

Appendix IV: HELAA stage 2 findings employment sites summaries

Site Number	Existing site reference	New or existing site	Name	Settlement Hierarchy Proposed 2024	Site description	Current use	Is the site previously developed?	Area (ha)	Proposed principle use	Principle land use (if different)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint #7	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to the appropriate number of jobs (M2493/2495/2496)	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)
1	23	Existing	Milton Creek	Sittingbourne - tier 1 Principal Town	Open land to the east of Lydd's Wharf at the end of Milton Creek. The site is currently scrub, 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, retail and residential to the west. The area was formerly marine related industrial use, but is now predominantly retail and leisure related uses. To the east is Crown Quay Lane an existing employment area.	retail / leisure	Yes	1	N/A	N/A	Writes a coastal change management area. Within Sittingbourne built up area (ST3) within flood zone 2/3. Within a mineral safeguarding area for River Tonon writes the adjacent 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 restrict scale and intensity of new industrial activities.	1 km from Sittingbourne Town Centre	None other than scale	2.4 from A249 via B2006 (Staplehurst Road)	Scope for link to B2006, Staplehurst Road (B2006) to the site linking a number of existing business and residential parks.	Yes	Sittingbourne	None	SMH in recent years to retail and leisure activities replacing largely marine related industrial activities. Given the changing focus, marine related provision and/or small workshop based light industrial activity also to that found at Standard Quay. Faversham (about 10 km) would need to be re-located to be appropriate. This could be provided as part of a mixed use development at Lydd's Wharf.	Yes	Yes	Strong market area	Scale	Good	No	
2	24	Existing	Ulton Court	Sittingbourne - tier 1 Principal Town	Commercial orchard on the southern outskirts of Sittingbourne.	Commercial orchard	No	26	Residential	No employment use proposed	The entire site is designated Important Local Countryside Gaps (DM25). Within Designated Road to the west of the site is a rural lane. The site is also located in close proximity to the Kent Downs AONB.	The principle constraint to employment use would be the lack of suitable access, with no obvious means of delivering this to the site. There is also a need to be made through Kent Downs AONB and local roads. Neighbouring existing (and new) residential.	Major	Available immediately	Low - adjacent rural and residential areas.	Issues with neighbouring (and potentially new) residential and open countryside.	1.6 km from Sittingbourne Town Centre	None	A249 and M2 located 2.3 km to the east, but junction access via rural lanes and Old Street village which is within the Kent Downs AONB.	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 low levels of supply and strong demand, but the site has poor access and proximity to the principal A roads and M2 motorway therefore making it unsuitable. Furthermore, the site would not be suitable for office, demand is weak and what requirements exist are for small units and these occupiers worth covered by a generalist flexible space would need to be speculatively built, which is unviable.	No	No	No	No				
3	CFS14	Existing	Eyeborn Farm, Margrove Lane, Old Street, London	Borden - tier 5	The site is farmland and in the open countryside. While close to the route of the A249, 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 Local Plan (Sittingbourne Area - Birkbeath Swale Local Plan).	Major	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 0.2 km from Sittingbourne Town Centre	None	The site is 0.5 km from a junction on the A249.	Junction access to the A249 via either Old Street (south) or the A2 route. 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/A249 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					
4	CFS24 (and R1)	Existing	Ratham Dock - redevelopment	Sittingbourne - tier 1 Principal Town	Safeguarded dock facility on The Swale with heavy industrial processes mostly conversion related, such as concrete casting and plaster, and materials recovery 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 sites. Promoter reporting new dock activity could be increased and employment activity reactivated.	safeguarded docks	Yes	45	Mixed B uses	Industrial	Land in Ratham Dock is designated as Safeguarded Swale. And a Policy (P1) in the existing Employment Location Plan. The site is promoted through the 2022 call for sites for allocation for employment uses in addition to safeguarded swales.	The site is bounded by the Site of Special Scientific Interest, International and national designated sites of biodiversity and/or geological value (the SPA). The site is within Flood Zone 2/3.	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 Kemery Parks Business Park area, with large scale industrial activity.	Nothing in immediate vicinity	All activity takes place on the dock compound.	J5 M2 1 km, via A249 2.1 km, via Sheppey Bridge Crossing. The site is currently owned by Royal Wulfric manufacturing site is immediately to the west.	No	0	Being actively promoted.	A call for sites submission (CFS24) from CEO seeks reactivation of the employment site that the promoter considers could deliver as much as 105,000 sq m of floor space for a wide range of employment uses. The promoter is preparing an indicative Masterplan. With the large Hudson and Kemery industrial plant on the site, the site would be a good location for the A249, and the labour markets of Sheerness and Sittingbourne close by, the seems a suitable location to intensify industrial and logistics/distribution activity.	Yes	Yes	Owner interest Strong market area	Possible loss of wharfage	Possible	Yes	25	
