

Thanet District Council

Thanet Local Development Framework

Employment Land Review
Appendices
May 2010



Contents

	Page
Contents -----	2
Appendix 1 ----- Survey of Commercial Property Agents	3
Appendix 2 ----- Information received from Locate in Kent, regarding enquiries for Commercial Property and on-going projects	5
Appendix 3 ----- Forecasting Methods and Assumptions Table A1 – Proportion of employment sectors allocated to B use class land Table A2 – Experian Forecasts across 9 sectors Table A3 – Proportion of B use class employment to total employment 2006 and 2026 Table A4 – Forecasted B-Use Class Job Numbers LMD Spring 2009 Table A5 – Forecasted B-Use Class Job Numbers LMD Spring 2008 Table A6 – Forecasted B-Use Class Job Numbers LMD Winter 2008 Table A7 – Forecasted B-Use Class Job Numbers LMD Spring 2006	14
Appendix 4 ----- Kent County Council Labour Supply Projections Table A8 – Population, Household and Workforce Projections 2006-2026 Graph A1 – Population, Household and Workforce Projections 2006-2026	17
Appendix 5 ----- Maps of Sites	18
Appendix 6 ----- Employment Site Appraisal Table A9 – Site Appraisal Criteria Table A10 – Site Appraisal Results Breakdown by Main Criteria	59
Appendix 7 ----- Table A11 – Site appraisal results for potential additional sites	64

Appendix 1

Survey of Commercial Property Agents

Responses to the Commercial Property Agents Survey were received from Caxtons, Savills, CBRE and Locate in Kent. These are the main commercial property agents who deal with Thanet. A copy of the results can be obtained from the Council upon request.

The following questions were asked:

1. What are the main types of businesses interested in locating to Thanet?

(Note: these should be the types of businesses that make enquiries and not necessarily just that demand which can be satisfied)

2. What factors appear to attract business to Thanet? (please rank factors in order of importance)

Access to Europe	
Transport links	
Quality and skills of labour force	
Quality of life	
Port of Ramsgate	
Access to customers	
Regeneration and development in the district	
Business friendly	
Availability of funding and grants	
Inward investment	
Land development opportunities	
Kent International Airport	
Quality of supply chains linkages	
Opportunities to expand	
Other (Please specify)	

3. What factors appear to deter businesses from locating in Thanet? (please rank factors in order of importance)

Planning/development control	
Rising business costs	
Lack of business support	
Other bureaucracy	
Loss of contracts to competitors	
Training opportunities	
Limited market opportunities	
Crime	
Poor access to Information Communication Technology	
Lack of affordable housing for staff	
Lack of appropriate business accommodation	
Poor transport infrastructure (e.g. road/rail connections)	
Access to business advice	
Recruiting staff with appropriate skills	
Distance from established commercial centres	

- 4. What do you think are the strengths of currently available commercial property and sites in Thanet?**
- 5. What do you think are the weaknesses of currently available commercial property and sites in Thanet?**
- 6. Why do you think that development sites on allocated employment land in the District (e.g. Eurokent, Manston) have not yet come forward for development?**
- 7. What are the most sought after types of premises in the District? *(This information can be offered in terms of specification, location, age, type etc.)***
- 8. What type of demand cannot be accommodated in Thanet?**
- 9. What factors in general make an employment site attractive to business?**
- 10. Where do businesses that are unable to locate in Thanet, go to instead?**
- 11. How do you think that demand for commercial property will change over the next fifteen years?**
- 12. In the light of this, which types of property, and in which locations, should be provided?**
- 13. What do you think that Thanet District Council can do through the Local Development Framework process to make the area more attractive to businesses wishing to locate here?**
- 14. Do you have any other comments about the demand for, and supply of, business land and premises in Thanet?**

Appendix 2

Information Received from Locate in Kent, regarding enquiries for Commercial Property and Ongoing Projects.

A list on on-going projects, these included start-up companies, those which want to expand or relocate within Kent, or those which want to expand or re-locate into Kent, who had shown a particular interest in Thanet.

The following tables show the breakdown of demand and supply by industrial/office enquiry, by floorspace requirements for East Kent as a whole, Thanet, Dover and Canterbury.

Thanet Local Development Framework – Employment Land Review Appendices

Office Supply in East Kent

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	45	48	50	49	50	51	52	60	54	58	50	52
1,001 - 5,000	22	22	27	24	24	25	27	27	26	26	27	27
5,001 - 10,000	4	4	7	9	8	9	9	9	9	9	5	4
10,001-20,000	4	4	3	3	3	3	3	3	2	1	0	0
20,001 - 30,000	1	1	1	0	0	0	0	0	0	0	0	0
30,001 - 40,000	1	1	1	1	1	1	1	1	1	1	1	1
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	1	1	1	1	1	1	1	1	1	1	1	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	78	81	90	87	87	90	93	101	93	96	84	84
<i>Average</i>	3,893	3,794	3,570	3,459	3,334	3,314	3,279	3,072	3,163	2,955	2,777	2,620

Office Supply in Canterbury

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	19	21	21	20	19	21	24	25	24	27	28	31
1,001 - 5,000	9	9	10	8	8	9	13	13	13	14	17	17
5,001 - 10,000	1	1	2	3	2	2	3	3	3	4	4	3
10,001-20,000	1	1	0	0	0	0	0	0	0	0	0	0
20,001 - 30,000	1	1	1	0	0	0	0	0	0	0	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	0	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	31	33	34	31	29	32	40	41	40	45	49	51
<i>Average</i>	2,235	2,252	2,110	1,569	1,298	1,266	1,479	1,457	1,462	1,575	1,568	1,387

Thanet Local Development Framework – Employment Land Review Appendices

Office Supply in Dover

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	17	18	20	20	20	19	17	24	19	20	21	21
1,001 - 5,000	12	11	12	11	11	11	10	11	10	9	10	10
5,001- 10,000	1	1	1	1	1	2	2	2	2	1	1	1
10,001-20,000	3	3	3	3	3	3	3	3	2	1	0	0
20,001 - 30,000	0	0	0	0	0	0	0	0	0	0	0	0
30,001 - 40,000	1	1	1	1	1	1	1	1	1	1	1	1
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	1	1	1	1	1	1	1	1	1	1	1	1
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	35	35	38	37	37	37	34	42	35	33	34	34
<i>Average</i>	<i>5,992</i>	<i>5,973</i>	<i>5,550</i>	<i>5,631</i>	<i>5,620</i>	<i>5,763</i>	<i>6,195</i>	<i>5,159</i>	<i>5,765</i>	<i>5,424</i>	<i>5,053</i>	<i>5,053</i>

Office Supply in Thanet

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	9	9	9	9	11	11	11	11	11	11	11	11
1,001 - 5,000	1	2	5	5	5	5	4	3	3	3	3	2
5,001- 10,000	2	2	4	5	5	5	4	4	4	4	3	2
10,001-20,000	0	0	0	0	0	0	0	0	0	0	0	0
20,001 - 30,000	0	0	0	0	0	0	0	0	0	0	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	0	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	12	13	18	19	21	21	19	18	18	18	17	15
<i>Average</i>	<i>1,793</i>	<i>1,842</i>	<i>2,146</i>	<i>2,314</i>	<i>2,119</i>	<i>2,119</i>	<i>1,850</i>	<i>1,881</i>	<i>1,881</i>	<i>1,881</i>	<i>1,711</i>	<i>1,300</i>

Thanet Local Development Framework – Employment Land Review Appendices

Office Demand in East Kent

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	14	15	12	13	12	14	13	12	14	12	11	10
1,001 - 5,000	8	8	10	14	12	10	10	9	8	9	11	10
5,001- 10,000	6	6	6	4	4	3	3	2	2	2	2	2
10,001-20,000	4	4	4	3	4	5	4	4	4	2	3	3
20,001 - 30,000	1	1	1	2	1	1	1	1	1	1	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	1	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	1	1	1	1	1	1	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	34	35	34	37	34	34	31	28	29	27	27	25
<i>Average</i>	<i>7,149</i>	<i>6,962</i>	<i>7,518</i>	<i>6,893</i>	<i>6,331</i>	<i>6,673</i>	<i>4,873</i>	<i>5,020</i>	<i>4,822</i>	<i>5,500</i>	<i>3,593</i>	<i>3,760</i>

Office Demand in Canterbury

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	10	10	9	2	10	10	10	9	11	5	8	8
1,001 - 5,000	4	4	4	4	6	5	4	4	3	2	5	4
5,001- 10,000	3	3	3	1	2	2	2	1	1	1	1	1
10,001-20,000	2	2	2	2	3	4	3	3	3	1	3	3
20,001 - 30,000	0	0	0	0	0	0	0	0	0	0	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	1	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	1	1	1	1	1	1	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	20	20	19	10	22	22	19	17	18	10	17	16
<i>Average</i>	<i>7,325</i>	<i>7,300</i>	<i>7,642</i>	<i>12,490</i>	<i>7,207</i>	<i>7,661</i>	<i>3,976</i>	<i>4,062</i>	<i>3,797</i>	<i>7,580</i>	<i>4,182</i>	<i>4,288</i>

Thanet Local Development Framework – Employment Land Review Appendices

Office Demand in Dover

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	6	7	6	6	7	7	6	6	6	5	5	5
1,001 - 5,000	1	1	2	2	2	2	2	2	1	1	2	2
5,001- 10,000	2	2	2	1	1	1	1	0	0	0	0	0
10,001-20,000	3	3	3	3	3	3	3	3	3	1	2	2
20,001 - 30,000	0	0	1	1	0	0	0	0	0	0	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	1	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	1	1	1	1	1	1	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	13	14	15	14	14	14	12	11	10	8	9	9
<i>Average</i>	<i>11,304</i>	<i>10,539</i>	<i>11,570</i>	<i>11,825</i>	<i>10,064</i>	<i>10,064</i>	<i>5,429</i>	<i>5,377</i>	<i>5,765</i>	<i>8,163</i>	<i>4,300</i>	<i>4,300</i>

Office Demand in Thanet

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	5	5	4	4	5	5	4	4	6	5	5	5
1,001 - 5,000	4	4	5	7	7	7	6	5	4	4	4	4
5,001- 10,000	4	4	4	3	3	2	2	1	1	1	1	1
10,001-20,000	4	4	4	3	3	3	3	3	3	1	2	2
20,001 - 30,000	1	1	2	2	1	1	1	1	1	1	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	1	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	1	1	1	1	1	1	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	19	19	20	20	20	19	16	14	15	13	12	12
<i>Average</i>	<i>11,011</i>	<i>11,011</i>	<i>11,770</i>	<i>10,870</i>	<i>9,638</i>	<i>9,724</i>	<i>6,728</i>	<i>6,975</i>	<i>6,463</i>	<i>8,046</i>	<i>4,133</i>	<i>4,133</i>

Thanet Local Development Framework – Employment Land Review Appendices

Industrial Supply in East Kent

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	15	15	18	19	18	20	21	25	25	28	24	29
1,001 - 5,000	50	50	50	53	51	59	61	61	55	82	53	60
5,001- 10,000	13	12	20	20	20	20	21	24	22	19	18	20
10,001-20,000	11	10	11	8	7	8	8	9	7	11	8	9
20,001 - 30,000	2	2	2	1	1	1	1	1	1	1	1	2
30,001 - 40,000	1	1	1	1	1	1	1	1	1	0	1	1
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	1	1	0	1	1
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	1	1	1	1	1	1	1	1	1	0	1	1
90,001 - 100,000	0	0	0	0	0	0	1	1	1	1	1	0
>100,001	0	0	0	0	0	2	0	0	0	0	0	0
Total	93	91	103	103	99	112	115	124	114	142	108	123
<i>Average</i>	<i>5,941</i>	<i>5,835</i>	<i>5,996</i>	<i>5,387</i>	<i>5,421</i>	<i>12,274</i>	<i>5,963</i>	<i>6,262</i>	<i>6,352</i>	<i>4,425</i>	<i>6,395</i>	<i>5,408</i>

Industrial Supply in Canterbury

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	10	10	11	11	8	9	10	13	11	11	12	15
1,001 - 5,000	34	33	24	29	29	35	40	40	35	36	38	38
5,001- 10,000	4	4	6	6	6	6	7	7	7	6	7	7
10,001-20,000	5	5	4	3	2	3	3	4	3	4	4	5
20,001 - 30,000	1	1	1	0	0	0	0	0	0	0	0	0
30,001 - 40,000	0	0	0	0	0	0	0	0	0	0	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	1	0	0	0	0	0	0
Total	54	53	46	49	45	54	60	64	56	57	61	65
<i>Average</i>	<i>3,777</i>	<i>3,795</i>	<i>4,002</i>	<i>3,166</i>	<i>3,126</i>	<i>12,461</i>	<i>3,271</i>	<i>3,301</i>	<i>3,292</i>	<i>3,266</i>	<i>3,222</i>	<i>3,228</i>

Thanet Local Development Framework – Employment Land Review Appendices

Industrial Supply in Dover

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	3	3	4	3	4	5	6	6	8	8	8	8
1,001 - 5,000	9	9	13	11	9	10	8	11	10	10	12	12
5,001- 10,000	5	4	4	5	5	5	6	9	8	8	7	7
10,001-20,000	2	2	3	2	2	2	2	2	1	1	1	1
20,001 - 30,000	0	0	0	0	0	0	0	0	0	0	0	1
30,001 - 40,000	1	1	1	1	1	1	1	1	1	1	1	1
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	1	1	1	1	1
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	1	1	1	1	1	1	1	1	1	1	1	1
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	1	0	0	0	0	0	0
Total	21	20	26	23	22	25	24	31	30	30	31	32
<i>Average</i>	<i>9,984</i>	<i>10,197</i>	<i>8,751</i>	<i>9,376</i>	<i>9,577</i>	<i>20,588</i>	<i>9,020</i>	<i>9,794</i>	<i>9,456</i>	<i>9,456</i>	<i>9,044</i>	<i>9,502</i>

Industrial Supply in Thanet

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	2	2	3	5	6	6	5	6	6	6	4	6
1,001 - 5,000	7	7	13	13	13	13	13	10	10	10	3	10
5,001- 10,000	4	4	10	9	9	9	8	8	7	7	4	6
10,001-20,000	4	3	4	3	3	3	3	3	3	3	3	3
20,001 - 30,000	1	1	1	1	1	1	1	1	1	1	1	1
30,001 - 40,000	0	0	0	0	0	0	0	0	0	0	0	0
40,001 - 50,000	0	0	0	0	0	0	0	0	0	0	0	0
50,001 - 60,000	0	0	0	0	0	0	0	0	0	0	0	0
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	1	1	1	1	1	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	18	17	31	31	32	32	31	29	28	28	16	26
<i>Average</i>	<i>7,720</i>	<i>7,316</i>	<i>6,643</i>	<i>5,937</i>	<i>5,790</i>	<i>5,790</i>	<i>8,805</i>	<i>9,022</i>	<i>9,145</i>	<i>9,145</i>	<i>13,356</i>	<i>5,820</i>

Thanet Local Development Framework – Employment Land Review Appendices

Industrial Demand in East Kent

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	6	6	6	5	5	5	4	4	6	6	4	3
1,001 - 5,000	19	18	18	18	19	20	13	12	11	12	11	11
5,001 - 10,000	9	9	10	9	10	10	12	11	13	13	10	10
10,001-20,000	8	7	8	6	6	6	6	6	6	6	3	3
20,001 - 30,000	3	3	4	4	5	4	4	4	3	3	3	3
30,001 - 40,000	2	2	3	3	3	3	3	3	2	3	3	3
40,001 - 50,000	5	5	4	4	4	4	2	2	2	2	1	2
50,001 - 60,000	2	2	2	2	2	2	2	2	2	2	2	2
60,001 - 70,000	1	1	1	1	1	1	1	1	1	1	1	1
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	1	0
>100,001	2	1	1	1	1	1	1	1	1	1	0	1
Total	57	54	57	53	56	56	48	46	47	49	39	39
<i>Average</i>	35,953	34,293	32,943	34,788	33,763	33,397	36,755	38,027	36,154	35,730	18,688	42,699

Industrial Demand in Canterbury

	2008-09											
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	3	3	2	2	2	2	2	2	4	4	2	2
1,001 - 5,000	11	11	11	11	11	12	8	7	6	7	8	7
5,001 - 10,000	6	4	5	5	5	5	7	7	8	8	8	8
10,001-20,000	5	5	5	4	3	3	3	3	3	3	2	2
20,001 - 30,000	2	2	1	3	3	2	2	2	1	1	1	1
30,001 - 40,000	1	1	2	2	2	2	2	2	1	2	2	2
40,001 - 50,000	3	3	3	3	3	3	1	1	1	1	1	2
50,001 - 60,000	1	1	1	1	1	1	1	1	1	1	1	1
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	1	0	0	0	0	0	0	0	0	0	0	0
Total	33	30	30	31	30	30	26	25	25	27	25	25
<i>Average</i>	19,926	15,402	15,692	16,524	16,575	15,908	14,683	15,070	12,750	13,713	14,010	15,810

Thanet Local Development Framework – Employment Land Review Appendices

Industrial Demand in Dover												
2008-09												
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	3	2	2	2	2	2	2	2	2	2	2	1
1,001 - 5,000	7	6	6	6	7	8	4	3	3	3	3	3
5,001 - 10,000	6	4	5	6	7	7	9	8	8	8	8	8
10,001-20,000	3	3	3	2	2	2	2	2	3	3	2	2
20,001 - 30,000	2	2	1	3	4	3	3	3	2	2	2	2
30,001 - 40,000	0	0	2	2	2	2	2	2	1	2	2	2
40,001 - 50,000	4	4	3	3	3	3	1	1	1	1	1	2
50,001 - 60,000	2	2	2	2	2	2	2	2	2	2	2	2
60,001 - 70,000	0	0	0	0	0	0	0	0	0	0	0	0
70,001 - 80,000	0	0	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	0	0	0	0
>100,001	0	0	0	0	0	0	0	0	0	0	0	0
Total	27	23	24	26	29	29	25	23	22	23	22	22
<i>Average</i>	18,696	20,948	20,075	20,415	19,752	19,062	18,312	19,252	18,082	19,448	19,423	21,650

Industrial Demand in Thanet												
2008-09												
ft ²	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09
0-1,000	6	6	5	5	5	5	4	4	4	4	3	2
1,001 - 5,000	12	11	11	11	12	13	9	8	8	8	6	7
5,001 - 10,000	8	6	7	7	7	7	9	8	9	9	6	6
10,001-20,000	8	8	7	6	6	6	6	6	6	6	3	3
20,001 - 30,000	3	3	3	4	4	3	3	3	2	2	2	2
30,001 - 40,000	2	1	3	3	3	3	3	3	2	3	3	3
40,001 - 50,000	3	3	3	3	3	3	1	1	1	1	1	2
50,001 - 60,000	1	1	1	1	1	1	1	1	1	1	1	1
60,001 - 70,000	1	1	1	1	1	1	1	1	1	1	1	1
70,001 - 80,000	0	1	0	0	0	0	0	0	0	0	0	0
80,001 - 90,000	0	0	0	0	0	0	0	0	0	0	0	0
90,001 - 100,000	0	0	0	0	0	0	0	0	1	0	1	0
>100,001	1	1	1	1	1	1	1	1	0	1	0	1
Total	45	42	42	42	43	43	38	36	35	36	27	28
<i>Average</i>	37,578	40,679	40,107	40,381	39,605	39,128	41,816	43,722	17,629	43,514	21,115	54,661

Appendix 3

Forecasting Methods and Assumptions

For the conversion of the 9 sectors into B and non-B use classes the matrix in Table A4.1 is used. This is based upon the advice given in the ODPM Employment Land Review Guidance, SEEPB Employment Land Review Supplementary Guidance Consultation Document and has been adapted based upon local circumstances. The conversion matrix assigns a proportion of the employment in each of the 9 sectors to one of more of the floorspace use types. The following assumptions are made regarding local circumstances:

- *Financial and Business Services*: Less than average office presence on B Use Class Land, mostly located in Town Centres, but if any growth in office sector likely to be on B1 land.
- *Government and Other Services*: Some public service offices located on existing B Use Class Land.
- *Construction*: No major head offices, some smaller offices on B1 land. Associated storage and distribution activities located on B Use Class Land, i.e. scaffolding yards
- *Transport and Communications*: Coach Depots and some courier services present on B Use Class Land. Some B1 communications offices present.
- *Manufacturing*: Some B1 located in residential areas, otherwise mainly B2. But for the purposes of this study all manufacturing space will be allocated to the B2 use class, as employment space requirements are different for office and manufacturing uses, and this will help in the conversion of employment growth to floorspace requirements.
- *Distribution, Hotels and Catering*: Approx a third of this sector is distribution, located on B8 land. No hotels or catering on B Use Class Land.

Table A1 - Proportion of Employment Sectors Allocated to B Use Class Land

	Non B	B1	B2	B8	Total
Agriculture	100%	0	0	0	100
Mining and Quarrying	100%	0	0	0	100
Manufacturing	0	0	100%	0	100
Utilities	100%	0	0	0	100
Construction	70%	5%	0	25%	100
Distribution, Hotels and Catering	70%	0	0	30%	100
Transport and Communications	70%	10%	0	20%	100
Financial and Business Services	30%	70%	0	0	100
Government and Other Services	90%	10%	0	0	100

Source: TDC

Table A4.2 indicates the change in employee jobs across each sector from 2006 to 2026, from the 2009 Experian forecasts. These forecasts are the only ones available which are split across 9 sectors, and have therefore been used to give an indication of the likely split of employee jobs across the sectors in 2026.

Table A2 - Experian Forecasts across 9 Sectors

Experian LDM Spring 2009	2006 Actual / %	2016 Actual / %	2026 Actual / %
Agriculture	305 / 0.7	178 / 0.4	75 / 0.2
Mining and Quarrying	0 / 0	0 / 0	0 / 0
Utilities	20 / 0.04	400 / 0.8	316 / 0.6
Manufacturing	4537 / 9.7	4231 / 8.7	4006 / 8.1
Construction	3968 / 8.5	5068 / 10.5	4953 / 10
Distribution, Hotels and Catering	11885 / 25.5	12362 / 25.7	12627 / 25.4
Transport and Communications	2248 / 4.8	2124 / 4.4	2266 / 4.6
Financial and Business Services	5077 / 10.9	5352 / 11.1	5577 / 11.2
Government and Other Services	18644 / 40	18872 / 39.2	20232 / 40.7
Total	46664 / 100	48187 / 100	49737 / 100

Source: Experian Strategies, provided by SEEDA

These figures have been combined with the proportions in Table A4.2 to provide the number of jobs projected across each B-Use Class, for each of the different projection methods. These figures indicate the following proportion of B-Use class employment to other employment uses in 2006 and change to 2026 (Table A4.3).

