

Appendix V: Table of potential employment sites assessed as ‘good’ or ‘possible’ in the ELR 2024

Site Reference	Site Name	Good (Potential developable area Ha)	Possible (Potential developable area Ha)	Positives	Constraints
Sittingbourne			32.6		
CFS34	Land adj. Kemsley Substation, ME10 2FE		5.0	Strong market area.	It is questionable how much of the site is available due to development needing to wrap around the existing electricity substation. There are also existing pylons/cables/pipelines on site and potential contamination.
SBC17/005	Land at Pheasant Farm (West), Howt Green		1.6	Good market area.	This would only be a small scale development and it is not in an established employment location. Access on to the A249 is poor.
SBC17/008	Land fronting East side Bobbing Hill		1.0	Good market area.	This would only be a small scale development and it is not in an established employment location.
CFS24 (and R1)	Ridham Dock – redevelopment		25.0	Owner interest. Strong market area.	There could be a possible loss of wharfage. However, the site promoter is exploring how dock activity

					could be rationalised as the dock facility is safeguarded through the Kent and Medway Minerals and Waste Local Plan, Existing employment uses would be intensified.
Sheerness/Queenborough		3.7			
CFS47	Land south of Cowstead Farm, Queenborough Road	3.7		Strong market area.	Partially within (southern tip) a Landscape Character Area and Flood Zone 2 and 3 and a coastal change management area.
Faversham			41.0		
SBC17/094	Land adj to A2 at Love Lane and West of Salter's Lane to Brenley Corner (Duchy of Cornwall site)		20.0	Large site. Likely to be market attractive.	It is in close proximity to the Kent Downs National Landscape (Former AONB) to the south, and in relatively close proximity to the Swale Level Area of High Landscape Value to the east. A railway line bisects the site. Potential Brenley Corner junction capacity and safety issues.
CFS50	Land east of Faversham Expansion		21.0	Large site. Likely to be market attractive.	The site is located within open countryside with a predominately flat open

					landscape and large buildings could impact on the setting of both of the nearby landscape designation areas.
Rural West		13.5	3.0		
SBC17/095	Hartlip Industrial Estate – southern expansion	5.9		Good market area. Extension to existing.	It is a remote location away from main industrial areas and it is unknown if it is available in the plan period.
REG3197	Land at Marshlands Farm, Lower Road, Minster	5.6		Good market area. Being actively promoted. Neighbouring existing estate.	Small scale, landscape constraints as the site is adjacent to farmland and close to the Elmley National Nature Reserve.
REG3044 (R10)	Newington Industrial Estate - southern expansion	2.0		Expansion of existing. Good market area.	Partially within the Kent Minerals safeguarded area and possible highway issues on to the A2.
SBC17/025	Land at Radfield Farm, London Road, Bapchild		3.0	Reasonable market area.	Small scale. Not an established employment area.
Rural East		0.5	16.1		
CFS5 (R8)	Waterham Industrial Estate – expansion East	0.5		Expansion of existing.	Weak market area where demand is weakest. Site would only appeal to local demand and viability could be challenging.
30	Dargate Plumpudding Lane		12.9	Owner interest.	Unproven market. Site could attract

					industrial/warehouse uses, but is located in the east of the Borough where demand is weakest. Site would only appeal to local demand but viability could be challenging.
LPR2470 (R15)	Lamberhurst Farm, Yorkletts - proposed southern expansion		3.2	Expansion of existing.	Landscape constraints will limit possibilities. Unproven market. The site is remote and accessed via a narrow country lane and lacks prominence to the A299. Site is only likely to be attractive to local occupiers who have links to the area. Viability is likely to be challenging in this area, as rents for units in this location will be lower than seen elsewhere.
TOTAL		17.7	92.7		

Source – ELR Update 2024: Table 6.2 Potential New Land (Assessed as Good or Possible in the ELR Update)