5	REG03	Existing	The Old Sale Field, Flume Barn Road, Tunstall	Tunstall - tier 6	Farmland to the west of Flume Barn Road, north of Kent Science Park and surrounded by agricultural land. Remote from any employment area or settlement.	Agricultural	No	35	Incubator Hub	Industrial	Within an area designated as high landscape value. Flume Barn Road is a designated Rural Lane. To the north is a Local Designated Site of Biodiversity under Policy DM25 of the Local Plan.	Remoteness and the rural road network are the key physical constraints. Access would be via Flume Barn Road, which is a designated Rural Lane. Policy DM25 would therefore apply. Located within an area of high landscape value. Policy DM24 is therefore engaged.	Major	Unknown	Low - remote rural location	Incompatibility with open countryside setting.	2.2 km from Sittingbourne Town Centre	None	No junction. No access to the M2.	Would need to pass through a number of villages on rural lanes to access A249/A249M2.	No	0	Being actively promoted for an edge of settlement.	The proposed incubator hub would require an operator in place or external funding to facilitate the development because as a stand-alone development it will be unviable. RSP is not located in the golden triangle of west London / Cambridge / Oxford has a direct link to a university therefore, there are better placed parks in the area. According to the promoter, the site owners have a track record in delivering creative and start-up business space. Therefore, the site is not suitable for the development proposals unless there is a proven commitment for such as facility.	No	No	No				
6	SEC17/05	Existing	Land at Pleasant Farm (west), Hoed Green, Sittingbourne	Sittingbourne - tier 1 Principal Town	Relatively small parcel of white land next to the former Fleethead head office (to the south - now vacant), within the Important Local Countryside Gaps area to the west of Sittingbourne and the A249. Access to the A249 is poor requiring either a loop through hedges or through Bobbing village.	vacant open land	No	1.6	Light Industrial (B1c)	Industrial	Important Local Countryside Gaps (DM25), beyond the built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. The site is within the Important Local Countryside Gaps (DM25). Access to the A249 is poor requiring either a loop through hedges or through Bobbing village.	Major	Immediately available	Floor, screened from the adjacent A249, and only visible from across road (Sheppey Way).	Office and open storage to the north, agriculture to the north, the A249 to the east and car breakers yard to the west.	Nothing in immediate vicinity	No	M2 J5 5.6 km, A249 2.2 km via Sheppey Way (not Bobbing).	Sheppey Way - need to pass through village to link with the A249.	No	1	Not for employment uses.	Generally sites around Sittingbourne are attractive to industrial/warehouse uses, but this site is isolated and we have identified the neighbouring (P1) Fleethead as a dedicated industrial estate. The size of the site means that it could only accommodate small units which would require a pre-arranged plan to facilitate viable development, and these types of occupiers are unlikely to make such a commitment.	Possible	Possible	Good market area	Small scale. Not established location.	Possible	Possible	1.6	
7	SEC17/02	Existing	Land at Sittingbourne Golf Centre, Church Road, Tonge	Rural countryside	White land - currently used as a golf course.	Golf course	No	5.8	B2-B8	Industrial	This area is beyond Sittingbourne's built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. The site is within the Important Local Countryside Gaps (DM25). Access to the A249 is poor requiring either a loop through hedges or through Bobbing village.	Major	Not available in the plan period	The site is not located on part of the SPA, and has low prominence.	Largely open countryside with land farm holdings immediately to the south.	Generally poor - very limited provision in Bobbing. Sittingbourne town centre 2.7 km.	None	J5 M2 1 km, via A249 1.6 km via Sheppey Way. A longer distance than via the A249, but a better quality / separate roads.	No	0	Unknown	Currently has poor access, but should the new northern it would be a good location for industrial/warehouse uses. The site is currently used as a golf course, but should the new northern it would be a good location for industrial/warehouse uses. The site is currently used as a golf course, but should the new northern it would be a good location for industrial/warehouse uses.	No	No	No						