Table A3 - Proportion of B-Use Class employment to total employment 2006 and 2026

	2006	2026
B1	12%	12.5%
B2	10%	8%
B8	11%	11.5%
Total	33%	32%

There is a 1% drop in overall jobs in B use sectors to 2026. The proportion of the overall jobs in each sector for 2006 and 2026 and the difference between these is calculated for each of the forecasts (Tables A4.4 to A4.7).

Table A4 - Forecasted B-Use Class Job Numbers LMD Spring 2009

	No. of Jobs		Change
	2006	2026	2006-2026
B1	5600	6217	+617
B2	4666	3978	-688
B8	5133	5719	586
Total B Class Jobs	15399	15914	515
Jobs in All Sectors	46664	49737	3073

Table A5 - Forecasted B-Use Class Job Numbers LMD Spring 2008

	No. of Jobs		Change
LMD Spring 08	2006	2026	2006-2026
B1	5580	6500	+920
B2	4650	4212	- 438
B8	5115	5980	+865
Total B Class Jobs	15344	16691	+1347
Jobs in All Sectors	46496	52003	+5507

Table A6 - Forecasted B-Use Class Job Numbers LMD Winter 2008

	No. of Jobs		Change
LMD Winter 08	2006	2026	2006-2026
B1	5580	5972	+392
B2	4650	3870	-780
B8	5115	5494	+379
Total B Class Jobs	15345	15336	-9
Jobs in All Sectors	46498	47778	+1280

Table A7 - Forecasted B-Use Class Job Numbers LMD Spring 2006

	No. of Jobs		Change	
LMD Spring 06	2006	2026	2006-2026	2009-2026
B1	5572	6429	+857	+729
B2	4643	4166	- 477	-404
B8	5107	5914	+807	686
Total B Class Jobs	15322	16509	+1187	1011
Jobs in All Sectors	46431	51429	4998	4248

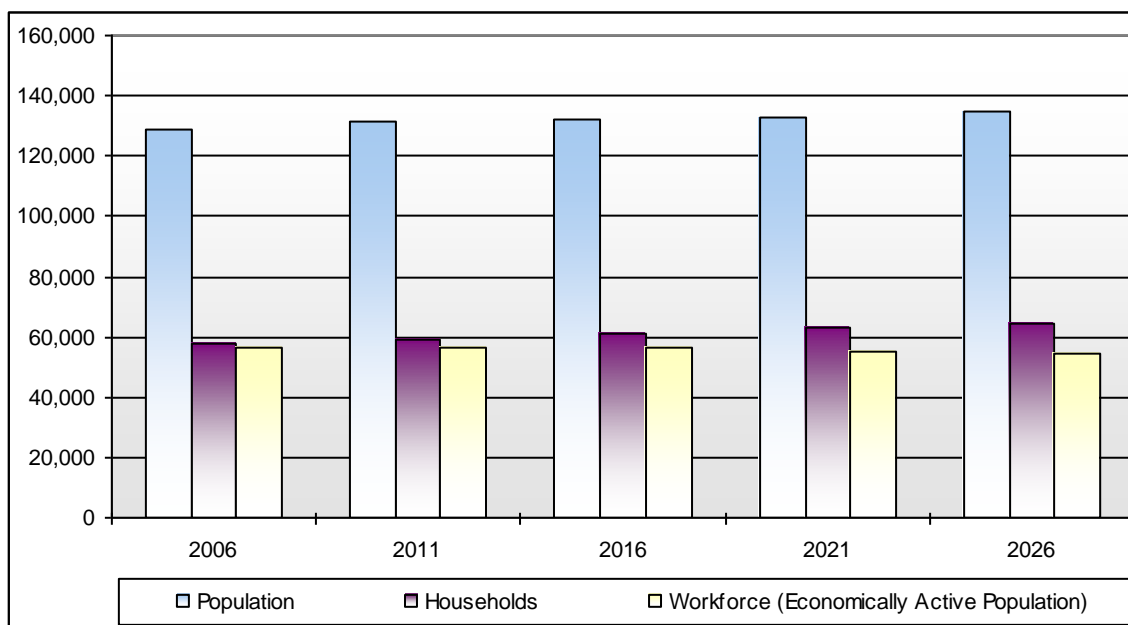
Appendix 4

Kent County Council Labour Supply Projections

Table A8 - Population, Household and Workforce Projections 2006-2026

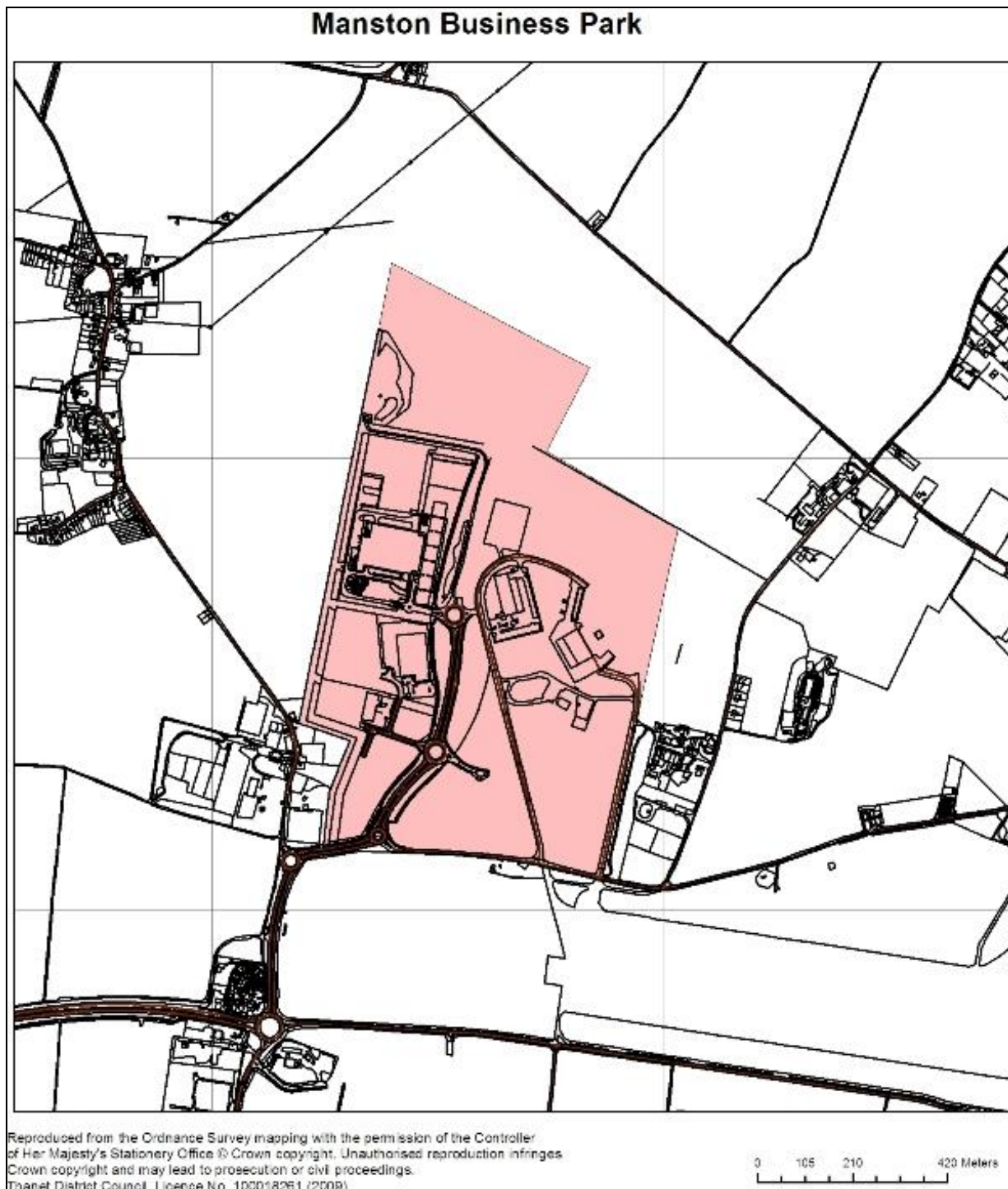
Population		
2006		128,600
2011		131,200
2016		132,300
2021		133,100
2026		134,600
Households		
2006		57,500
2011		59,300
2016		61,000
2021		62,800
2026		64,600
Workforce (Economically Active Population)		
2006		56,100
2011		56,600
2016		56,200
2021		55,200
2026		54,300

