



Appendix I

Employment Site Assessment Matrix



Site Name & Address	Location	Site Area (ha)	Site Status	Dominant Use Class	Location Character	Predominant Occupier Nature	Building Age	Building Quality	On-Site Amenities	Proportion of non-B-Class floorspace	Neighbouring Amenities	Environment Quality for Current Use	Environment appropriate for Current Use?	Neighbouring Uses	Evidence of Pollutants	Adequate Access & Parking?	Internal Circulation	Physical Opportunity for Intensification	Vacant Land	Observed: Vacant Buildings	Advertised CoStar Focus 2014: Number of vacant units	Advertised CoStar Focus 2014: Total sqm vacant floorspa
39 Hart Street Commercial Centre	Maidstone Urban Area	2.74	Mainly trade counter	B8														N	N	Y - for re-use	0	0
26 Park Wood Trading Estate - ME15 9YF	Maidstone Urban Area	33.97	Active employment site	B1/B2/B8														Y - new development still underway	N	Y - for refurb	0	0
33 Farleigh Hill Trading Estate - ME15 6RG	Maidstone Urban Area	0.56	Not standard 'B class' uses	Trade Counter																	0	0
46 & 48 Tovil Green Business Park/Burial Ground Lane - ME15 6RJ & ME15 6TA	Maidstone Urban Area	2.03	Active employment site	B2														N	N	N	0	0
3 Hermitage Mills - Hermitage Lane, ME16 9NP	Maidstone Urban Area	0.98	Active employment site	B8														N	N	N	0	0
25 Turkey Mill - Ashford Road, ME14 5PP	Maidstone Urban Area	7.27	Active employment site	B1														N	N	N	0	0
29 Hedley Street - Maidstone, ME14 5AD	Maidstone Urban Area	0.21	Below 0.25ha threshold																		3	217
32 South Park Business Village - ME15 6JZ	Maidstone Urban Area	1.43	Active Employment Site	B1														N	N	Y - for re-use?	2	175
34 Unit 2 - Wharf Road, Maidstone, ME15 6RR	Maidstone Urban Area	0.52	Active employment site	B1/B2														N	N	Y - for refurb	0	0
35 The Old Brewery - Buckland Road, ME16 0DZ	Maidstone Urban Area	0.41	Active employment site	B1														N	N	N	2	145
47 Ecclestone Road - Tovil, ME15 6QN	Maidstone Urban Area	0.53	Active employment site	B1														N	N		0	0
1 Aillington (20/20 Business Park) - ME16 0LQ	Motorway Corridor	24.16	Active employment site	B2/B8														N	N	Y - for re-use	0	0
2 Aylesford Industrial Estate - Forstal Road, ME20 7AD	Motorway Corridor	49.19	Active employment site	B2/B8														N	N	Y - re-use and refurb	0	0
6 Harbourside Business Court - Boxley, ME14 3DN	Motorway Corridor	0.14	Below 0.25ha threshold	B1																	0	0
12 Roebuck Business Pk, Harrietsham, ME17 1AB	Motorway Corridor	1.10	Active employment site	B1														N	N	N	0	0
20 Ashmills Business Park, Lenham ME17 2GQ	Motorway Corridor	3.72	Active employment site	B1/B2														Y - being undertaken	N	Y - for re-use	1	802
21 The Forstal, Lenham Heath ME17 2JB	Motorway Corridor	0.35	Active employment site	B8														N	N	N	0	0
22 Shepherds Farm Estate - Rose Lane, Lenham Heath ME17 2JN	Motorway Corridor	1.83	Active employment site	B2/B8														N	N	N	0	0
4 The Old Forge - Forge Lane, Bearsted, ME14 4DT	Motorway Corridor	0.74	Active employment site	B1				Mixed										Y	Y	Y - for refurb	0	0
11 Tenacre Park/Station Road - Harrietsham, ME17 1JA	Motorway Corridor	1.77	Active employment site	B2				Mixed										N	N	N	0	0
19 Lenham Centre - ME17 2LH	Motorway Corridor	9.84	Active employment site	B8														N	N	N	0	0
5 Viewpoint - Dove Hill Works, Boxley, ME14 2DZ	Motorway Corridor	0.67	Active employment site	B2														N	N	Y - for re-use	0	0