8	SEC17/08	Existing	Land fronting east side Bobbing Hill, Sittingbourne	Sittingbourne - tier 1 Principal Town	Small vacant site with long road frontage on Sheppey Way, within the Bobbing Important Local Countryside Gaps policy.	agricultural	No	1	Light Industrial (B1c)	Industrial	The site is within a designated Important Local Countryside Gaps (DM25). This area is beyond any built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. Also within a Kent Minerals safeguarded area (Birkbeath).	Minor	Immediately available	Landscape screened from the A249, but with good road frontage on Sheppey Way, now a minor road.	The site is surrounded by transport infrastructure, so no compatibility issues.	Foodstore and other limited provision in Bobbing. Sittingbourne town centre 2.6 km.	None other than relatively narrow and small.	J5 M2 4.5 km, via Sheppey Way and A249.	Good, via Sheppey Way and A249.	No	1	Being actively promoted	The size of the site means that it could only accommodate small units which would require a pre-arranged plan to facilitate viable development, and these types of occupiers are unlikely to make such a commitment.	Yes	Possible	Good market area	Small scale. Not established location.	Possible	Possible	1	
9	SEC17/09	Existing	Land at South West Sittingbourne Land (At Wines Lane, Borden)	Sittingbourne - tier 1 Principal Town	agricultural land taking in the M25 site, but expanded to the west towards the A249. The site is the only provide opportunity for a road link to the A249.	Agricultural	No	51.4	Other	Industrial	Western half of the site is within Important Local Countryside Gaps (DM25) area, and the Local Plan (part ST3) applies. The eastern section within the built up area boundary. The majority of the site is a proposed mixed use allocation (B1c), and Kent Minerals Safeguarded area (Birkbeath).	Minor	Not available in the plan period	The western end is close to an existing public station and located on the A249 road infrastructure. No compatibility issues.	Limited provision on the London Road 2 km, Sittingbourne 2.6 km.	None	J5 M2 4.4 km via Wines Lane, Chestnut Street and A249.	Wines Lane and Chestnut Street are light countryside and not heavily used, indeed it is currently used for day time parking. Would need parking restrictions for the site to come forward.	No	0	Unknown	Location south of Sittingbourne at a junction of the A249. Would be attractive to industrial/warehouse occupiers. Would need clear separation from residential as part of the mixed use scheme to protect negative operational impacts. Site benefits from a residential-led permission.	Yes	Yes	Good market area	Residential permissions means employment likely to be ruled out.	Unlikely	Possible	10		
10	REG19/71	Existing	Land East of Church Road, Sittingbourne	Sittingbourne - tier 1 Principal Town	A small area of scrub land on the east of Church Road within the existing Eurotek industrial site next to the speedway stadium.	Open scrub land	No	0.2	B2-B8 and Class E	Industrial	Within Eurotek, a designated Existing Strategic Employment Location. Within a mineral safeguarding area for Birkbeath within the adjacent Kent County Council Minerals and Waste Local Plan.	Minor	Available immediately	Good - within Eurotek	Writes Curatorial therefore no compatibility issues.	1.4 km from Sittingbourne Town Centre	None other than scale	B2/05 0.2 km from B2/05 via Castle Road, Eurotek Way and B2005.	Good access to the A249/A249 via Castle Road, Eurotek Way and B2005.	Yes	7	Being actively promoted through Reg 19 representation for 1, 000 sqm of additional B2, B8 and Class E.	Site location is good for industrial/warehouse uses but size will test the market opportunity.	Yes	Yes	Strong market area	Questionable how much of -5ha site available, site would erp around existing substation.	Possible	Possible	5	
11	CFS34	Existing	Land at Kemsley Substation, ME19 2JF	Sittingbourne - tier 1 Principal Town	This is expansion land surrounding an existing substation that the owner now considers to be surplus. The site is currently employment uses to the north and has easy access to the A249. The site is of an irregular shape.	Redundant expansion land surrounding an existing substation	No	10.2	B class uses	Industrial	Purty within a Kent Minerals and Waste Local Plan safeguarded area - Birkbeath Swale Local Plan.	Minor	Available in 1-5 years according to the site promoter	High	No incompatible uses, sub-station and adjacent employment uses.	The site is 2.6 km from Sittingbourne Town Centre	Plying on northern part of Birkbeath Swale refer to the A249 via Sheppey Way (unspecified what and location)	The site is located on the B2005 (Swale Way) with access to the A249 via Sheppey Way.	No	13	Being actively promoted through Reg 19 representation for 1, 000 sqm of additional B2, B8 and Class E.	The site is attractive industrial/warehouse uses given the compatible surrounding uses and good links to the A249. The market is currently tight and demand is strong, therefore good possibility that the site would be developed.	Yes	Yes	Strong market area	Questionable how much of -5ha site available, site would erp around existing substation.	Possible	Possible	5		