Graph A1 - Population, Household and Workforce Projections 2006-2026

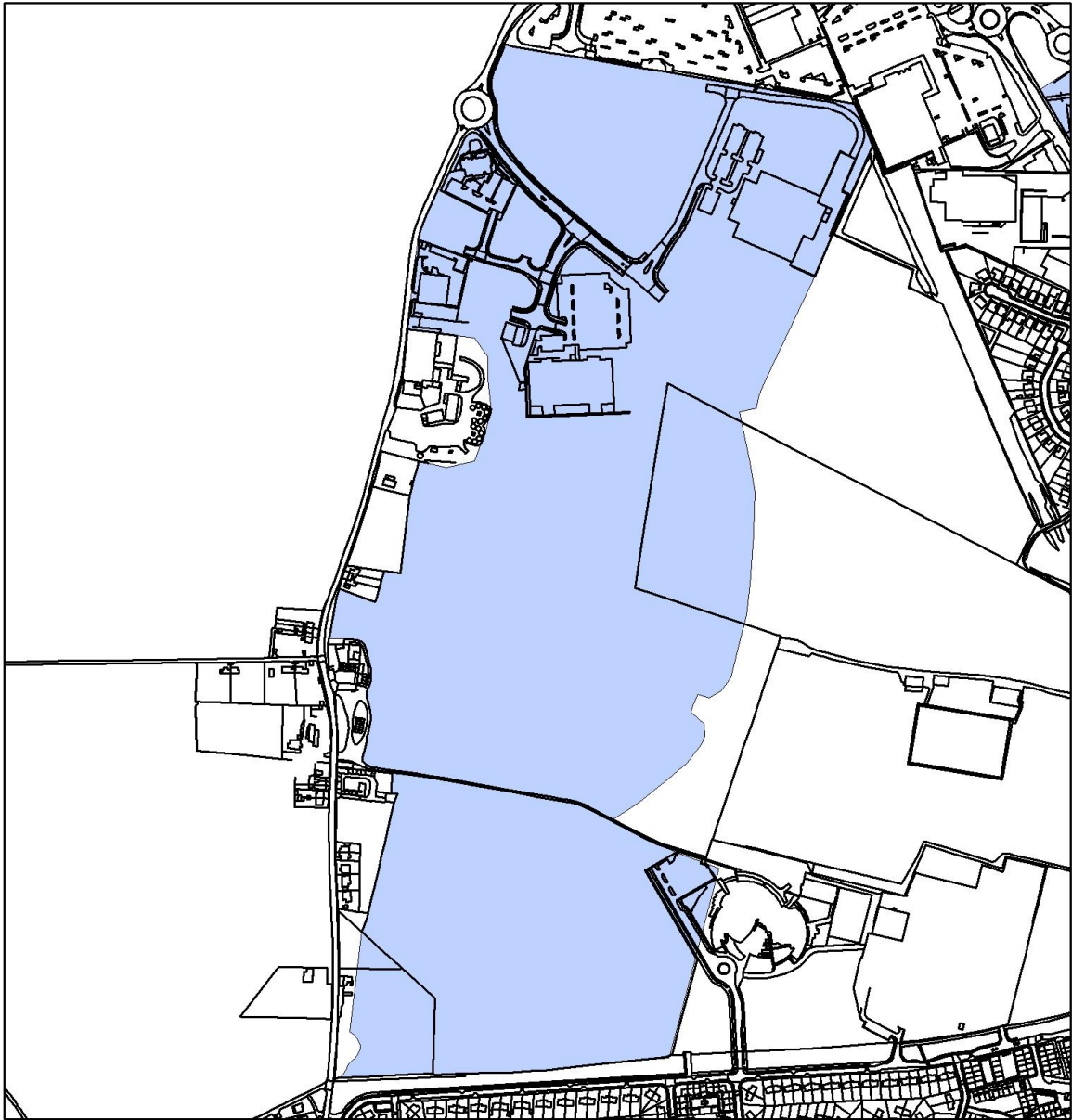


Appendix 5

Maps of Sites



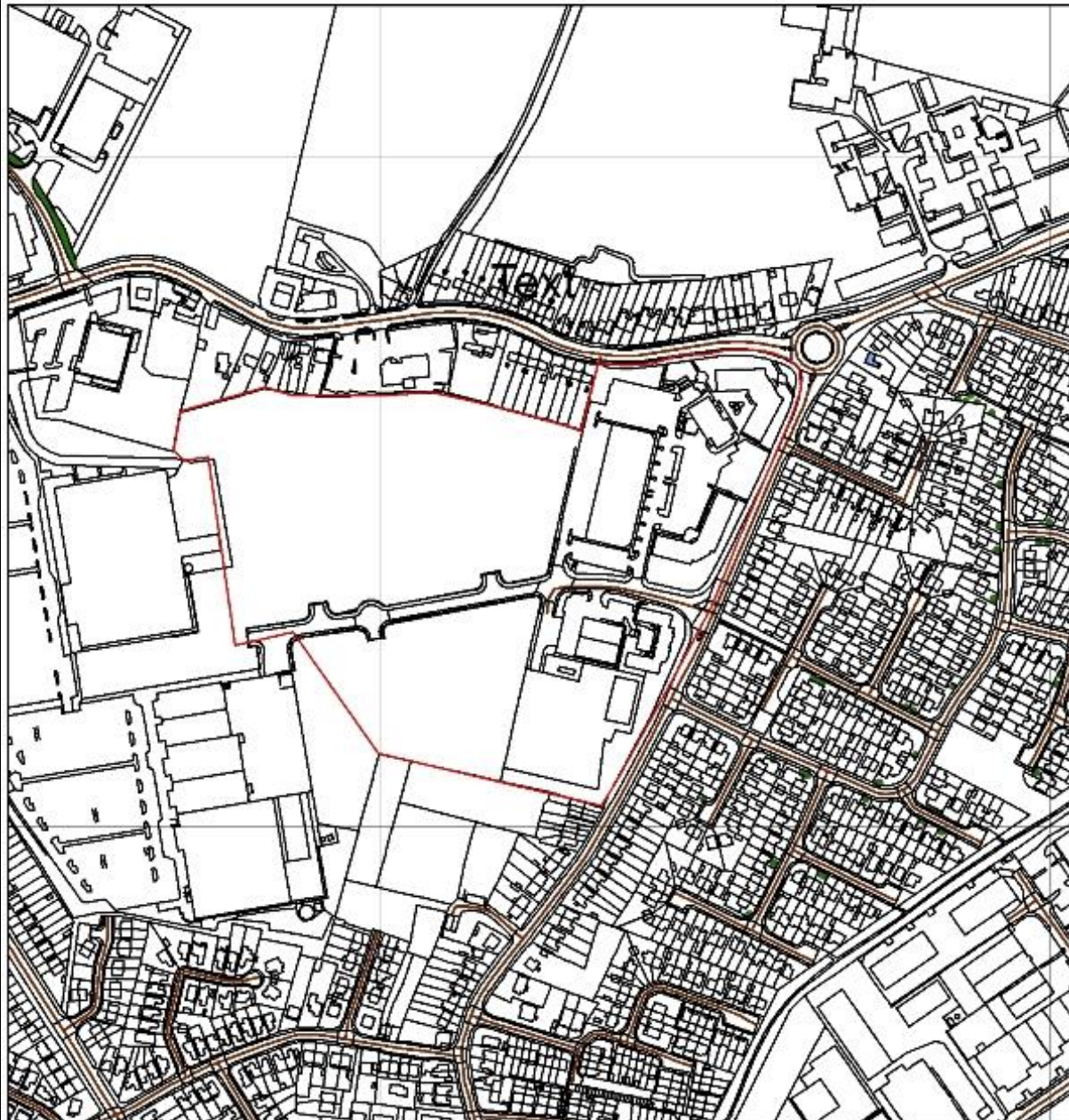
Eurokent Business Park



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

0 30 60 120 Meters

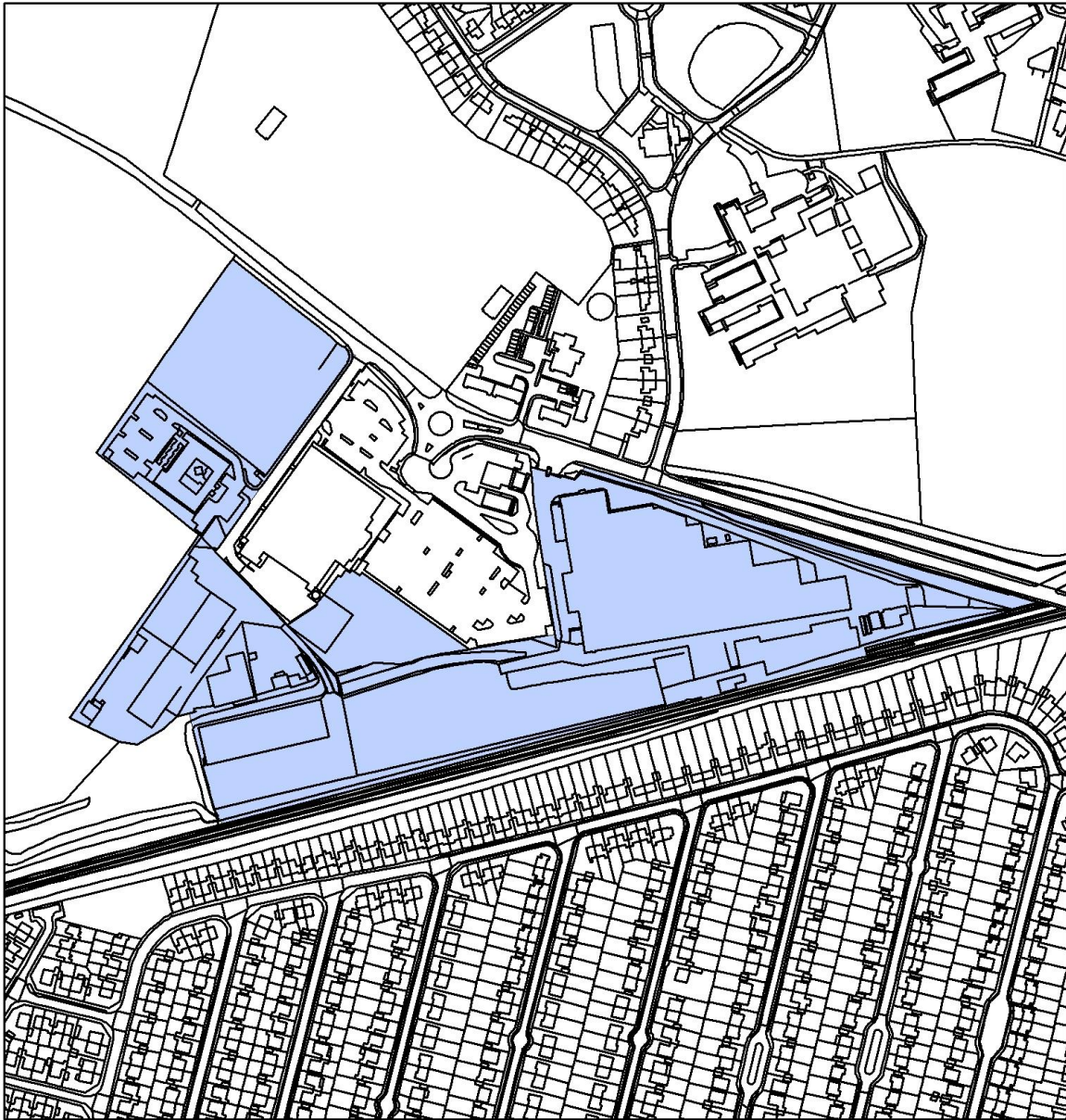
Thanet Reach Business Park, Broadstairs



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

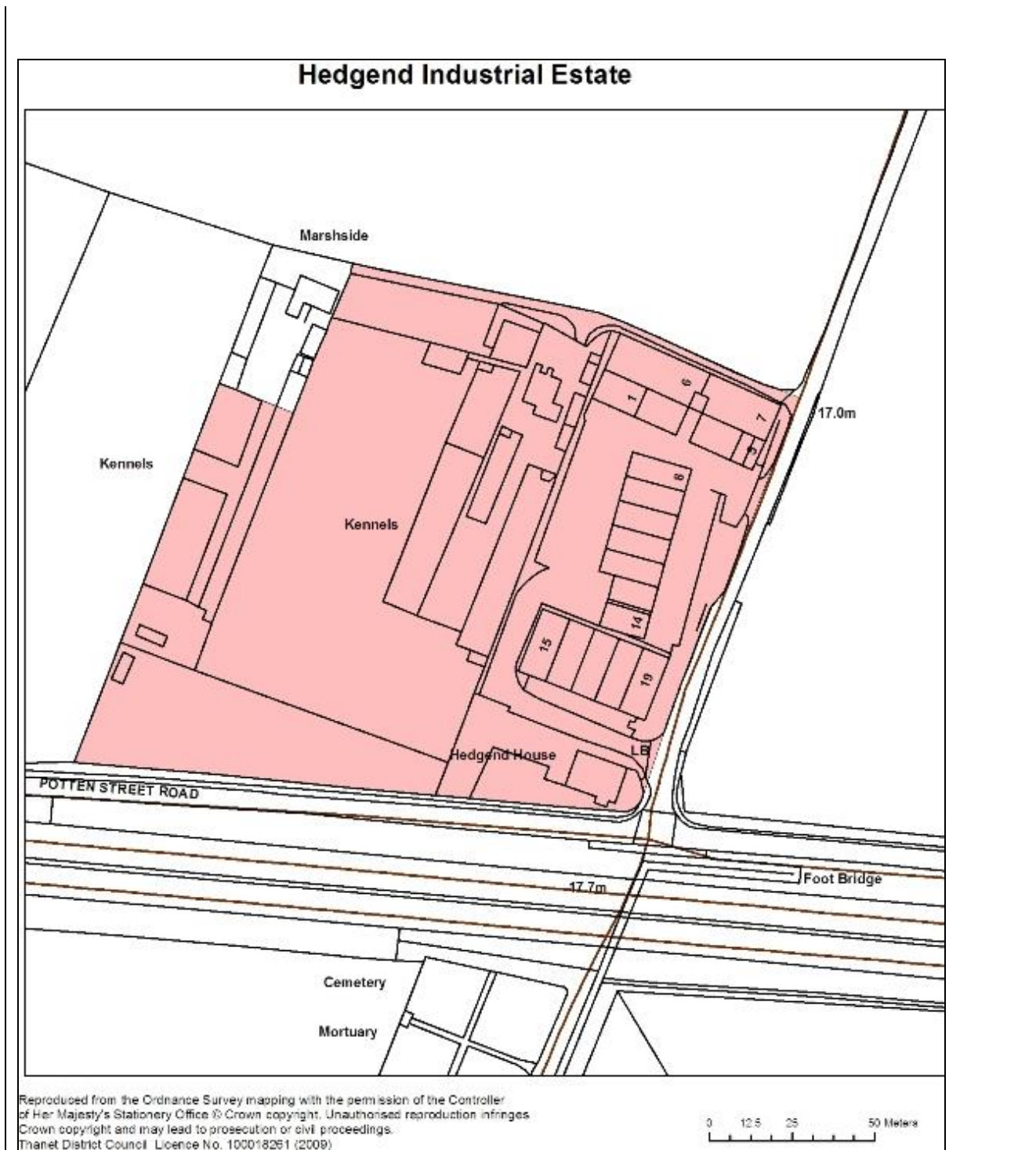
0 40 80 100 Meters

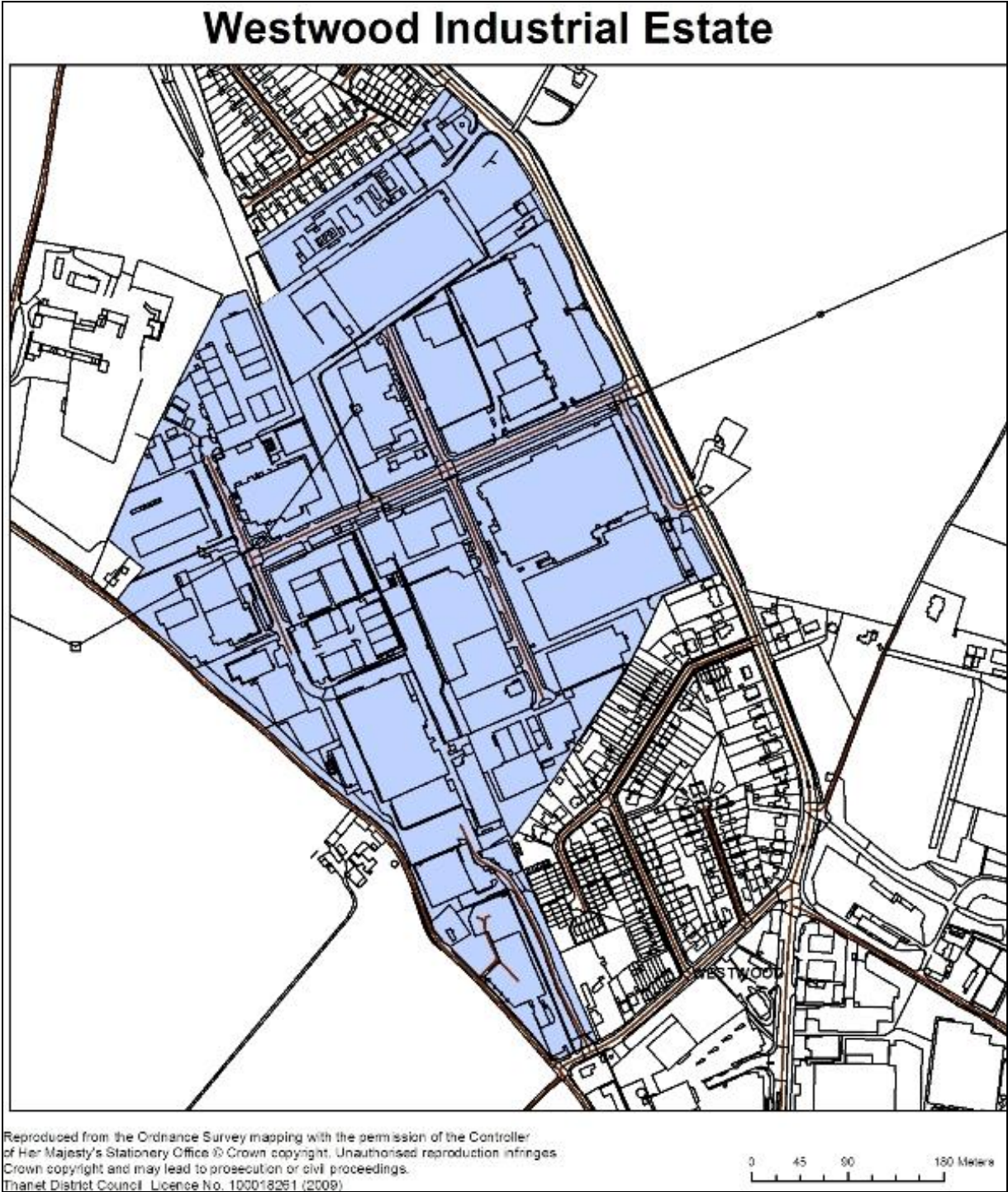
Manston Road Industrial Estate



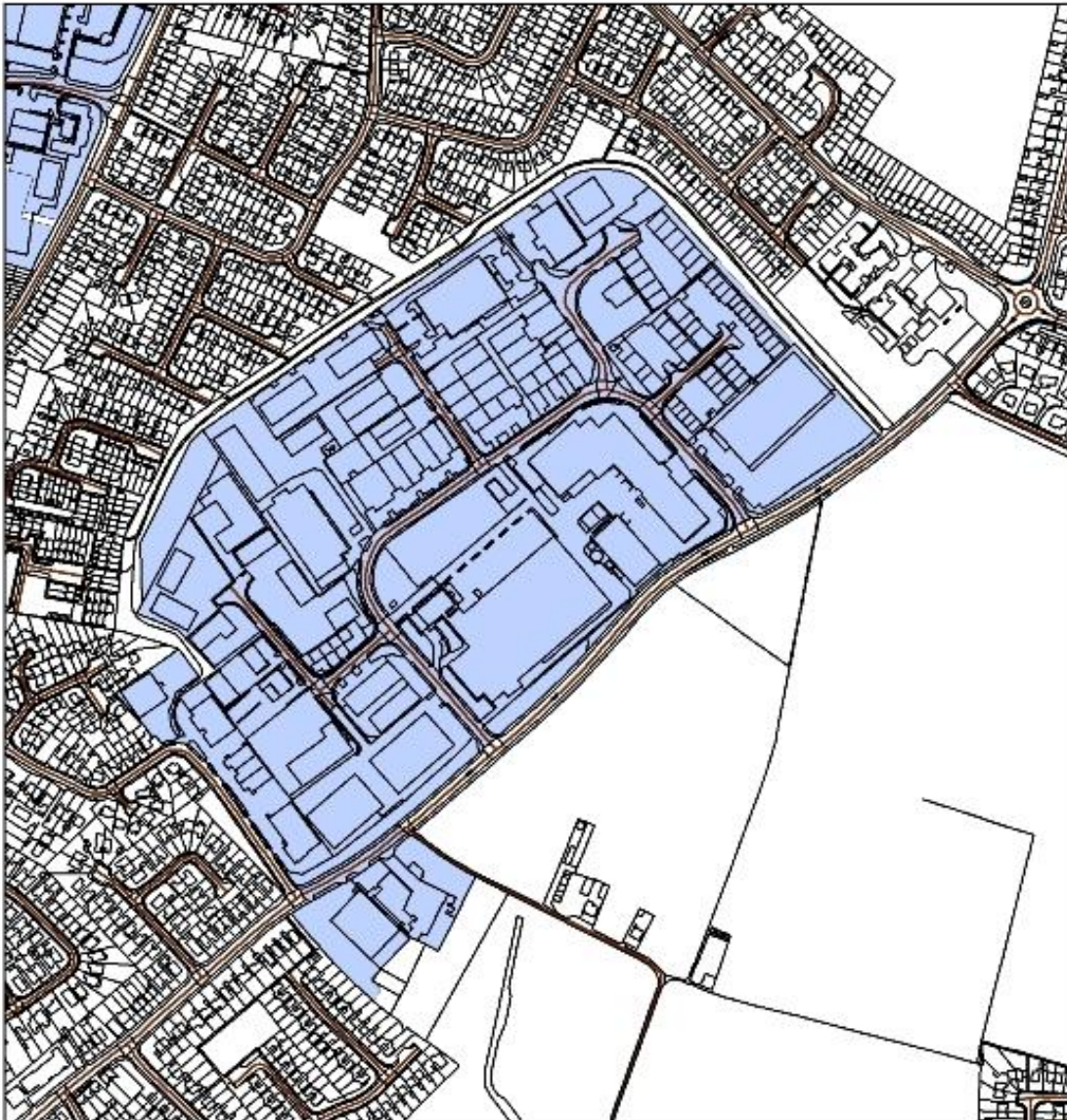
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

0 20 40 80 Meters





Pysons Road Industrial Estate

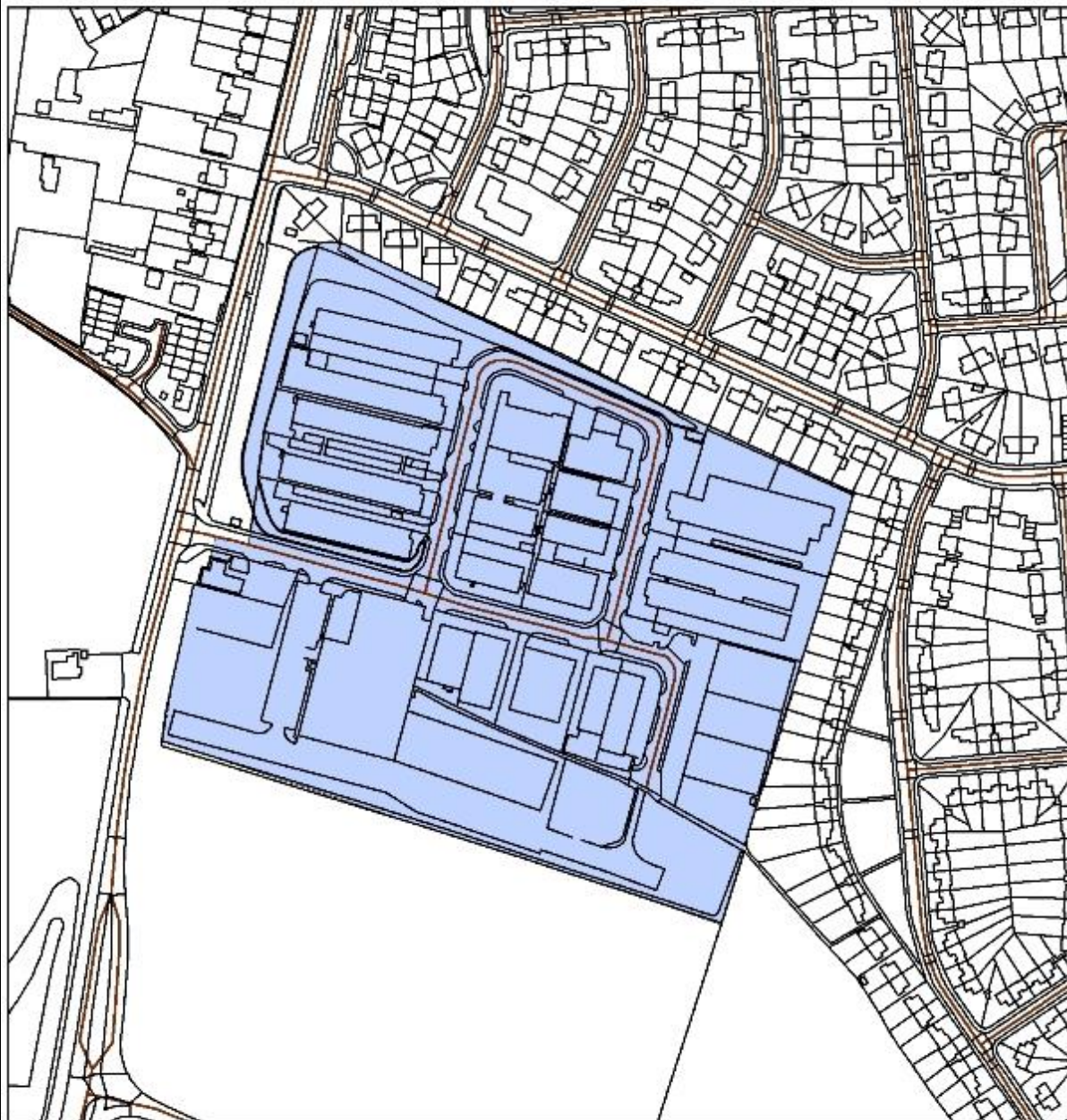


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018251 (2009)