8 Marley Works - Dickey Lane, Maidstone, ME17 2DE	Motorway Corridor	28.20	Active employment site	B2/B8														N	N	N	0	0
7 Detling Aerodrome - ME14 3HU	Motorway Corridor	13.45	Active employment site	B2/B8														Y	Y	Y - for re-use	0	0
24 Eclipse Business Park - JT M20, ME14 3EN	Motorway Corridor	7.83	Active employment site	B1														N	Y	N	4	10,150
23 Lordswood - M2, ME5 8UD	Motorway Corridor	18.59	Active employment site	B2/B8														N	N	Y - re-use and refurb	0	0
27 Bredhurst Business Park - Westfield Sole Road, ME14 3EH	Motorway Corridor	0.76	Active employment site	B2/B8														N	N	Y - for re-use	0	0
28 Former Poundstop - Crismill Lane, ME14 ANT	Motorway Corridor	0.36	Active employment site	B2														N	N	N	0	0
14 Headcorn Aerodrome, TN27 9HX	Rural South	3.99	Not standard 'B class' uses																		0	0
9 Kilbridge Works - East Farleigh, ME15 0HD	Rural South	0.24	Below 0.25ha threshold	B2																	0	0
10 Galants Business Centre - East Farleigh, ME15 0JS	Rural South	0.67	Active employment site	B8														Y - possibly	N - but some under-utilised	N	0	0
15 Barradale Farm, Headcorn, TN27 9PJ	Rural South	2.92	Active employment site	B8														N	N	N	1	445
18 Warmlake Business Estate, Langley Heath, ME17 3LQ	Rural South	0.79	Active employment site	B1														Y - possibly	N	N	0	0
38 Old Carriage Barn - Ulcombe Hill, ME171DN	Rural South		Below 0.25ha threshold	B1																	2	84
37 Lested Farm - Plough Wents Road, ME17 3SA	Rural South	2.33	Active employment site	B8														Y - possibly	N	N	5	323
16 Franks Bridge - Headcorn	Rural South	1.32	Active employment site	B8														Y	N	Y - for refurb	0	0
13 Headcorn South - TN27 9LW	Rural South	3.35	Active employment site	B2/B8														N	N	N	0	0
40 Wheelbarrow Park Estate, Pattenden Lane - Marden, TN12 9QJ	Rural South	20.82	Active employment site	B2/B8														?	N	?	3	6,038
42 Honeycrest Industrial Park - Staplehurst, TN12 0QW	Rural South	13.36	Active employment site	B2/B8														Y	Y	Possibly several units for refurb	2	219
45 Nortons Industrial Estate - Collier Street, TN12 9RR	Rural South	0.43	Active employment site	B2														N	N	N	0	0
17 Woodfalls Industrial Estate - Laddingford, ME18 6DA	Rural South	3.07	Active employment site	B1/B2/B8														Y - possibly	Y	Y - re-use and refurb	0	0
49 Yalding (Former Syngenta Works) - Hampstead Lane, ME18 6HN	Rural South	17.19	Vacant Site	B8														Y	Y	Y - refurb/ redevelopment	0	0
30 Stable Court - Shingle Barn Lane, Maidstone, ME15 0PN	Rural South	0.16	Below 0.25ha threshold	B1																	0	0
31 Abbeygate Court - Stockett Lane, Maidstone, ME15 0PP	Rural South	0.10	Below 0.25ha threshold																		0	0
44 Barham Court - Teston, ME18 5BZ	Rural South	3.65	Active employment site	B1														N	N	N	3	192

TOTAL AREA (ha) - excluding those highlighted in red	282.34
AVERAGE AREA (ha) - excluding those highlighted in red	7.63

KEY	Mainly resi/rural or railway corridor	I - International	Pre 1940 - 1969	Poor/Very Poor	None	50-100%	No services	Very poor/poor	No	Residential, Retail, Leisure & Town Centre	3+	No	Poor
	Mixed commercial & resi	N - National	1970-89			25-50%	Close to ltd service range			Airport, Rail, Higher Education & Further Education	1 - 2	Difficult to tell/Potential issues	Average
	Well-established/e established commercial	R - Regional	1990 onwards	Good/Very Good		0-25%	Close to local/town centre	Good/very good	Yes	Road, Industrial, Office & Warehousing	None	Yes	Good
		L - Local											

Y - Yes	Y - Yes	Y - Yes
N - No	N - No	N - No