12	CFS50	Existing	Land East of Faversham expansion	Faversham - tier 2 Secondary towns	Agricultural land to the east of Faversham. A strategic scale site that is promoted to deliver 21 ha of employment uses on both of the A249/A249M2 junction. Previously the western-most rectangular plot (A3) had been promoted (SEC17/100) immediately east of the recently job-developed Lady Crane Farm, and more extensive to the east than the M2 (East of Faversham Expansion) albeit not including the Duchy site south of Canterbury Road (see separate entry for the Duchy land). Immediately to the north is the Land at Craneway Road employment allocation (A6) of 7,000 sq m of B class floor space.	Agricultural	No	127	Residential	Employment	The site is beyond Faversham's built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. No landscape designations specific to the site, but it is relatively close proximity to the south and east are the Swale Level Area of High Landscape Value and the Kent Downs AONB. The site falls within a mineral safeguarding area for Birkbeath within the adjacent Kent County Council Minerals and Waste Local Plan.	Major	According to the promoter, the site is available within 1-5 years.	High - on the A249 and M2, would be visually prominent.	None residential on the M25 site, other than agriculture uses.	2.9 km from Faversham Town Centre	None, other than the land lies to the open countryside to the east.	Direct junction of the A249/M2 junction at the eastern edge of the site. The site is located on the A249/M2 junction, currently accessed by a narrow rural lane (Hornfield Lane).	The site is located on the A249/M2 junction, currently accessed by a narrow rural lane (Hornfield Lane).	The site would not be suitable for office use as occupiers prefer to be located in the town centres to access public transport and amenities or business parks with amenities. Furthermore office demand is weak and what requirements exist are for small units - these units would have to be speculatively built to attract occupiers and it's unviable to do so.	Yes	Yes	Large site likely to be market attractive	Landscape constraints will limit possible scale. Birkley Corner junction-south	Possible	Yes	21				
13	SEC17/04	Existing	Land at A2 and Love Lane and west of Salford Lane to the Birkley Corner (see Duchy entry)	Faversham - tier 2 Secondary towns	Agricultural land between the A2 and M2, wrapping around the A5 allocation (land at Salford Lane).	agricultural	No	131	B class uses	Industrial	This area is beyond Faversham's built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. No landscape designations specific to the site, but it is relatively close proximity to the south and east are the Swale Level Area of High Landscape Value and the Kent Downs AONB. The site falls within a mineral safeguarding area for Birkbeath within the adjacent Kent County Council Minerals and Waste Local Plan.	Major	Not known	The site has potentially high prominence due to the M2 and A2.	Compatibility with the high site is largely contained within the goods yard with residential areas to the edge of Faversham to the north.	Faversham town centre 2.7 km.	Blocked by the railway line, otherwise no known issues.	Potential direct access to A249 M2.	The route to both junctions (Canterbury Rd and A201 and London Rd) are generally good.	No	3	Being actively promoted	The industrial/warehouse market is generally tight with low levels of vacancy and strong level of demand. Although Faversham is comparatively less attractive for industrial/warehouse uses in market terms compared to sites in the west of Borough, this site is located in the town centres to access public transport and amenities or business parks with amenities. Furthermore office demand is weak and what requirements exist are for small units - these units would have to be speculatively built to attract occupiers and it's unviable to do so.	Yes	Yes	Large site likely to be market attractive	Landscape constraints will limit possible scale. Birkley Corner junction-south	Possible	Possible	20	
14	CFS33	Existing	Corner Cottage, Canterbury Road, Faversham	Faversham - tier 2 Secondary towns	Land occupied by a single detached dwelling that is within the parcel of agricultural land north of the A2 and bounded to the north by the railway line.	Residential	Yes	0.2	Residential	None	The site falls within a mineral safeguarding area for Birkbeath within the adjacent Kent County Council Minerals and Waste Local Plan. To the north of the site is the mixed use allocation (B1c) Land at Lady Crane Farm.	Minor	According to the promoter, the site is available within 1-5 years.	Medium - frontage to A2	Possible issues with residential to the west.	0.1 km (opposite) Mainroad Clutter	Site configuration in terms of size is a constraint	1 km to M2 junctions via A2/A201.	The A2 (Canterbury/London Road) is accessed via Love Lane.	No	6	Duchy owned site being actively promoted for residential as part of the mixed use development of Land at South East Faversham.	The site could be suitable for industrial/warehouse uses although Faversham is comparatively less attractive in market terms than sites to the west of Borough. But the industrial/warehouse market is competitive in terms of vacancy and strong level of demand. The site good links to the M2/A249 and prominence would make it attractive to occupiers. But its very small size means that a stand-alone development it is unlikely to be viable on a speculative basis, it would be better suited to be brought forward as part of the much larger land parcel immediately to the east.	Possible	Possible	Scale	Good	No	0.2		
