

Site Reference		Site Address		Existing Context		Stage 2 Assessment	Future Development Potential	
ELR Site Ref Number	Site Name	Location	Ward	Site size (ha)	Existing Use	Stage 2 Suitability Assessment	Estimated Development Potential	Commentary on Future Potential
1	Ramsgate Road, Sandwich	Sandwich	Sandwich	81.6	Industrial area (Allocated B1/B2/B8 uses)	<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	Sandwich	81.1	Enterprise Zone - LDO to help guide B class development	<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.	0 sqm	The premier employment site in the District with international links. Site has consent for residential/ mixed use development including (Outline application 14/00058). Development is yet to commence.
3	Sandwich Industrial Estate	Sandwich	Sandwich	18.3	Industrial area	<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	Aylesham, Eythorne & Shepherdswell	4.2	Allocated B1/B2 uses	<b>Potentially Suitable:</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.	8,500sqm	Existing allocation. Industrial site with land remaining to be developed. Keep as an employment allocation.
5	Pike Road Industrial Estate, Eythorne (aka Tilmonstone Employment Site)	Eythorne	Aylesham, Eythorne & Shepherdswell	9.3	Allocated B2 use	<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	Allocated industrial site. 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	Eastray Rural	6.9	Allocated (B1/B2/B8 uses)	<b>Potentially Suitable:</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.	2,500sqm	Existing allocation. Site is identified in the HELAA for housing/ mixed use development. Currently subject to a planning application for mixed use re-development including 2,500 sqm B1 floorspace.
7	White Cliffs Business Park Phases I-III	Dover	Whitfield (Part Guston, Kingsdown & St Margarets)	54.7	Allocated B1/B2/B8 uses	<b>Suitable:</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 - 34,076 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	St Radigunds	20.06	Industrial	<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	Town & Castle	38.53	Port Related	<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	375 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	Middle Deal	2.4	B1 and B2	<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	Middle Deal	1.8	Brownfield - Site cleared for development	<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. 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	Whitfield	310	Greenfield	<b>Potentially Suitable</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	Sandwich	0.77	Industrial. B1 and B8.	<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	Aylesham, Eythorne & Shepherdswell	39.94	Vacant/former colliery land	<b>Potentially suitable site</b> - Former Snowdown Colliery site. Site is promoted in the HELAA for B1, B2 and B8 uses with opportunities for retail, leisure and nature conservation. 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. This may limit the type of B class uses within the site. A Heritage impact Assessment will be required on this site to mitigate Heritage concerns.	25,000 sqm	Site promoted in the HELAA for a range of employment uses. Provided constraints can be mitigated, site is potentially suitable for employment
15	Land east of Foxborough Hill, Eastry	Eastry	Eastry Rural	1.05	Part warehouse, part vacant/former garden centre	<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	Site is promoted in HELAA.. Considered to be suitable for employment.
16	Land at Ringwoud Alpines, Dover Road, Ringwoud - site submitted 4 times by Lee Evans for B1, care home, holiday accommodation	Ringwoud	Guston, Kingsdown & St Margarets	1.19	Garden centre - retail	<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 Ringwoud 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.	1,800 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.
17	A20 Sites (incl. Citadel, Megger, Archcliffe Fort etc)	Dover	Dover Town & Castle	6.08	B1, B2 and B8 uses, also D1	<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	Town & Castle	12.27	Mixed - limited B1 uses	<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>	1,000 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	Aylesham, Eythorne & Shepherdswell	15.8	B1, B2 and B8 uses	<p><b>Suitable Site:</b> 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	Whitfield	21.75	B1, B2 and B8 uses	<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	Castle	5.99	Mixed - Retail/ Cultural/ Education/ Health/ Police/ Community/ Sport/ Office	<p><b>Potentially 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>	1,000 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.
22	Former Co-op Site and the adjacent Stembrook Car Park	Dover	Castle	0.60	Retail/ Car Park	<p><b>Potentially 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>	2,000 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.
23	Citadel	Dover	Town & Pier/Capel Le Ferne	8.15	Mixed Greenfield and former barracks and vacant immigration centre	<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 Citadel may be suitable for employment uses, subject to stringent details to ensure this did not compromise the listed buildings and scheduled monument status and the landscape character area. Heritage, transport, biodiversity and landscape impact statements would be required.</li> </ul>	2,000 sqm	The citadel site was previously used as an immigration removal centre and as an army barracks. Provided all the constraints identified can be overcome the site may be potentially suitable for employment uses (B1 primarily)