0 45 90 180 Metres

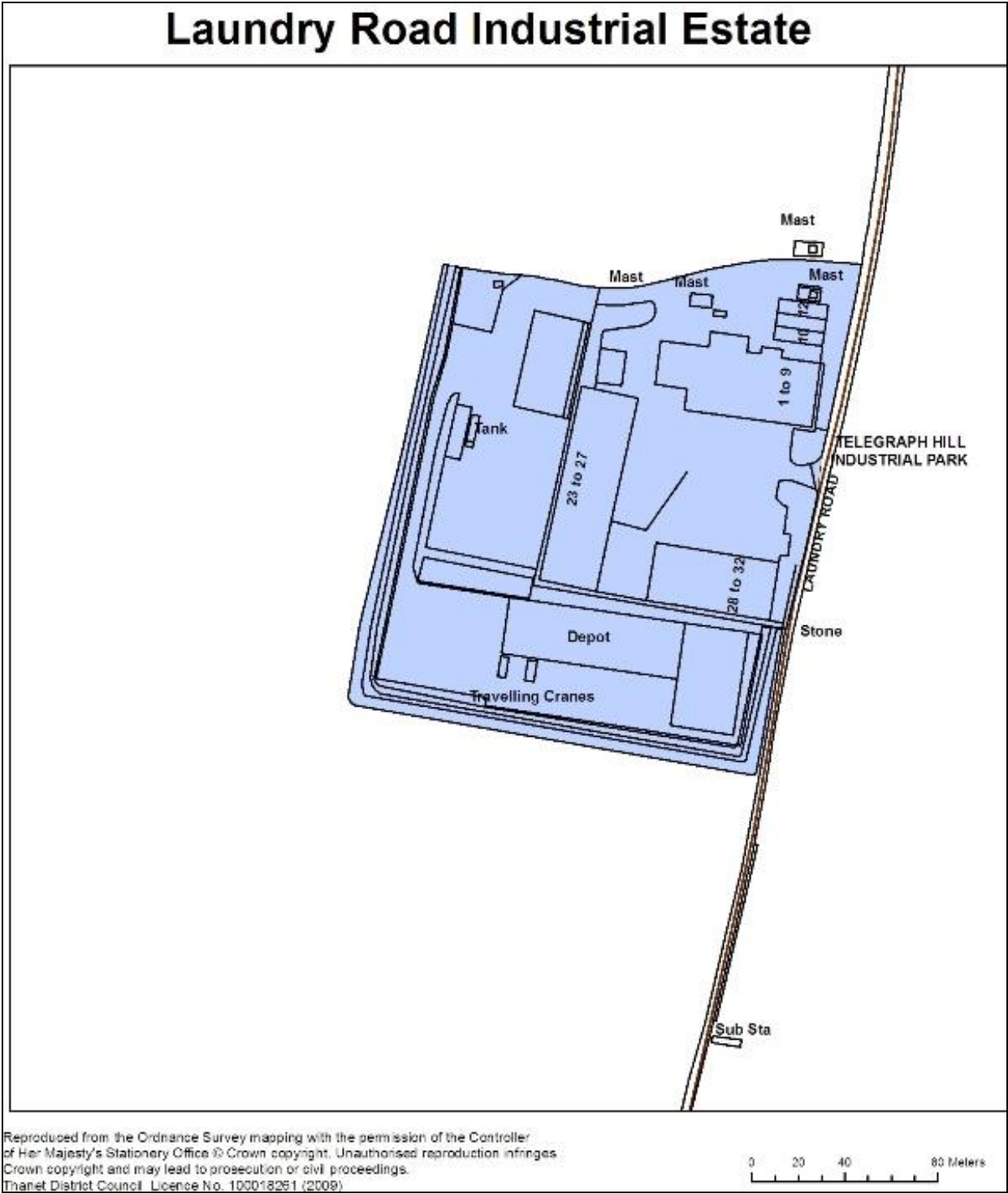


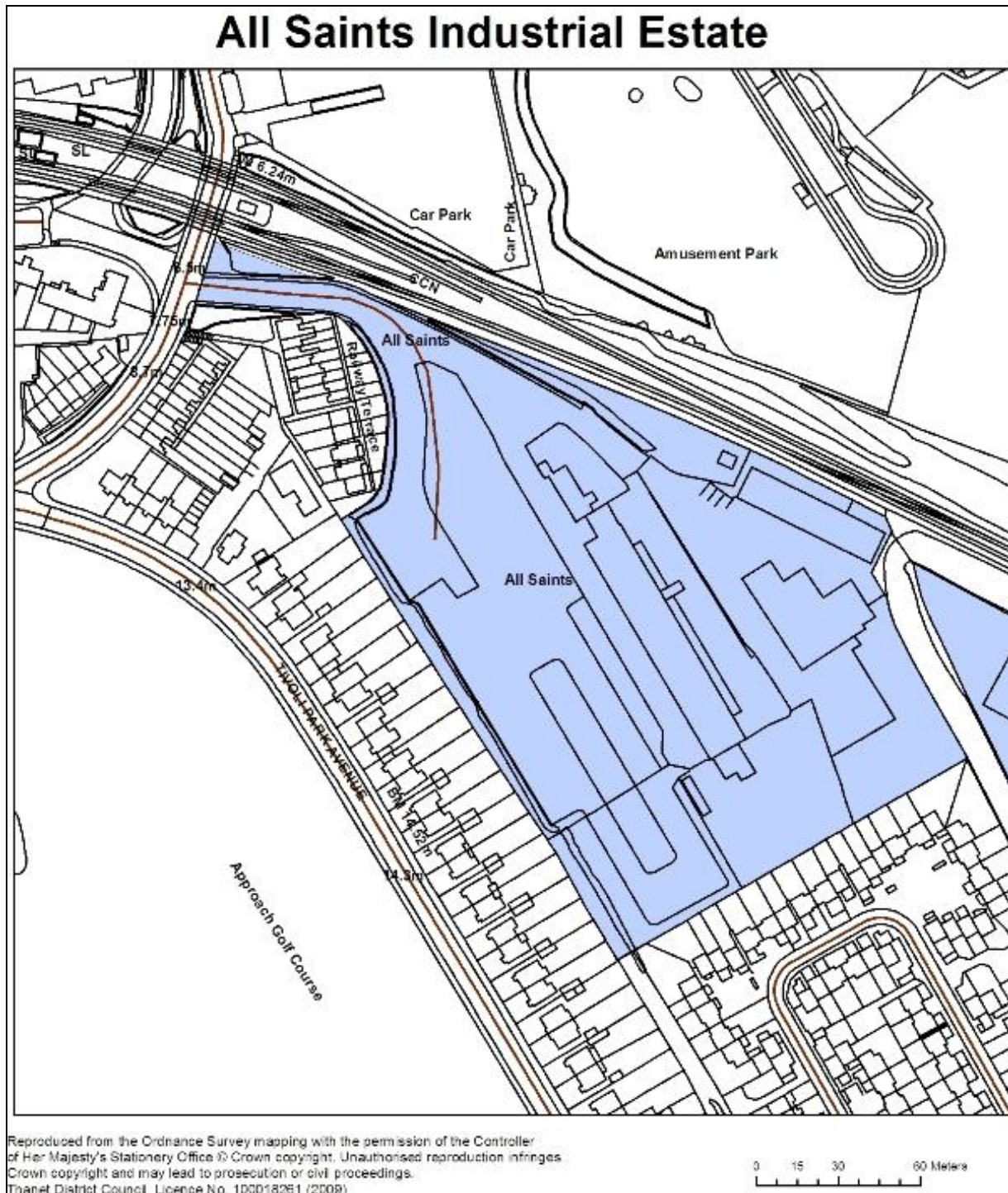
Haine Road Industrial Estate

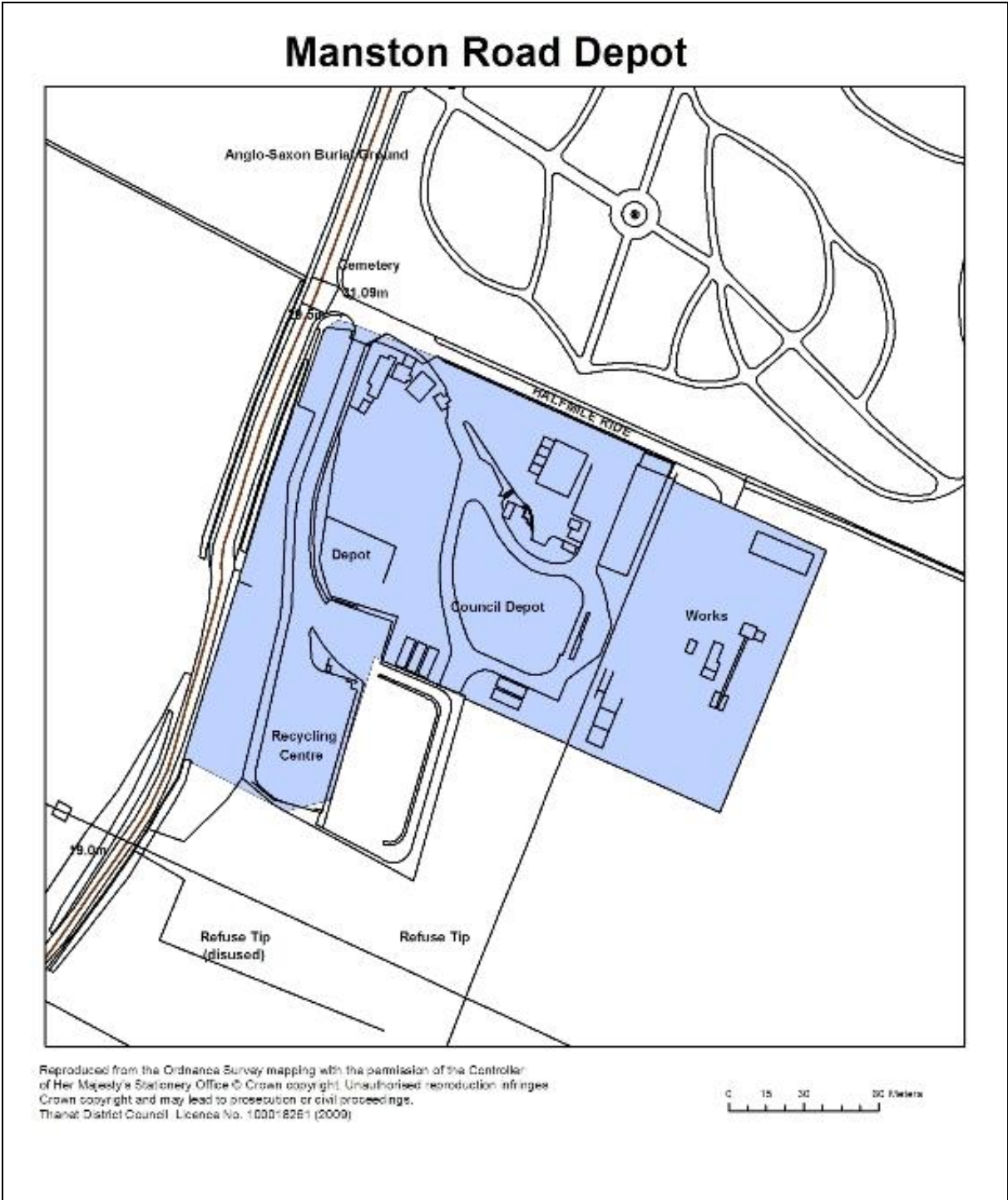


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

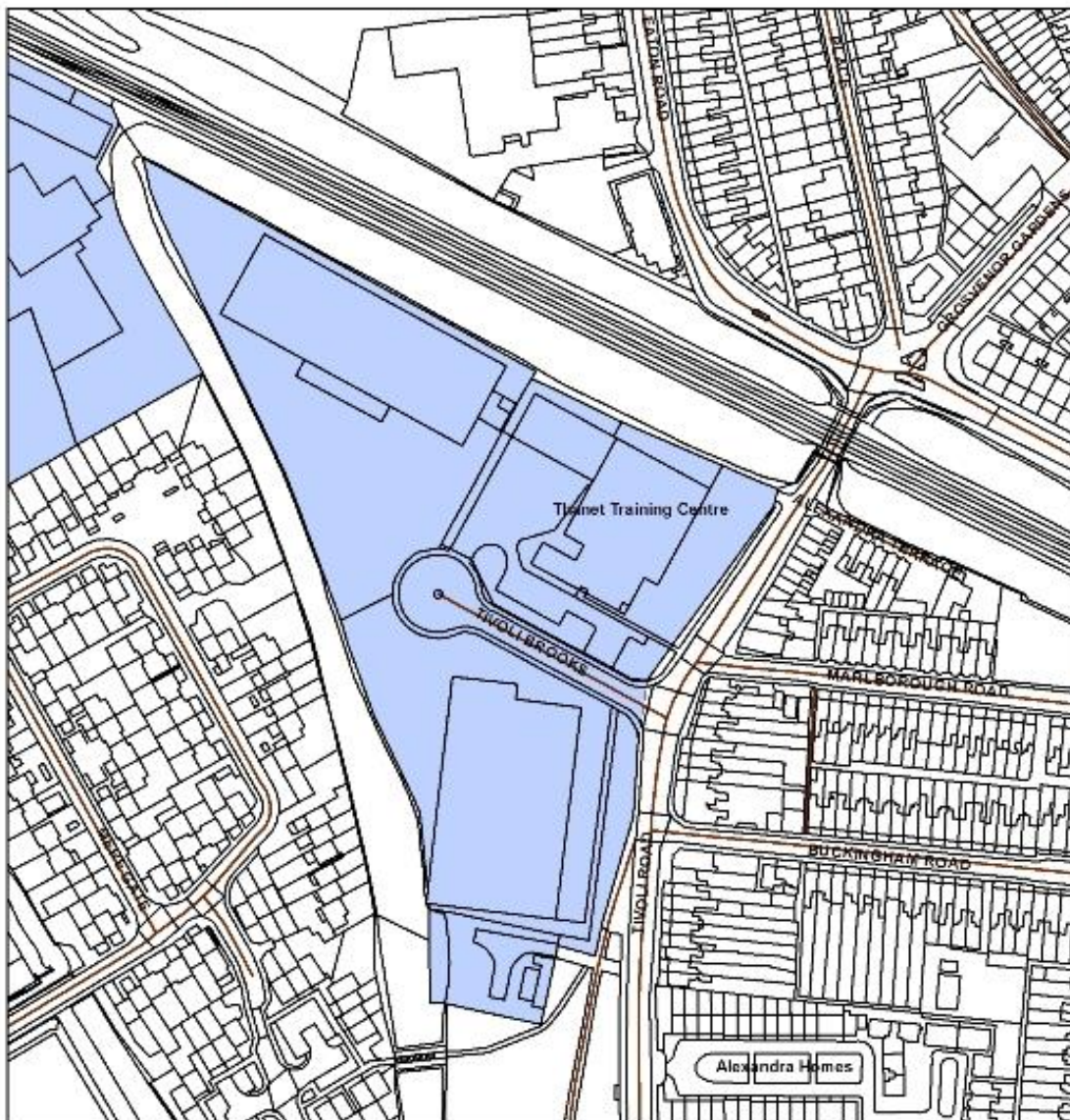
0 25 50 100 Meters





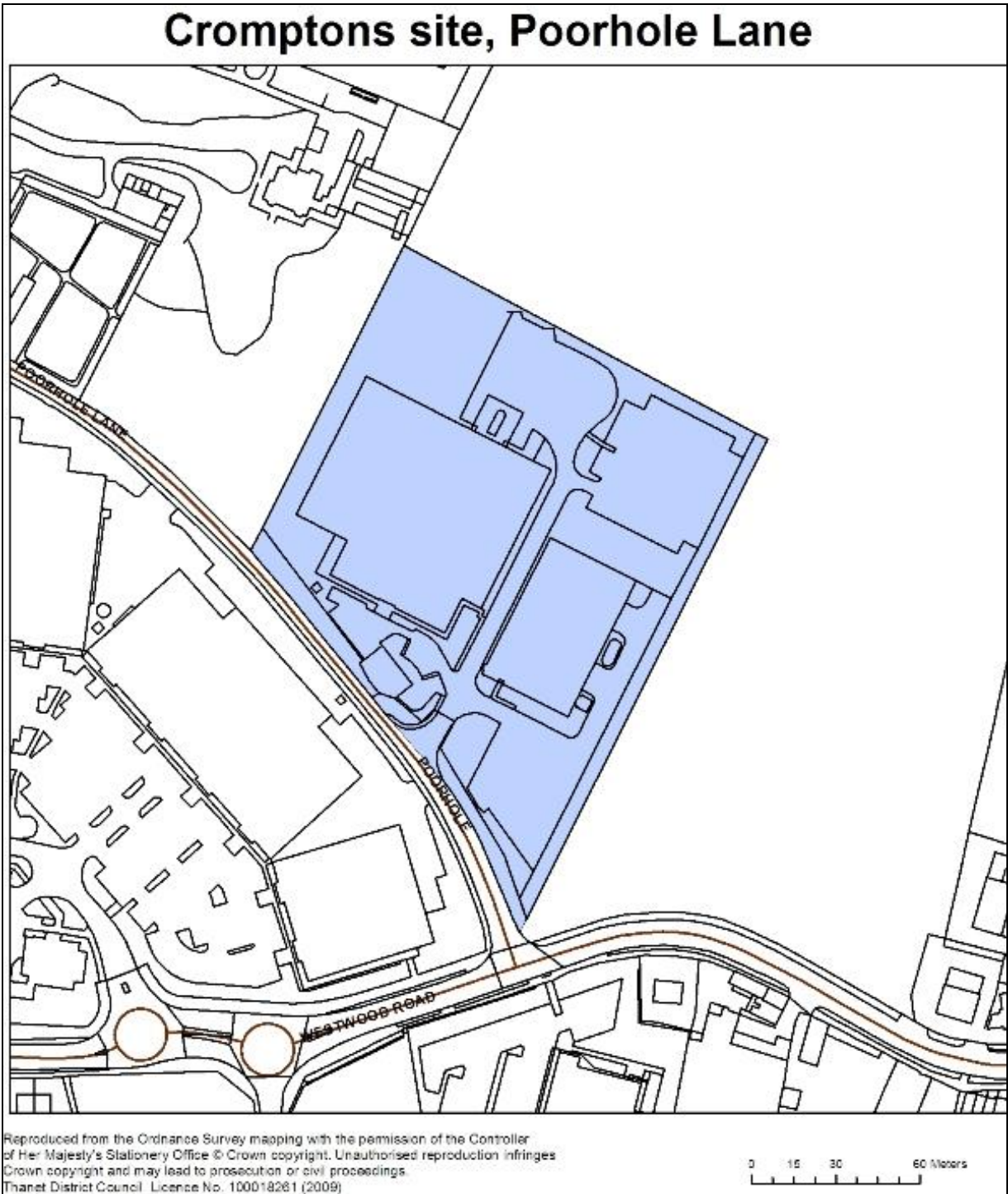


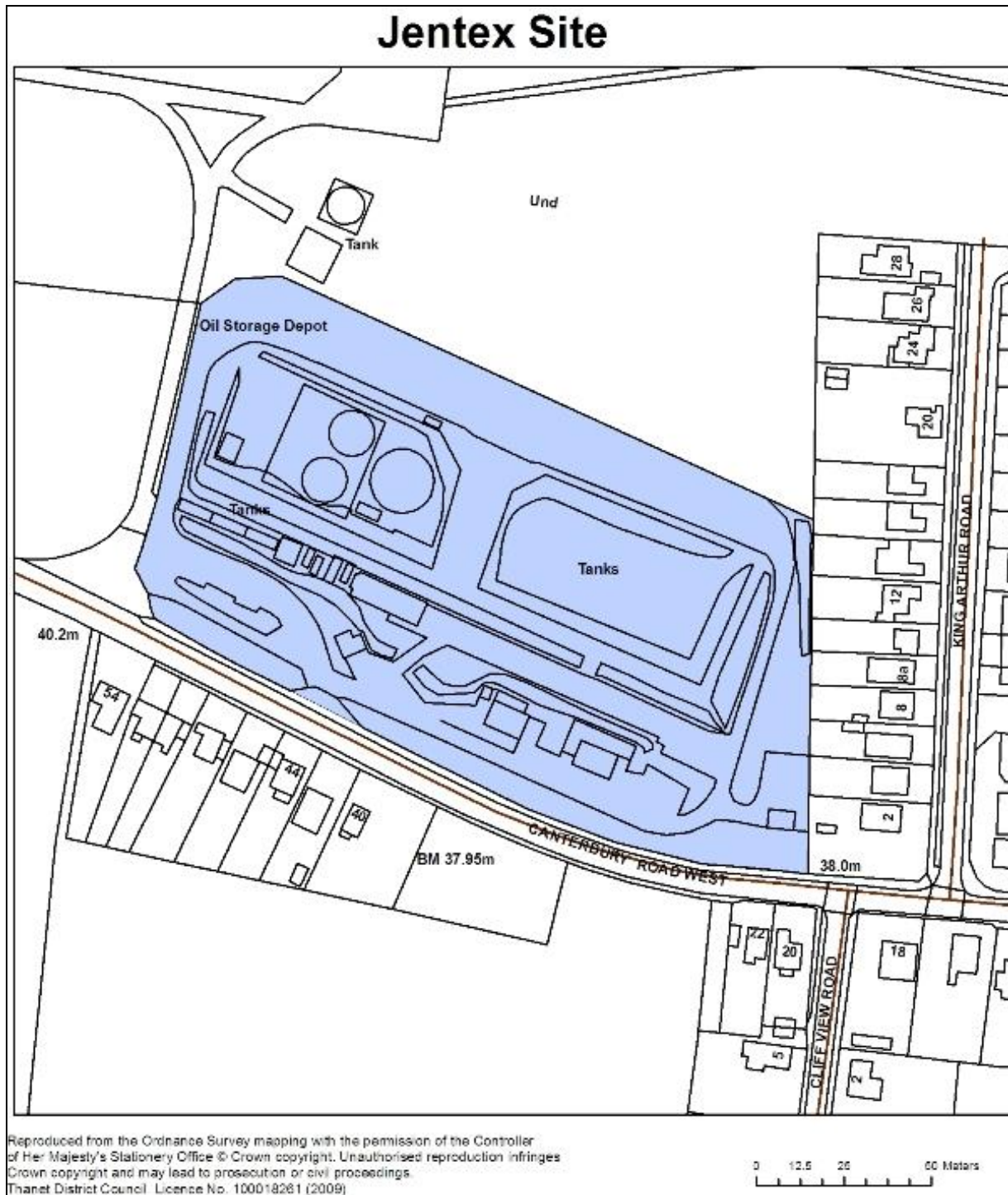
Tivoli Road Industrial Estate

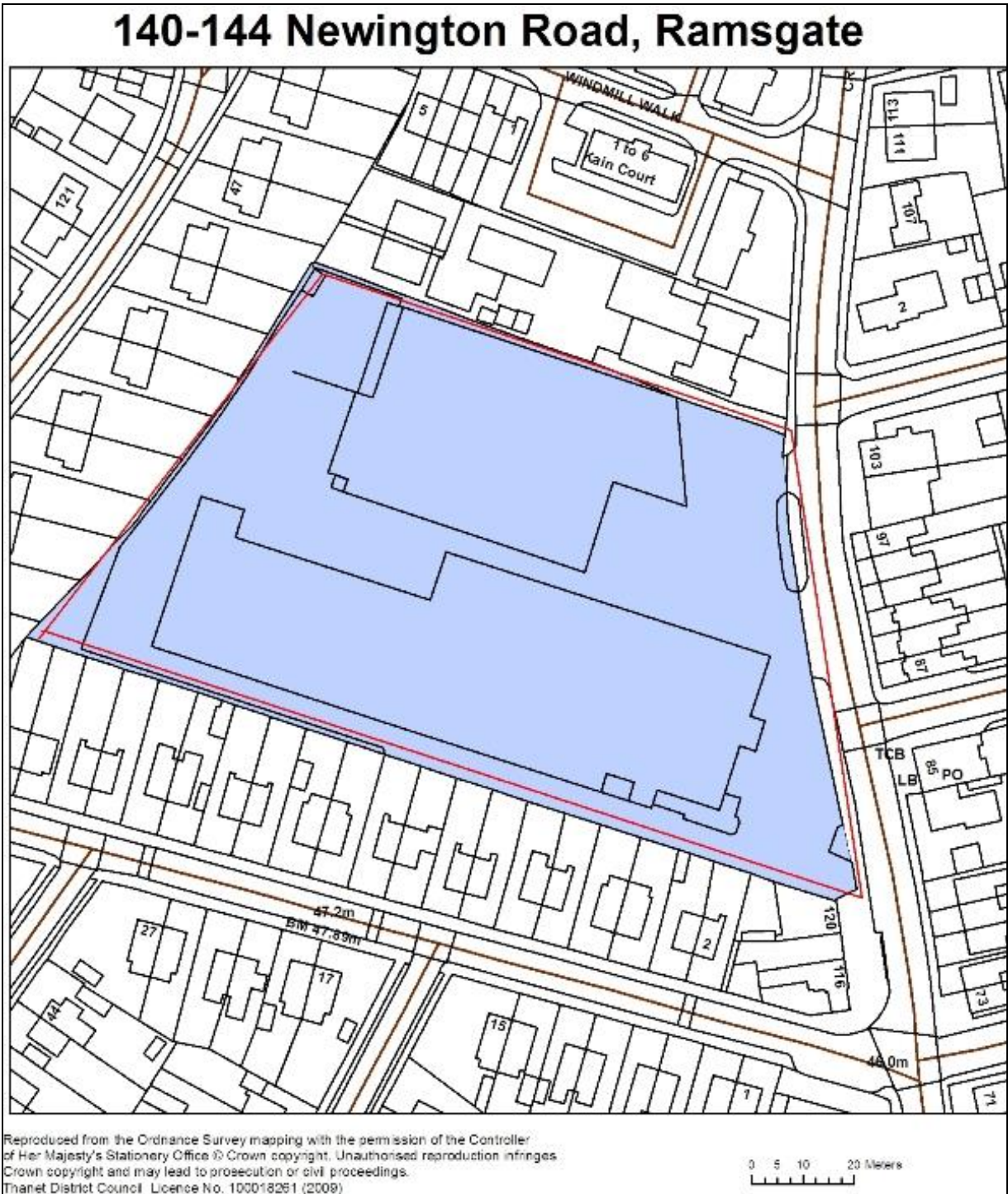


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

0 15 30 60 Meters





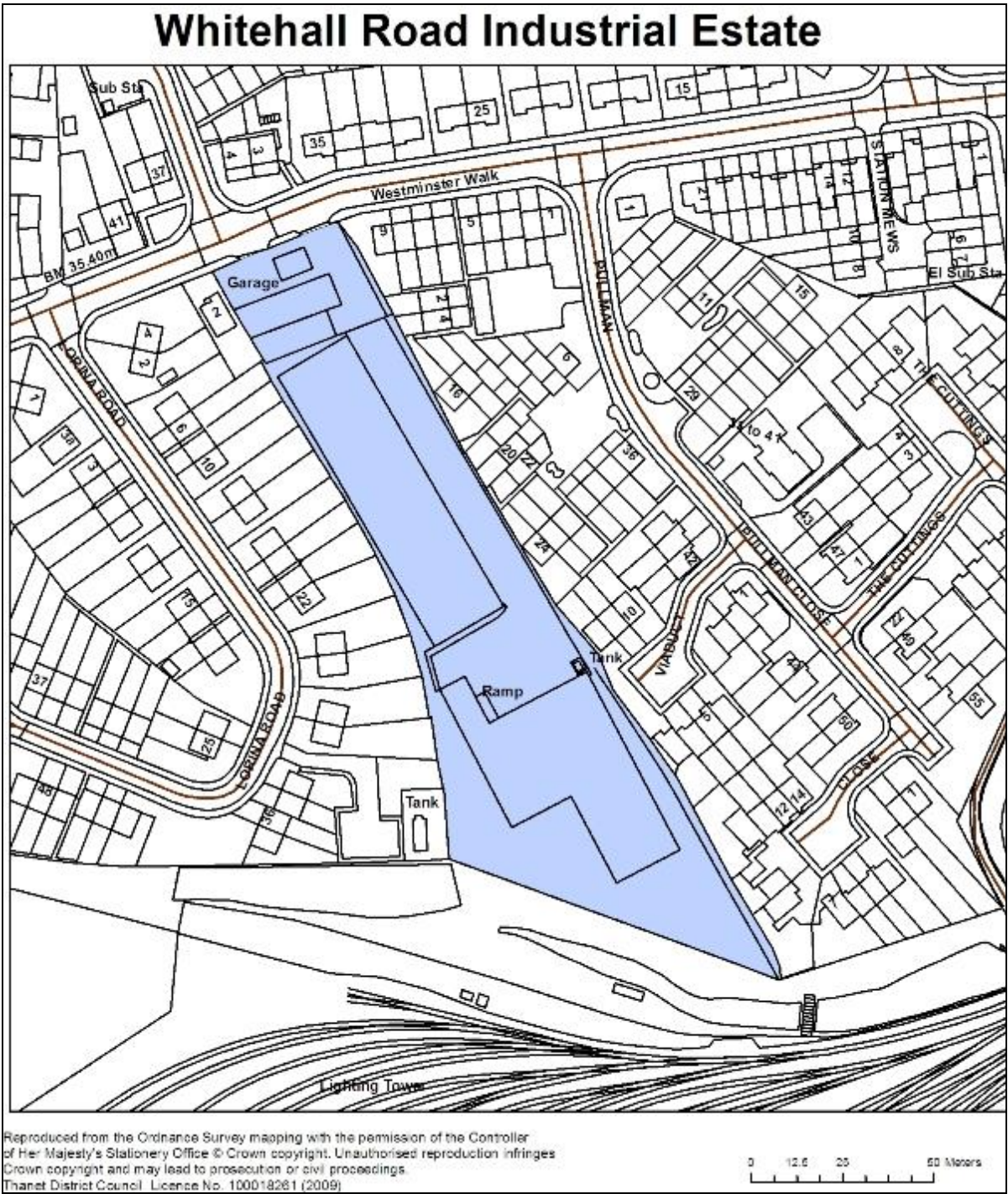


Princes Road Depot

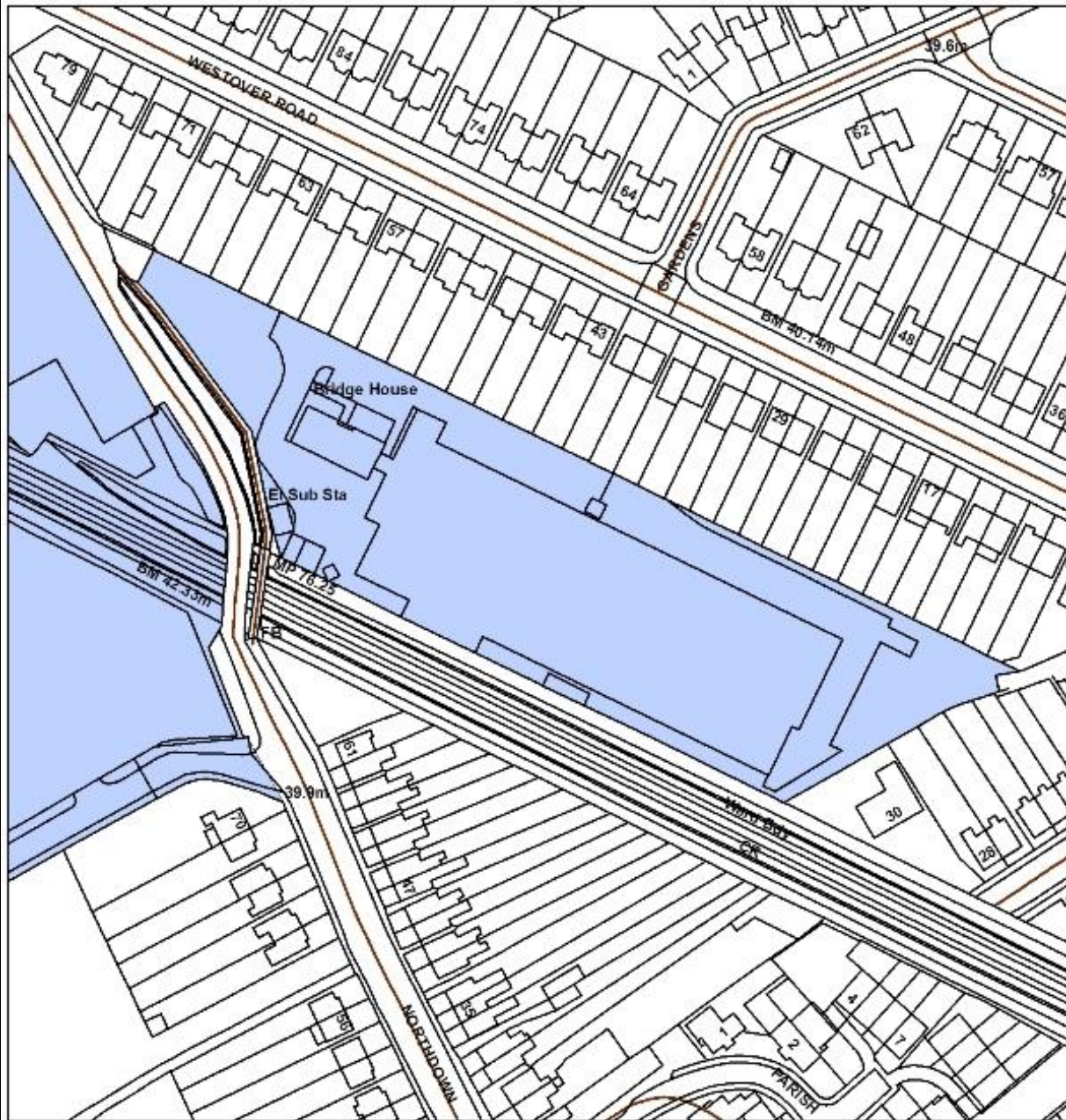


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018251 (2009)

