsuitable Site:</b> - The site is not an existing employment site, it is dense woodland. - The site is located in a residential area where vehicle movements for many types of employment use would not be suitable. - The site has a potential access point that leads onto a narrow residential road with street parking on one side. The potential access point is a steep slope and would not suit many forms of employment use vehicles. - The site is not a suitable location for employment use due to the existing nature of the site as woodland adjacent to a residential area and highways accessibility.</p>	0sqm	This site is unsuitable for employment use.
TC45106	Land at Redhouse Wall, Deal	Deal		Sholden Parish Council	North Deal	3.70	Greenfield	2.13	<p><b>Unsuitable Site:</b> The site is a green open field proposed for a 100 caravan park. There are views into the site from the countryside beyond. There is an existing caravan park to the north that is well maintained and in use. However there is a field and highway separating the two sites. There is no transport access to the site and the highways near the site are narrow country lanes. The site as proposed has no access and would impact on the nearby highways. Further, the site is exposed to the countryside beyond and would create considerable impact.</p>	0sqm	This site is unsuitable for employment use.
TC45114	Land at Ratling Road, Aylesham	Aylesham		Aylesham Parish Council	Aylesham, Eythorne and Shepherdswell	1.45	Light industrial buildings/scrubland		<p><b>Suitable Site:</b> The majority of the site is light industrial use with scrubland making up a third of the site in the south west. The industrial use part of the site is split roughly even between the buildings, and parking/ loading bays/vehicle storage. The site is well maintained and active when visited. The site has good access but no footpaths or public transport links. The site maybe suitable for intensification of buildings if the use where to change from delivery services to commercial through redevelopment of some of the hardscaping for vehicles.</p>	0sqm	Industrial employment site. Needs to be protected. Potential for intensification/ re-development. Limited opportunity for expansion.
TC45120	WCBP Potential Phase 4, Whitfield	Dover		Whitfield Parish Council	Whitfield	27.71	Agricultural land		<p><b>Suitable Site:</b> The site is proposed for employment development and is existing agricultural land. The site would form a logical extension to the existing built and proposed development to the north. The south western part of the site is exposed to the rolling hills countryside beyond and the impact would need to be assessed and levels of potential mitigation. The site has a good point of potential access with good public transport options close by. The site would be suitable for some development however landscape issues and the PROWs would need to be addressed. Considered the constraints identified on the site can be mitigated through the Local Plan</p>	40,000sqm	Site would provide a logical extension to the existing White Cliffs Business Park provided identified constraints can be overcome.