15	LPK24/1	Existing	Land at Brogdale, Osprey	Faversham - tier 2 Secondary towns	Agricultural land located adjacent to Brogdale Farm buildings. Some of the farm buildings are currently used for business purposes - Brogdale Enterprise Suite (office space) and an inn. The site is located to the east of Brogdale Road, just south of the M2 railway.	Agricultural	Yes	23	Mixed use	Industrial	Located within an Area of High Landscape Value, and therefore subject to DM24. Promoter representations refer to a population of common land on the site. Grade II listed property adjacent to the main farm complex.	Medium	Immediately available	Medium - visible along the A2 but set back.	Issues with proximity to open countryside to the south and listed farm buildings.	1.5 km from Faversham Town Centre	None	Although the site is located immediately south and adjacent to the M2, junction 6 access is either through a 3 km via roads involving rural lanes.	Brogdale Road, a rural lane links the site with the A201 and A2 and then on to the M2.	No	0	Being actively promoted for an extension to the existing employment site.	Site would only be suitable to capture demand from existing or local occupiers. Speculative development would be unviable so would require commitment from an occupier to facilitate viable development.	Yes	Yes	No	No				
16	SEC17/02	Existing	Market Farm, Market Road, Faversham	Faversham - tier 2 Secondary towns	Farmland in very rural location, isolated, poor road access, but close to Withernham Business Park. The farm is currently occupied by a co-working business.	agricultural	No	26.7	B class uses	Industrial	Northern half of the site is within Local Designated Site of Biodiversity (DM25). This area is beyond any built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. The site is within the Important Local Countryside Gaps (DM25). Access to the A249 is poor requiring either a loop through hedges or through Bobbing village.	Major	Immediately available	Very low, due to rural location and poor access.	Limited provision on A249 services. Faversham 10 km.	None	M2 J7 6 km via A249.	A249 is western, but Market Road and Highfield Rd are rural lanes.	No	0	Unknown	Not an established employment location. It has neither good access nor is located close to amenities. This would not be attractive to occupiers or developers in the general market and would only be suitable for expansion of the existing facility.	No	No	No	No					
17	SEC17/03	Existing	Sydney Park, London Road, Faversham	Faversham - tier 2 Secondary towns	Isolated hotel complex (in operation) in designated Area of High Landscape Value.	Hotel leisure. Most of the site is open access.	No	3.5	B1	Office	The site is within the Syntac Conservation Area and an Area of High Landscape Value, and is considered to be of considerable heritage assets connected to a Roman Fort and the Roman Priory Street. It is beyond Faversham's built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. The site is within a Scheduled Monument (DM24) and Kent Minerals Safeguarded Area (River Terrace).	Major	Not known	Some frontage on the Westwood, but the site is screened from the road.	Opposite Care Rd industrial estate, but immediate neighbouring uses are leisure related - country park to the north.	Footpaths opposite, and town centre 1.8 km.	Irregular shape.	J6 M2 4 km via London Road and A201.	Good immediate access to Western Link from Byring Wood Road.	No	0	Not for employment, but has been submitted for HELAA consideration as a Mixed Use area.	Outside town boundary of Faversham. Not in close proximity to amenities or business parks with amenities, both of which occupiers seek in the current market. Unlikely to be attractive to occupiers or developers, and development would be likely to be unviable.	No	No	No	No				
18	SEC17/07	Existing	Byring Wood Road, Faversham	Faversham - tier 2 Secondary towns	Within an AHV and LID of Biodiversity. Includes the Best Aggregate offices. Immediately to the north and west is the Care Garages/works country which is a scheduled Ancient Monument.	Park land	No	2.8	B class uses	Industrial	Site is within Area of High Landscape Value (DM24) and Local Designated Site of Biodiversity (DM25) and Kent Minerals Safeguarded Area (River Terrace). This area is beyond any built-up area boundary, and the Local Plan (part ST3) considers such areas to be protected from isolated and/or large scale of development. The site is within a Scheduled Monument (DM24) and Kent Minerals Safeguarded Area (River Terrace).	Major	Not available in the plan period	Some frontage on the Westwood, but the site is screened from the road.	Opposite Care Rd industrial estate, but immediate neighbouring uses are leisure related - country park to the north.	Footpaths opposite, and town centre 1.8 km.	Irregular shape.	J6 M2 4 km via London Road and A201.	Good immediate access to Western Link from Byring Wood Road.	No	4	Unknown	Although with direct access onto the Western Link road, the site is remote from the core industrial/warehouse area of Faversham, and not as attractive as those sites which have direct access onto the A249.	Possible	No	No	Yes	2.8			