0 10 20 40 Metres

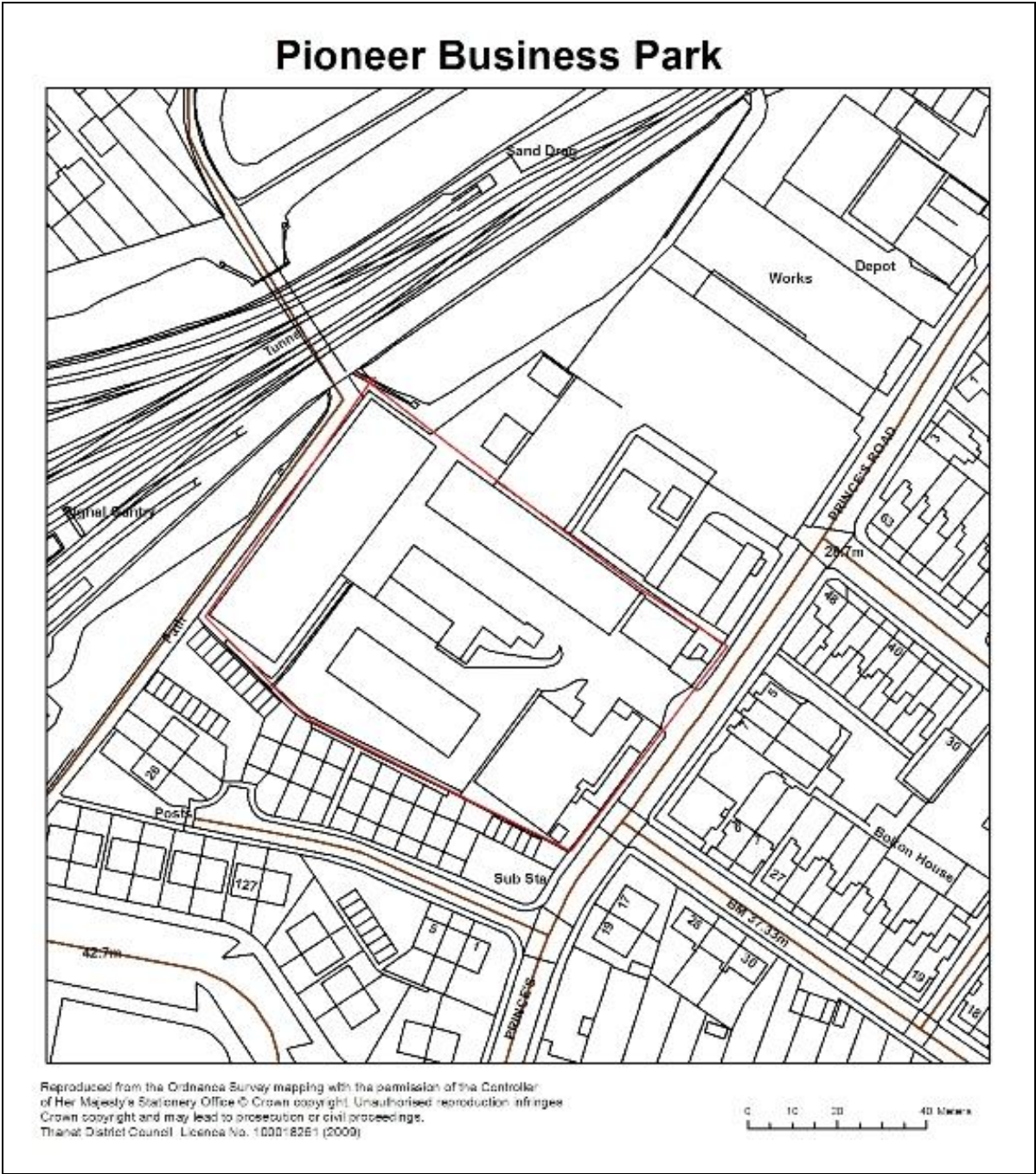


Northdown Industrial Estate

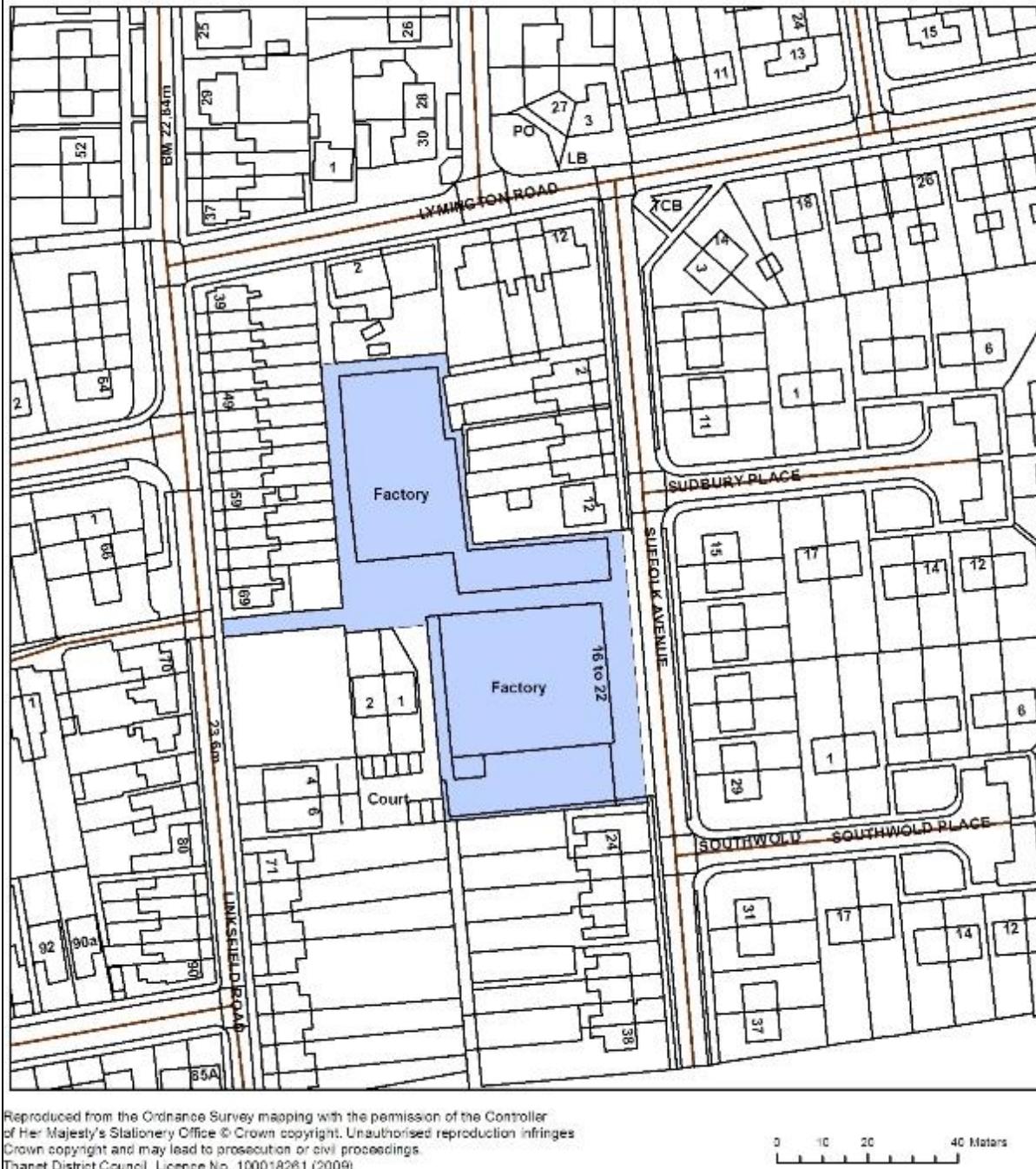


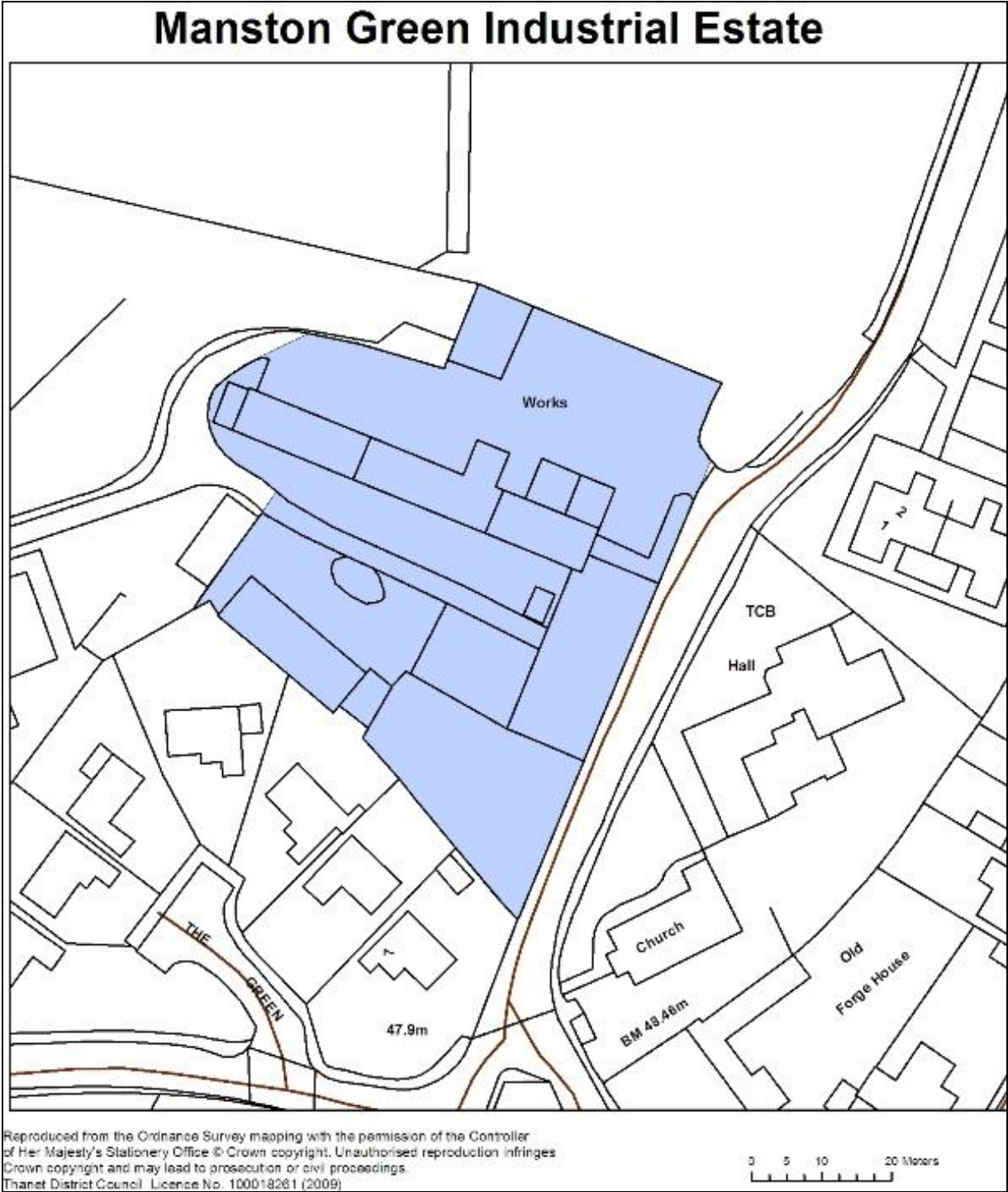
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council. Licence No. 100018261 (2009)

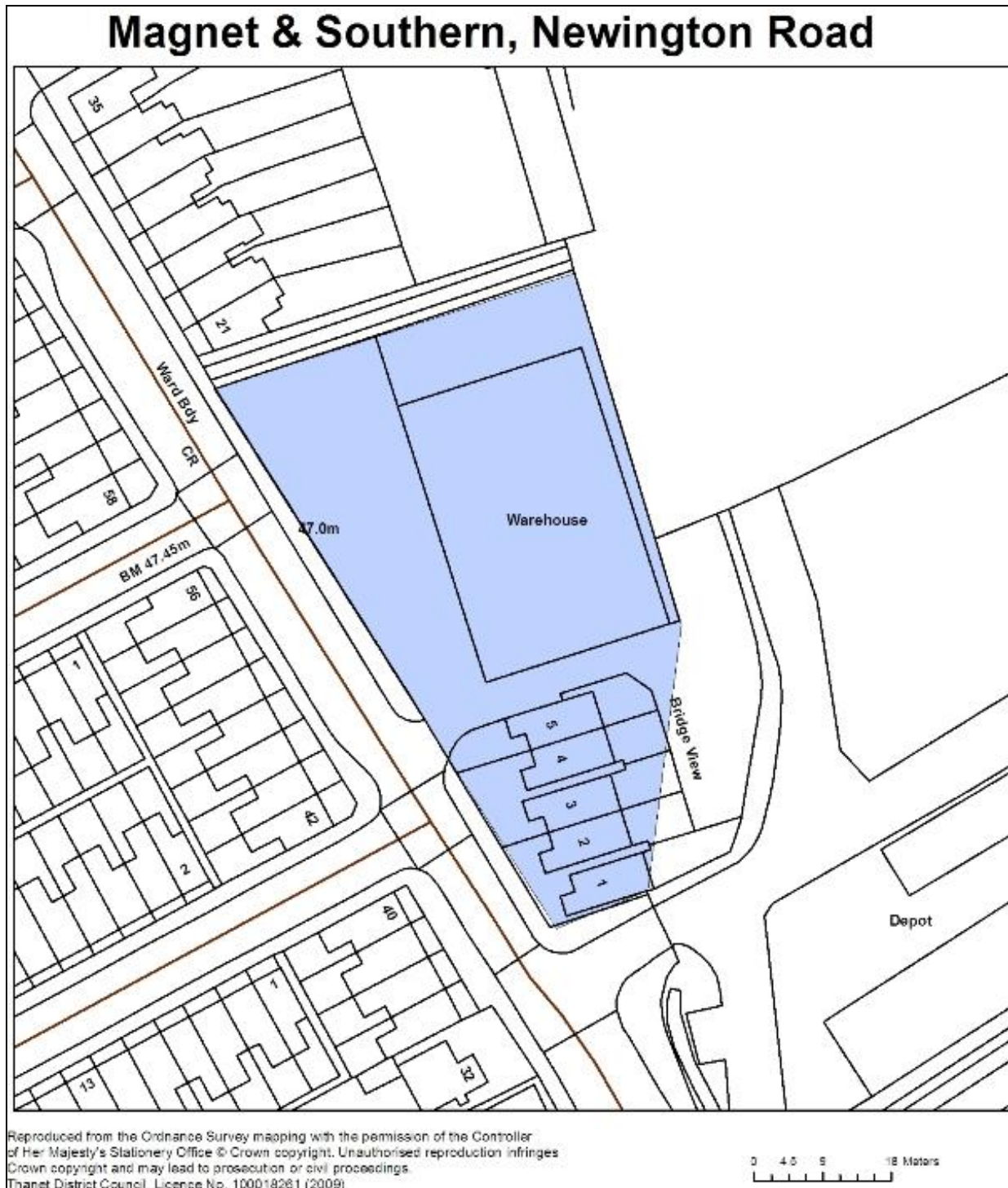
0 5 10 20 Meters
[Scale bar]

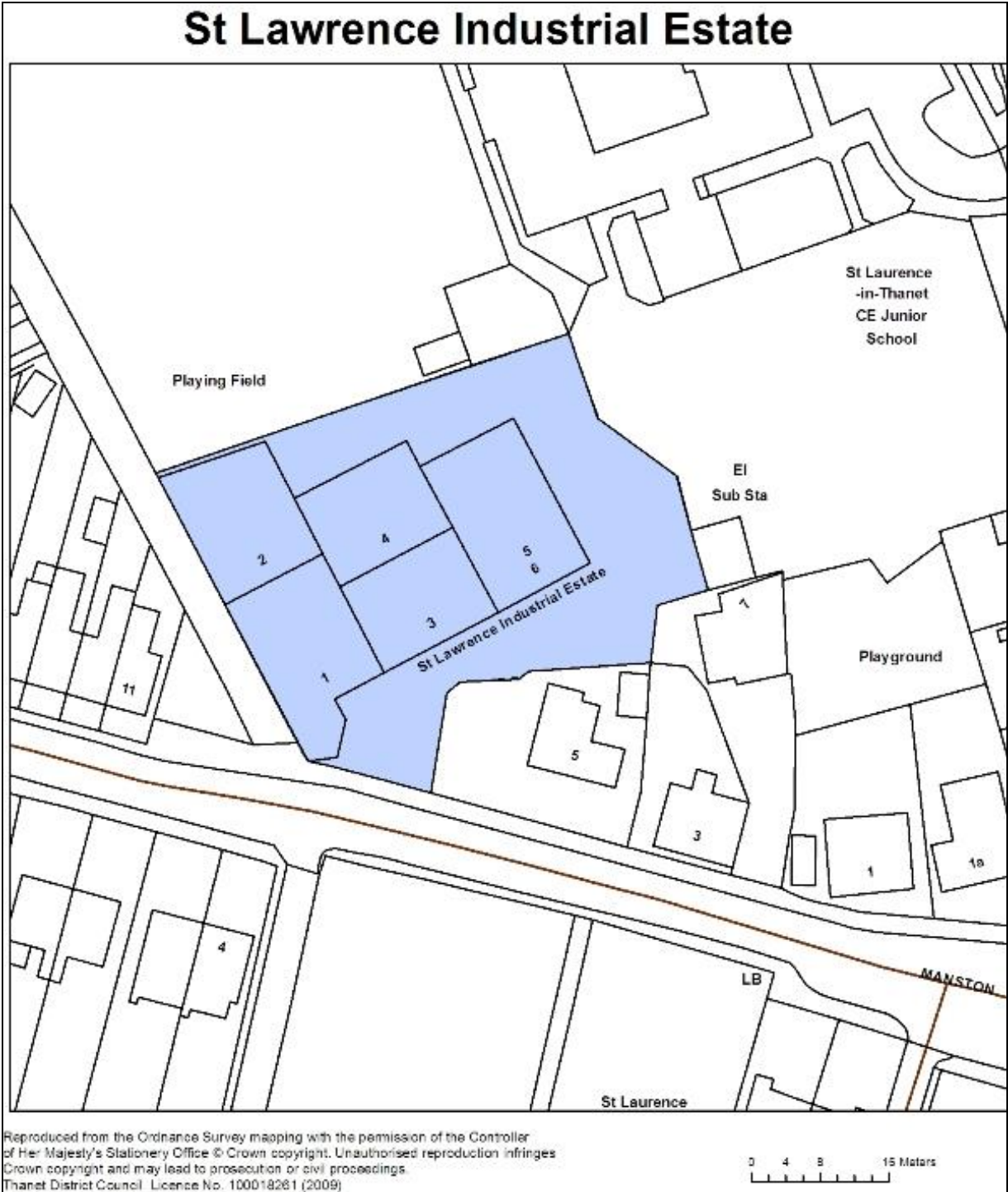


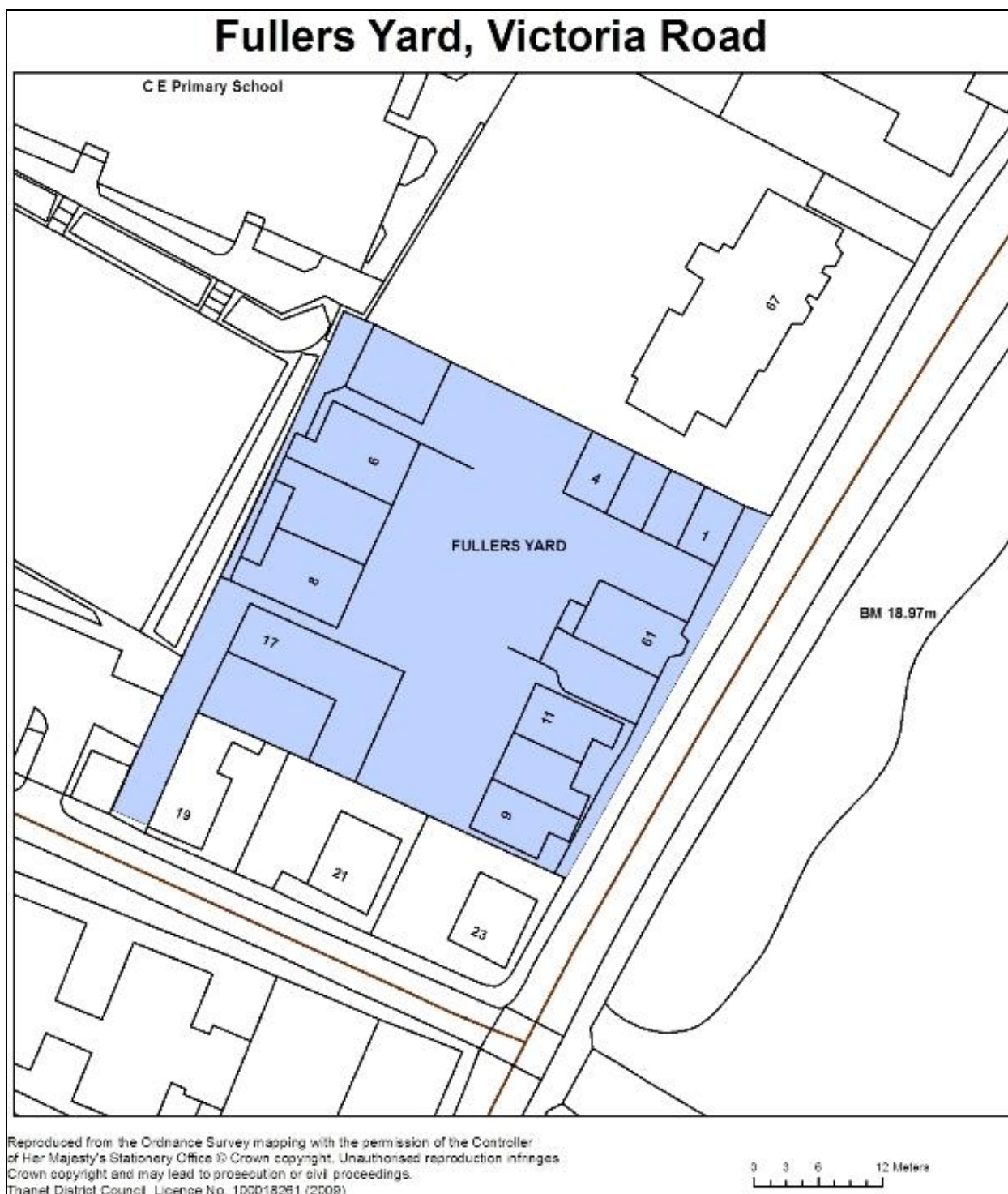
Factories, Suffolk Avenue

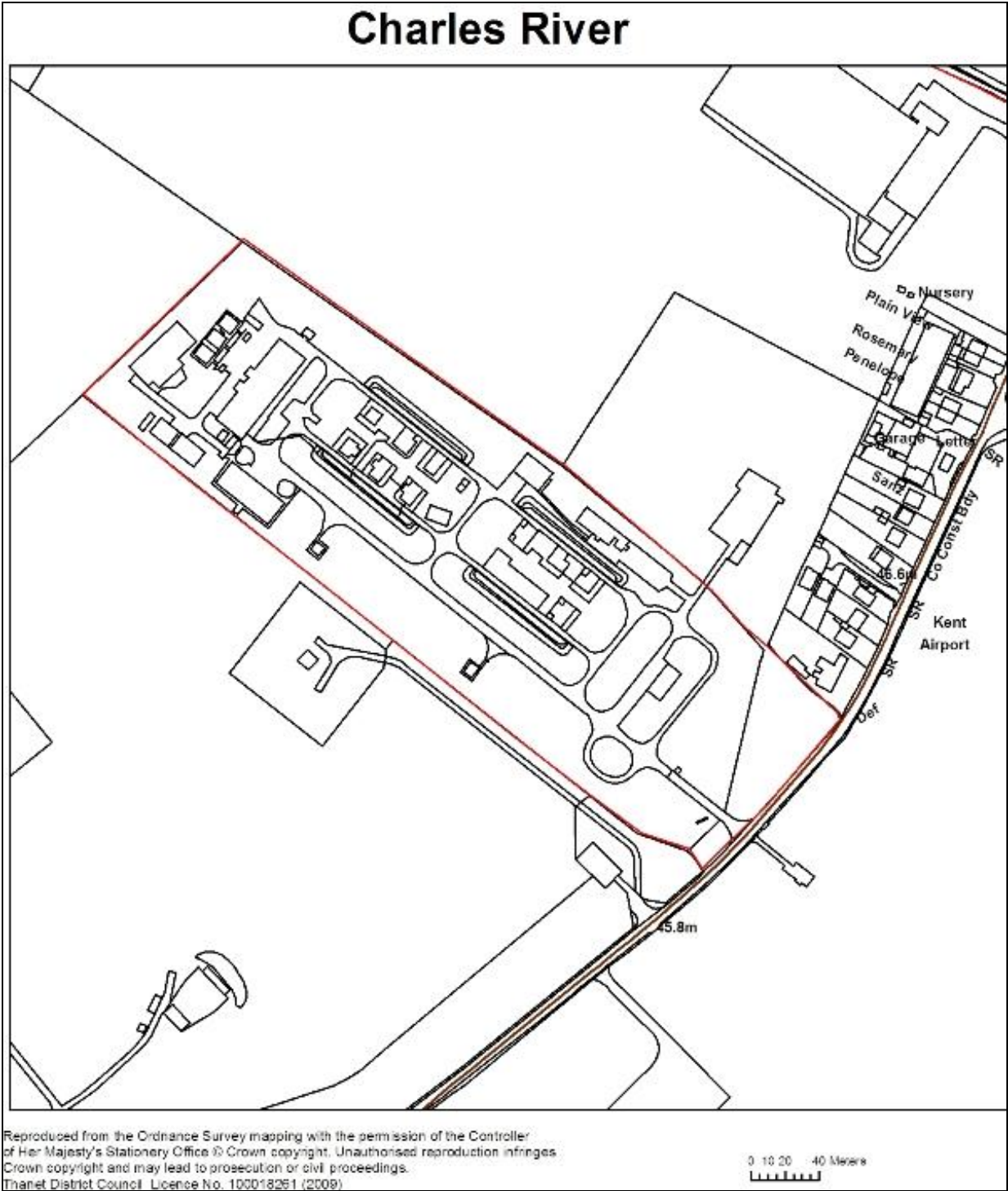


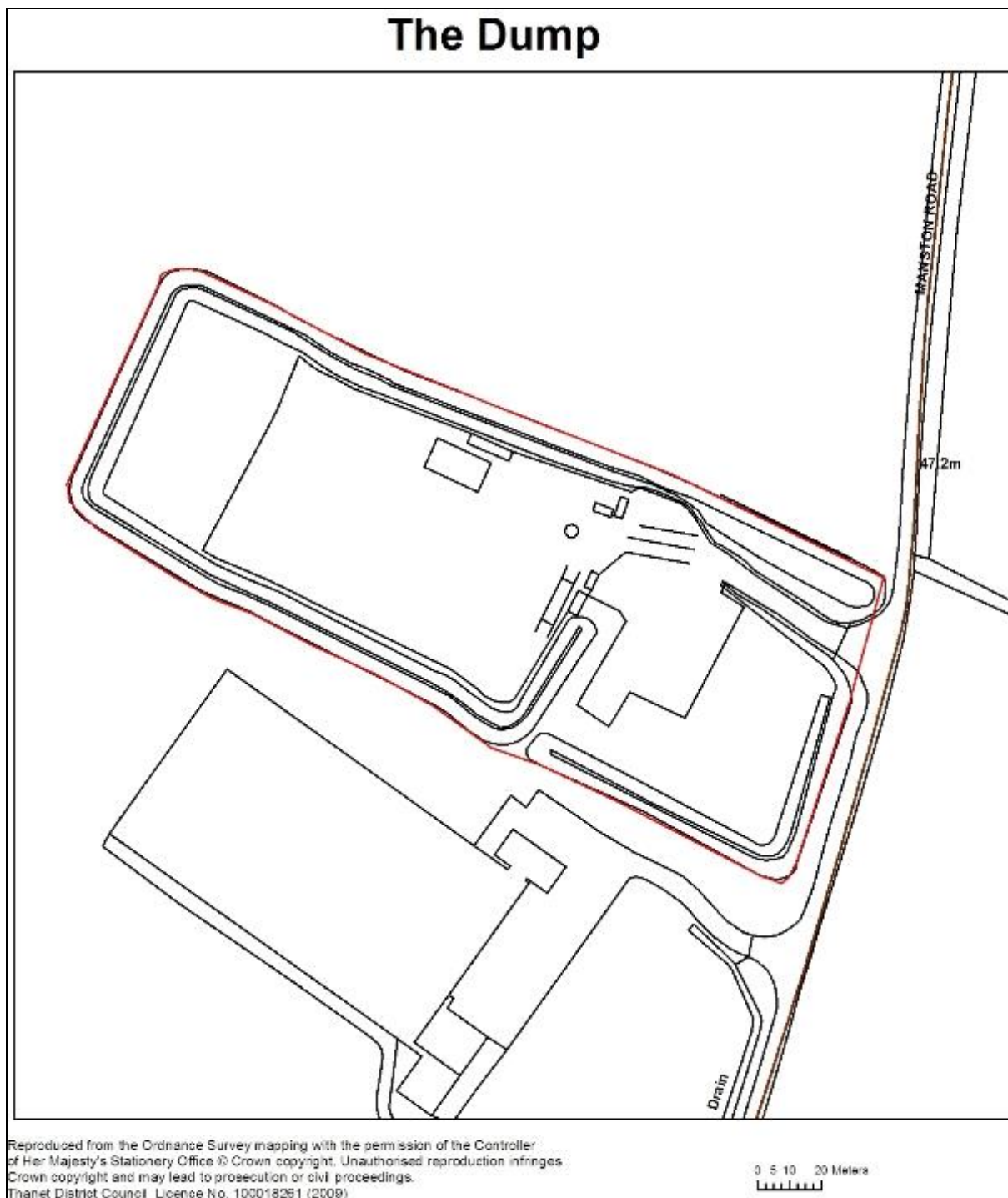


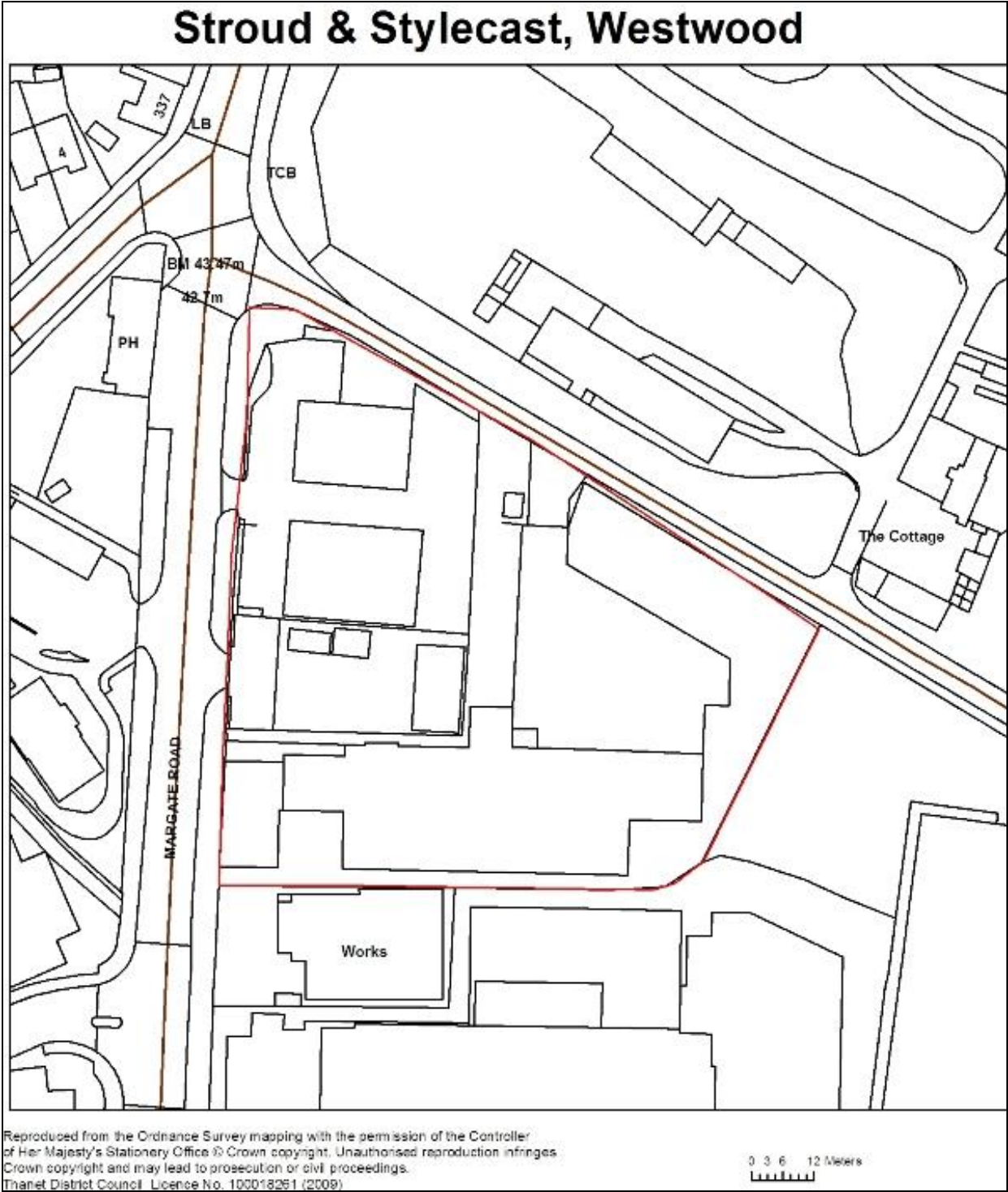


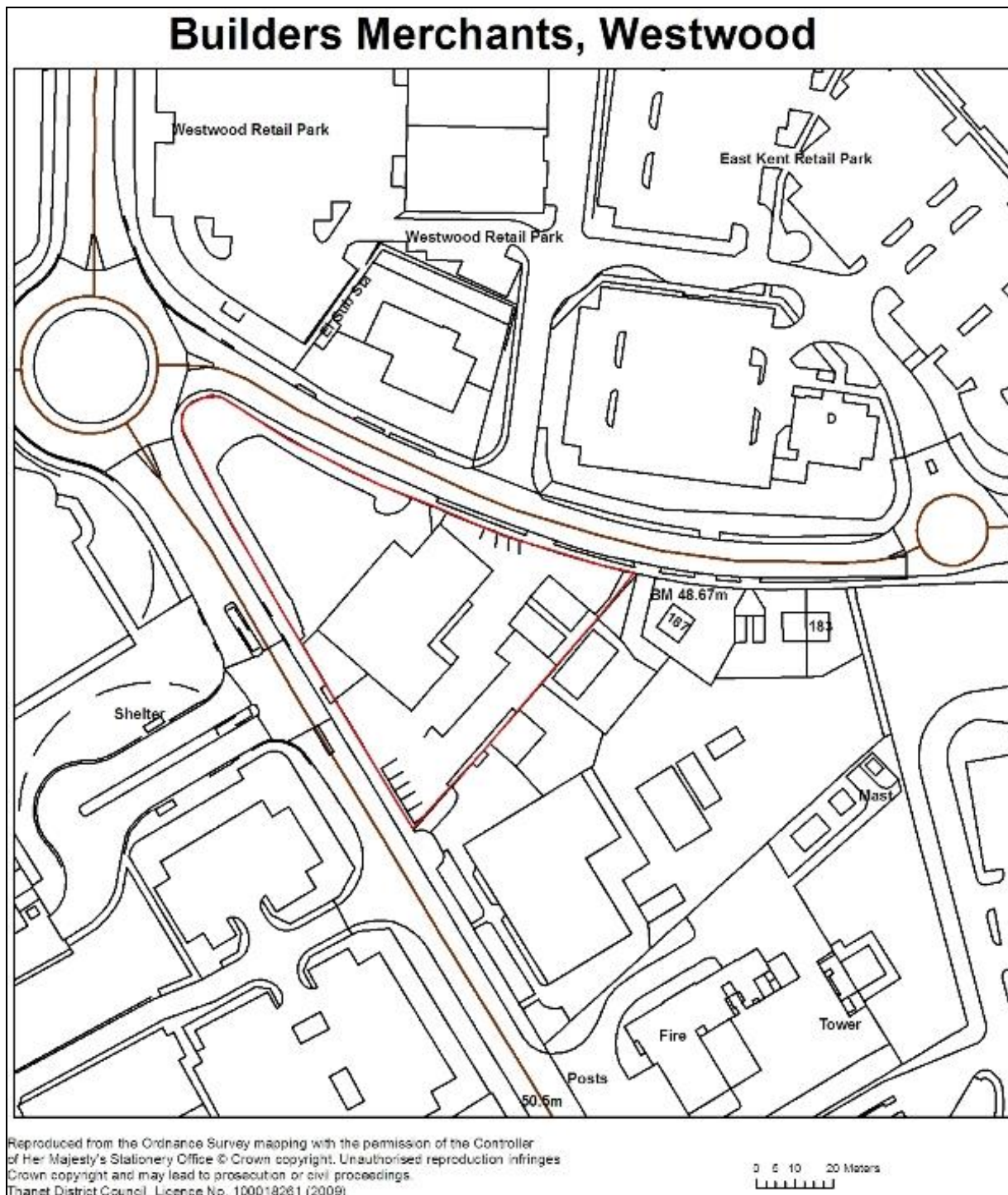


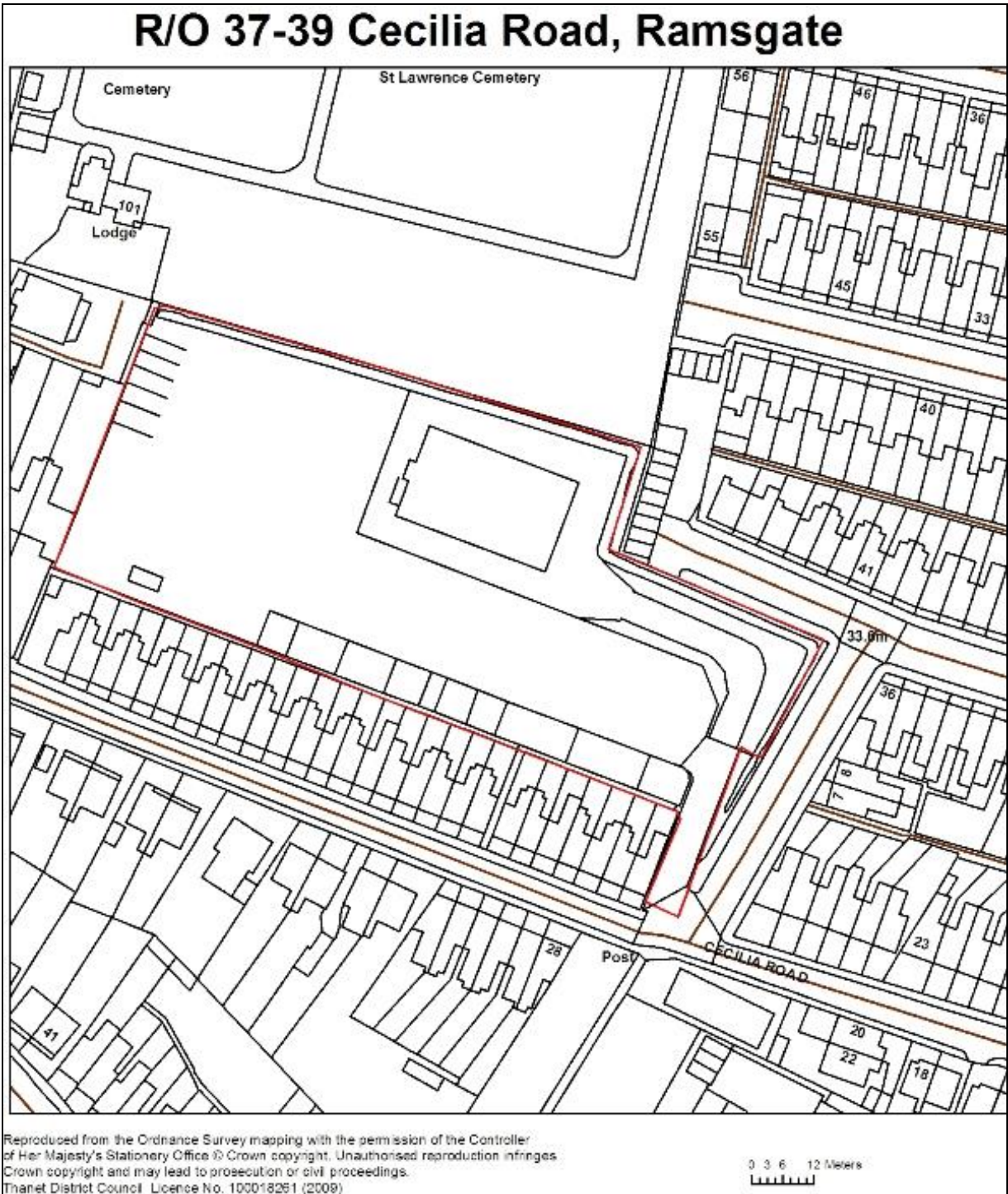




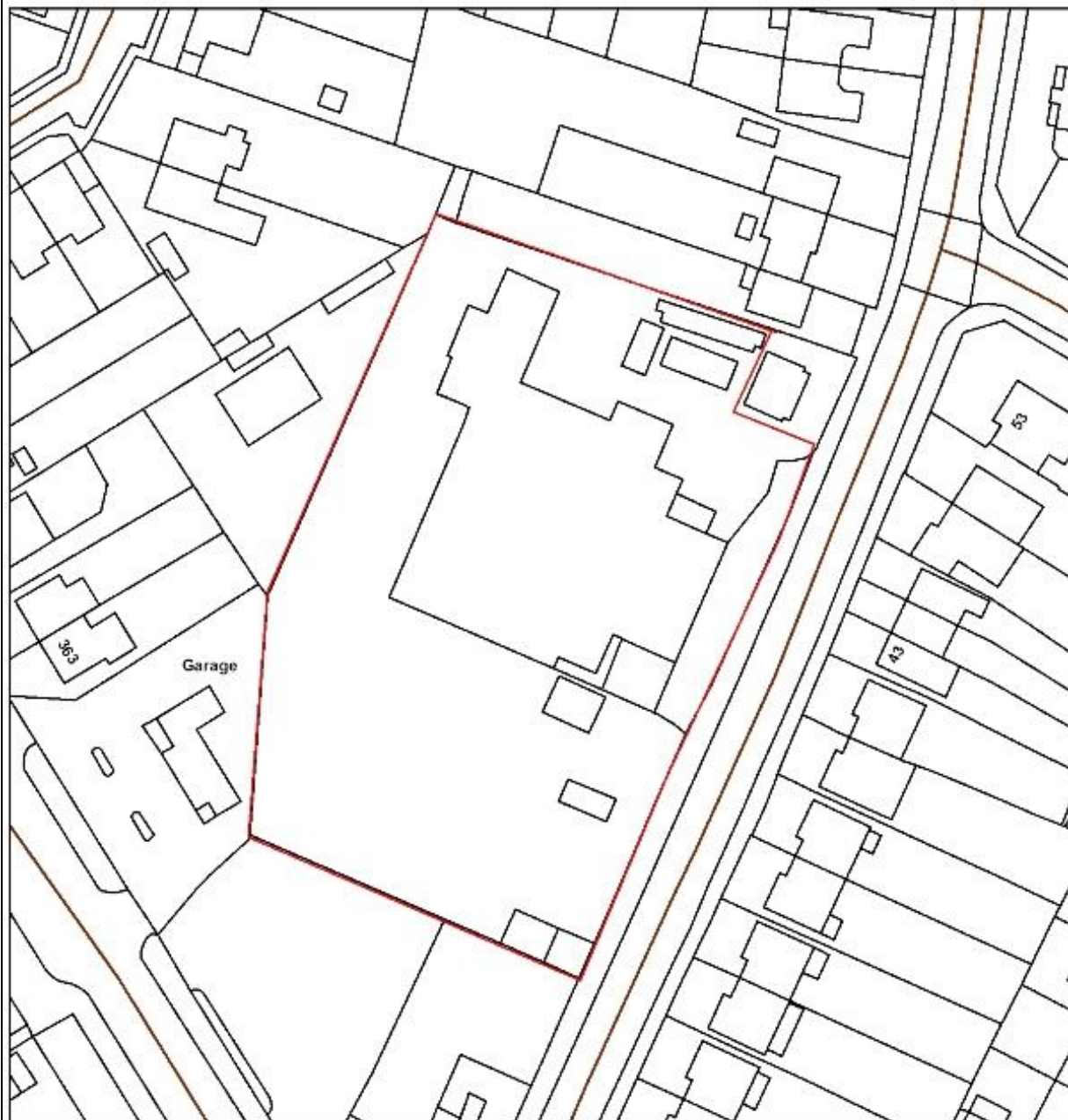






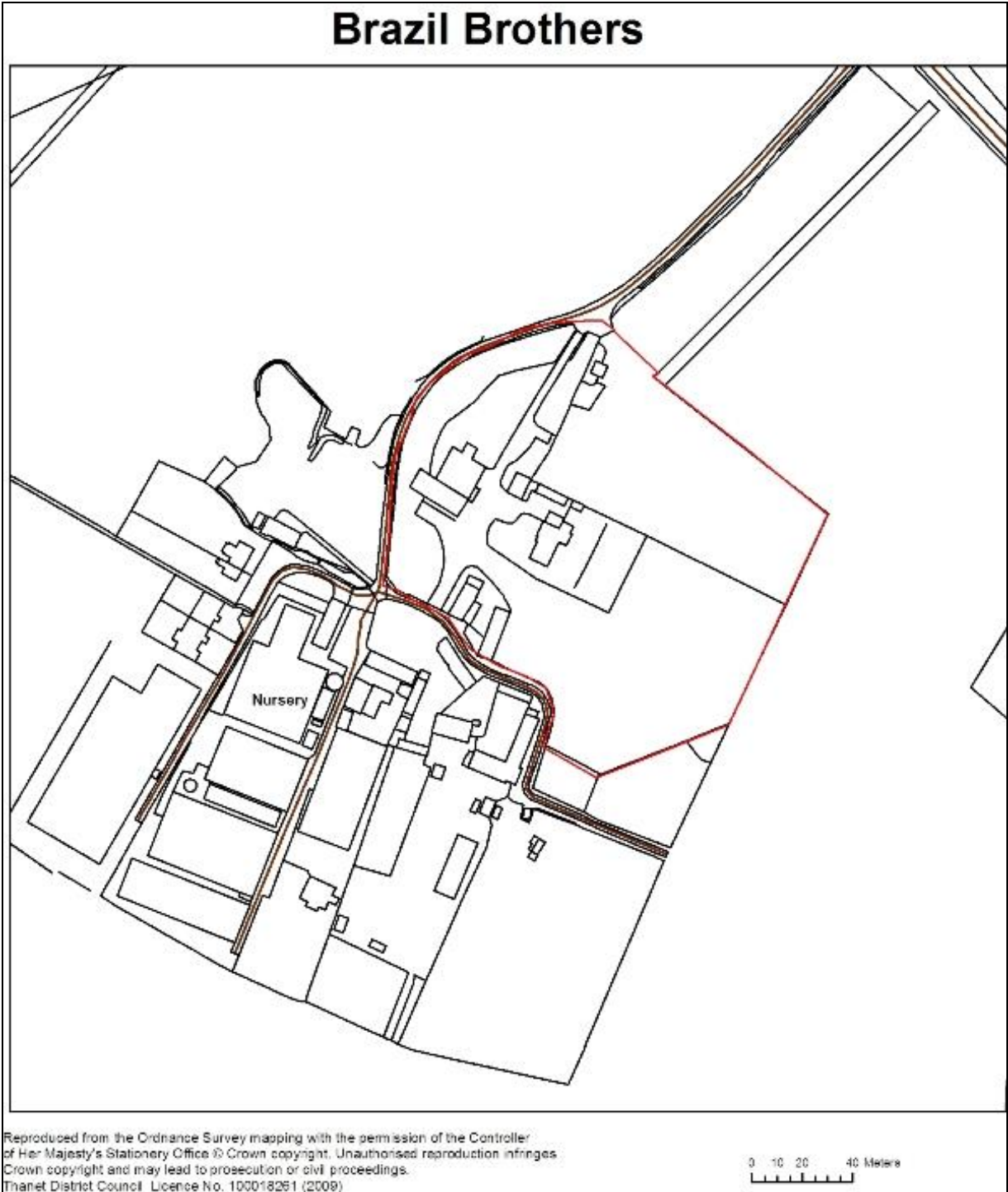


K Laundry, Northwood Road, Broadstairs

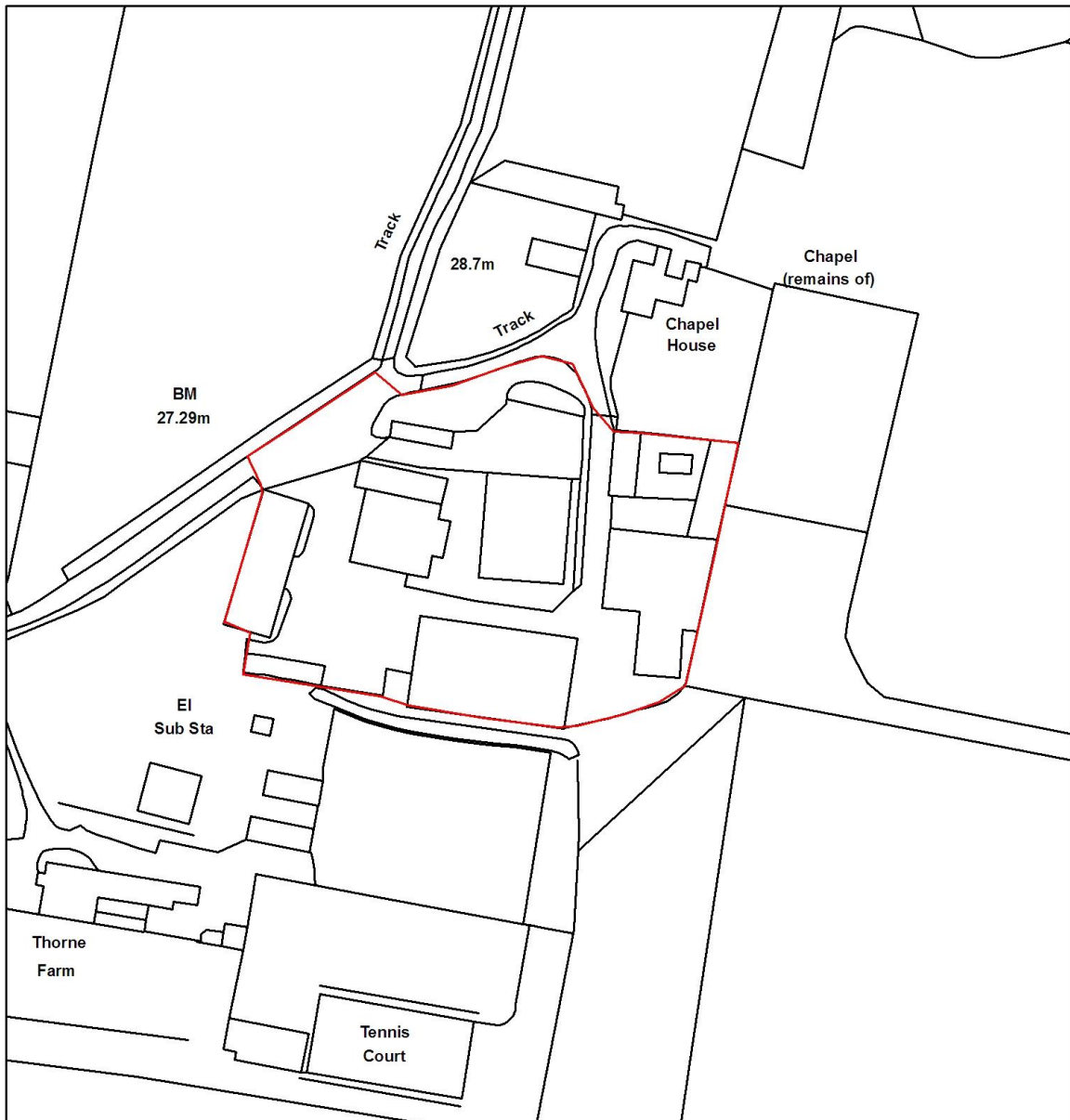


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2008)

0 2 4 6 Metres

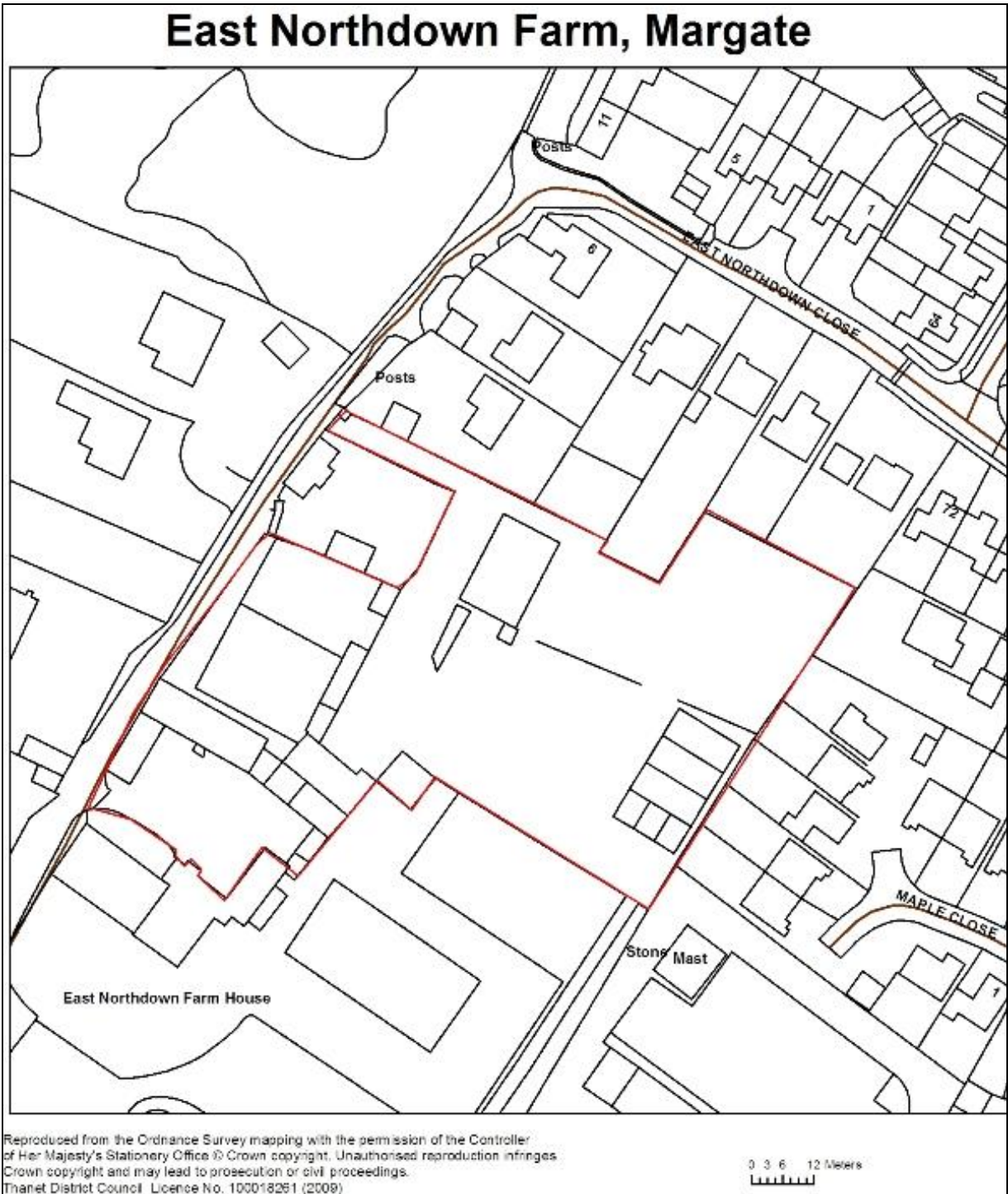


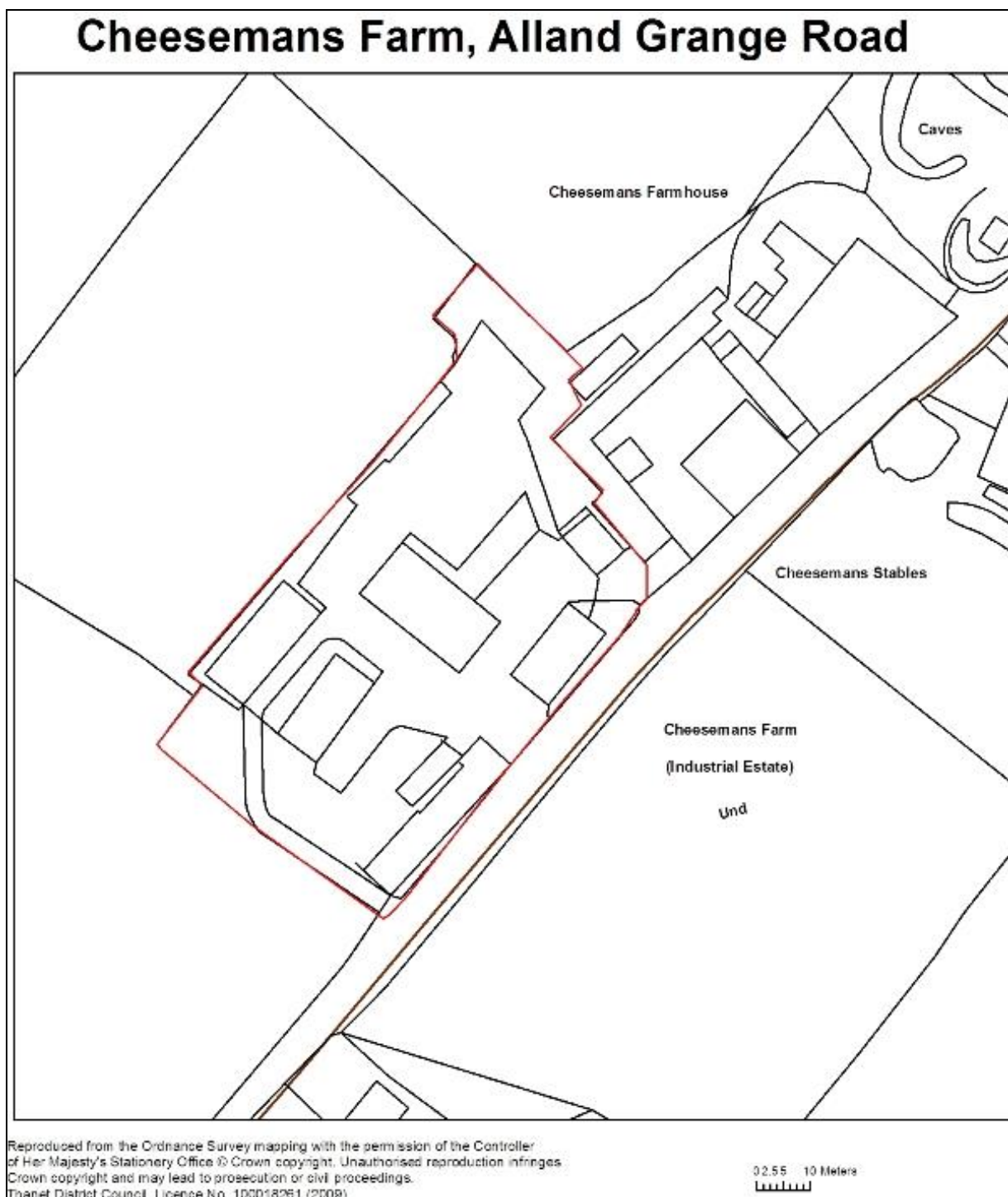
Thorne Farm, Thorne Hill



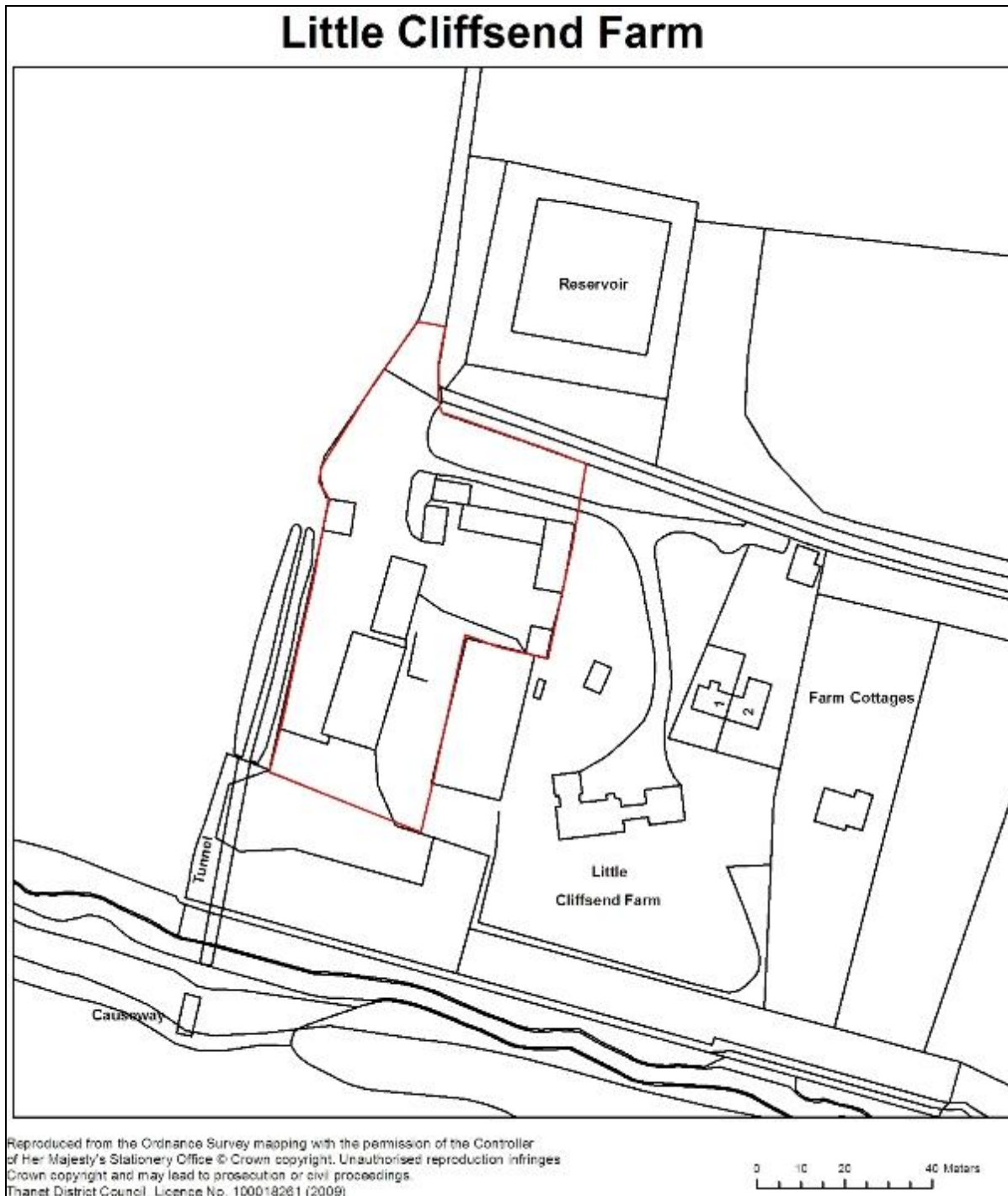
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

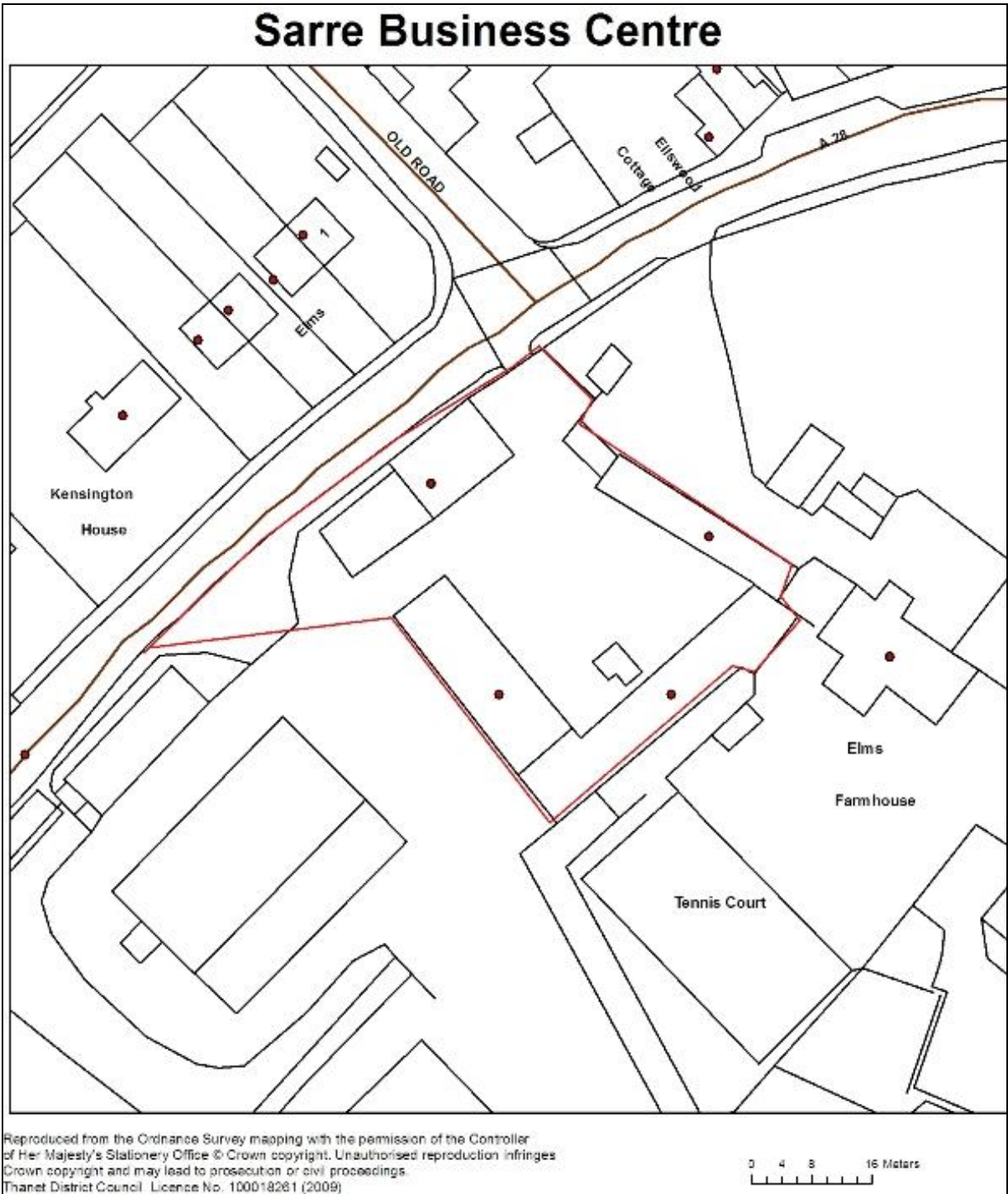
0 5 10 20 Meters
[Scale bar]



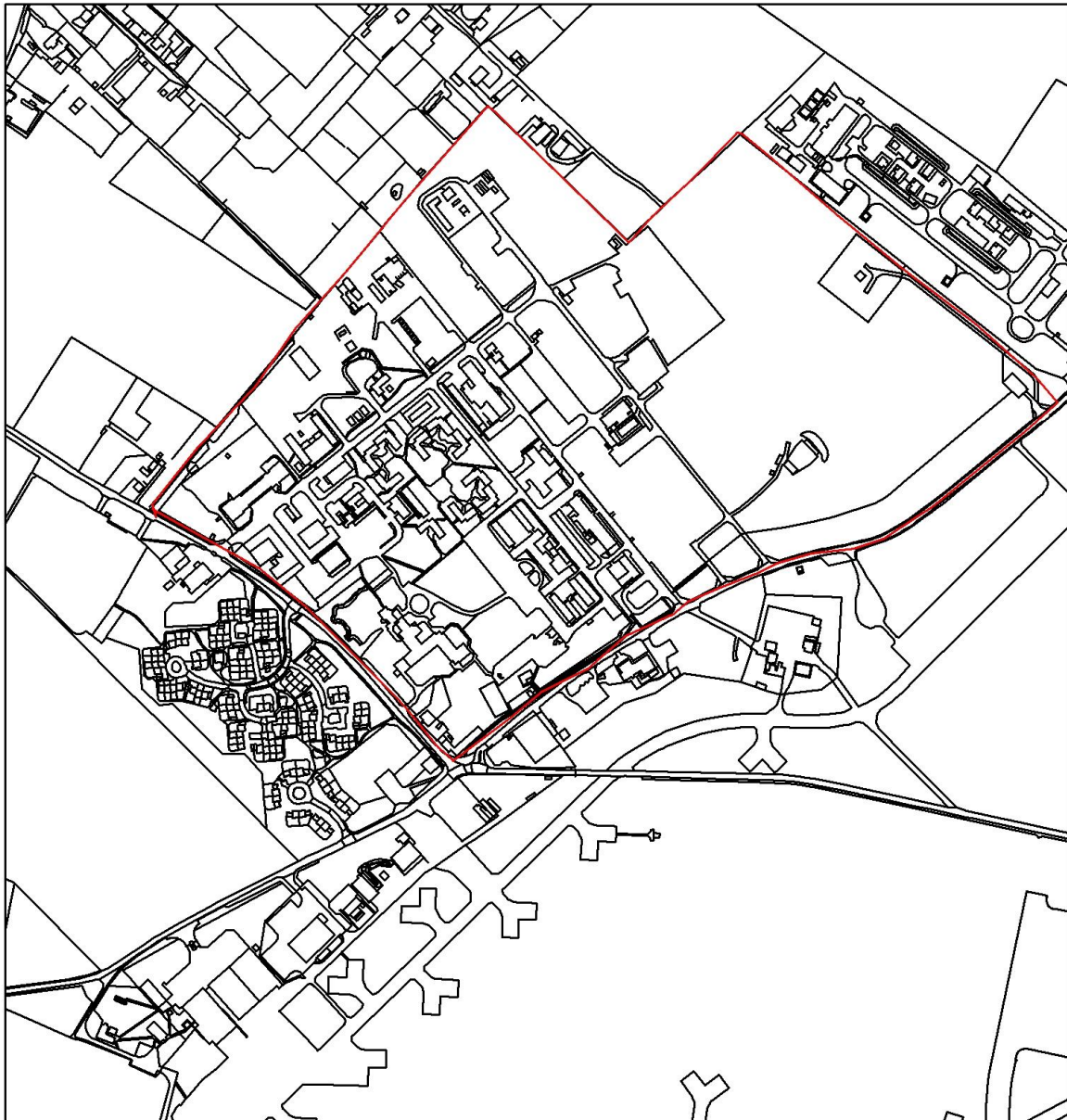








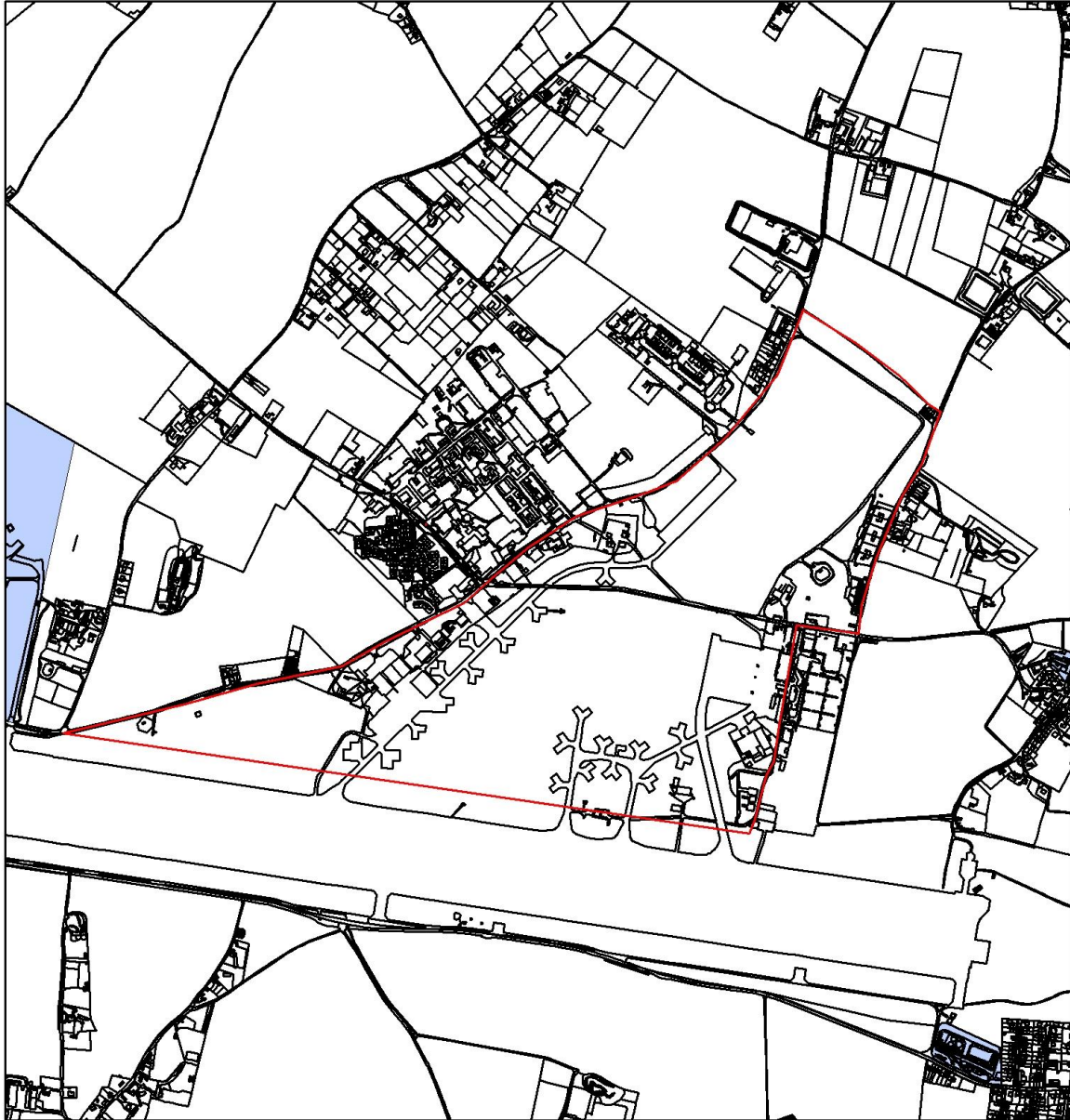
Fire Training School



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

0 25 50 100 Meters
[Scale bar]

Airside Development Area (Northern Grass)



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Thanet District Council Licence No. 100018261 (2009)

0 60 120 240 Meters
[Scale bar]

Appendix 6

Employment Site Appraisal

The site appraisal criteria are based upon guidance provided within the ODPM Employment Land Review Guidance Document and SEEPB Consultation Document on Employment Land Reviews (Table A7.1). Each site is scored against the four main appraisal criteria; Marketability; Sustainability; Deliverability; Strategic Planning Factors; taking into consideration the factors outlined within each. Sites can achieve a maximum score of 20, with a maximum of 5 from each main criterion.

Table A9 - Site Appraisal Criteria

MARKETABILITY* (Score of out 5)			
Age + Quality of buildings Site presentation, external areas/public realm Noise and other pollutants Parking and servicing Quality of wider environment - facilities, environment, adjacent land uses Vacancy Rates Is there demand in the market for these types of premises/land? Market conditions/perception of demand (only undeveloped parts) Is the site immediately available? Has site been formally identified for employment for last 10 years? Has there been any recent market activity, within last 5 years? Is site being actively marketed as employment site? Is the site owned by a developer/agency known to undertake employment development? Is there a valid PP for employment development, likely to meet market requirements?			
SUSTAINABILITY* (Score out of 5)			
Strategic Access + Accessibility Ease of access to main road network: <i>Distance: less than 2km: + 2-5 km: 0 +5km: -</i> proximity to rail freight: prox to sea freight prox to air freight Workforce accessibility Sequential test and brownfield/greenfield Urban, urban edge, outside urban Greenfield/brownfield Agricultural Land?			
DELIVERABILITY (Score out of 5)			
Ownership - number, leases etc Physical constraints - access, contamination, topography etc Infrastructure availability			
STRATEGIC PLANNING FACTORS/POLICY CONSIDERATIONS (Score out of 5)			
Is site within an area identified as of strategic importance in delivery of SE Plan? Existing allocated/retained employment site? Any policy considerations, such as strategic objectives or spatial vision, which should override decision to retain site?^ Possibility of alternative uses better for site?			

*Sites scored quite highly in the marketability section even if the age and quality of the buildings was poor, due to the demand in the local market for such premises.

#Sustainability and location factors were weighed in favour of the location of the airport, and the potential future growth around the centre of the island. Due to the geographic nature of Thanet, strategic access into the main urban areas is poor compared to some of the more rural areas. This is balanced against accessibility for the workforce.

^Visions emerging through the Core Strategy Preferred Options Consultation Document are taken into consideration.

Table A10 - Site Appraisal Results Breakdown by Main Criteria

Site	Size	Market-ability	Sustain-ability	Deliver-ability	Strategic Planning Factors	<i>Total</i>	COMMENTS
Cromptons	2.26	5	5	5	5	20	excellent modern employment site
Haine Road	6.52	4	5	5	5	19	Buildings dated, otherwise functioning very well as an industrial estate
Manston Green	0.38	5	4	5	5	19	Village enterprise, sustainable rural employment, B1 cottage industries
Manston Road (N)	1.67	5	5	4	5	19	excellent location, no constraints to development
Pioneer	0.64	5	4	5	5	19	Good re-use of old buildings for employment purposes
Fullers Yard	0.17	5	4	5	5	18	Good edge of town centre. Modern buildings for small businesses
Jentex	2.09	5	4	4	5	18	Invaluable current use bearing in mind airport and port expansion, underutilised at present, prox to workforce poor
Laundry Road	3.68	5	3	5	5	18	Well established industrial estate, recent development activity, prox to workforce poor
Magnet and Southern	0.29	4	4	5	5	18	Versatile buildings in good location with parking
Manston	75.2	5	4	4	5	18	public ownership, high profile, great location, airport, no other use suitable
Pysons Road	22.79	4	4	5	5	18	well established industrial estate, mix of uses, high occupancy
St Lawrence	0.19	4	4	5	5	18	Versatile small units, popular and affordable, poor vehicular access and parking
Tivoli Road	2.45	5	3	5	5	18	important town centre site, good access to workforce
Westwood Ind Est	25.9	4	4	5	5	18	well established industrial estate, mix of uses, high occupancy

140-144 Newington Road	1.12	4	4	5	4	17	good B1 site in close proximity to workforce and amenities
All Saints	3.16	4	5	4	4	17	Good location for bad neighbour uses. Buildings in very poor cond but popular. Large area of undeveloped land available for employment purposes
Builder's Merchants, Westwood	0.55	4	5	4	3	16	sustainable location, prime site for redevelopment, important for westwood strategy
Eurokent	38.6	5	5	3	3	16	part of westwood, excellent location, potential for housing, vacant units
Hedgend	2.46	4	3	4	5	16	rural provision, good road access, good for potential distribution activities
Northdown	0.89	4	3	4	5	16	Good B1 site, relatively cheap accommodation
Princes Road	0.98	3	4	4	5	16	Adjacent railway, building stock poor, good potential for employment redevelopment
Sarre Business Centre	0.25	5	3	5	3	16	excellent re-use and conversion of agricultural buildings, unsustainable location, good rural employment site, in village
Thorne Farm, Thorne Hill	0.75	5	3	5	3	16	good rural employment site, re-use of agricultural buildings, poor access for large vehicles and proximity to workforce
Whitehall Road	0.95	4	4	4	4	16	good B1 site in close proximity to workforce and amenities
Charles River	8.59	4	4	3	4	15	Good current use. Potential for re-use if current occupiers left, but would need demolition
Fire Training School	37	3	4	4	4	15	not immediately available, unsure on MODs intentions, some good building on site for potential re-use.

Thanet Local Development Framework – Employment Land Review Appendices

Manston Road (S)	6.8	2	5	4	4	15	excellent location, building in v poor condition, demolition and redevelopment required
Northern Grass	26	3	4	3	5	15	potential for future development, not immediately available, currently reserved for airside development only
Thanet Reach	9.74	3	5	4	3	15	education alternative use already present, owned by Tesco
Factories, Suffolk Av	0.45	3	3	5	3	14	Use not particularly compatible with residential surroundings
Little Cliffsend Farm	0.46	5	2	4	3	14	Large vehicle access problematic, good small scale uses
R/O 37-89 Cecilia Road, Rams	0.76	4	3	3	4	14	local road capacity constrained, surrounded by residential
Stroud and Stylecast	0.89	4	5	4	1	14	sustainable location, retail potential in future therefore hope value, viability may not be viable
Cheesemans Farm, Alland Grange Road	0.54	4	2	4	3	13	rural site, good quality cheap units, poor access to workforce
Dane Valley (developed)	5.04	4	3	3	3	13	Many constraints, contamination, access, topography but very popular cheap accommodation
Hoo Farm, Monkton Road	0.54	4	2	4	3	13	good rural employment site, just outside village, re-use of agricultural buildings, not very sustainable location
Manston Road Depot	2.97	3	2	4	4	13	Potential intensification, need to retain waste use
East Northdown Farm	0.67	3	2	4	3	12	poor quality buildings, in high demand, potential remodeling of site
K Laundry, Northwood Rd	0.54	3	4	3	2	12	contamination, would probably need demolition

The Dump, Manston Road	1.95	3	2	4	3	12	Existing PP for architectural salvage yard, former usage waste transfer station, wouldn't want intensification of buildings on site
Brazil Brothers, Sacketts Hill	2	2	3	4	2	11	Existing skip hire, green wedge location wouldn't want buildings on site
Dane Valley (undevelope d)	3.49	3	3	2	3	11	Constraints, contamination, access, topography, next to residential, no development activity recently

Appendix 7

Appraisal Results for Potential Additional Sites

Table A11 - Site Appraisal Results Breakdown by Main Criteria for potential additional sites identified through R25 call for sites

Site	Market-ability	Sustai-nability	Delive - rabilit y	Strategic Planning Factors	TOTAL
R25-40: Land at East Northdown Farm, margate	3	2	4	2	11
R25-11: Former railway track, Nash Road, margate	2	4	3	1	10
R25-	2	2	3	2	9
R25-18-1: Land North of manston Road, Ramsgate	1	4	2	1	8
R25-18-2: Land South of manston Road, Ramsgate	1	4	2	1	8
R25-20-9: Land east of Way Hill, Minster	1	3	2	1	7
R25-20-1: Land west of Cliff View Rd, Cliffsend	1	3	2	1	7
R25-20-3: Land west of Greenhill gardens, Minster	1	3	2	1	7
R25-20-4: Land west of prospect rd, Minster	1	3	2	1	7
R25-20-5: Land sout of Monkton rd, Minster	1	3	2	1	7
R25-20-6: Land southeast of Mount Pleasant roundabout, Minster	1	3	2	1	7
R25-20-7: Land east of laundry road, Minster	1	3	2	1	7
R25-20-8: Land east of Wayborough Hill, Minster	1	3	2	1	7
R25-44: Land south of A253, Minster	1	3	2	1	7
R25-51: Land at Ramsgate Road, Margate	1	3	2	1	7
R25-57: Land west of Updown House, Ramsgate Road, Margate	1	3	2	1	7
R25-59: Land North of Manston Green Farm, Manston	1	3	2	1	7
R25-63: Land fronting (north side of) Westwood Road, Broadstairs	1	3	2	1	7
R25-22: Land adjoining Ebbsfleet Lane	1	2	2	1	6
R25-56: Land at manor Road, St. Nicholas	1	2	2	1	6

Thanet Local Development Framework – Employment Land Review Appendices

R25-76-1: Land at Minster Road, Acol	1	2	2	1	6
R25-76-2: Land at Minster Road, Acol	1	2	2	1	6
R25-05: Former Chalkpit, Sarre. MIX USE	1	1	2	1	5

If you would like a copy of this document in a different format such as Braille, audio or large print, or in another language please call
01843 577165

