

Appendix IX: Employment sites for allocation discussion

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Is the site previously developed land?	Proposed principle use	Principle land use (office/indl)	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)	Existing allocation decision
Tier 1 - Sittingbourne													
4	CFS24 (and R1)	Existing	Ridham Dock - redevelopment	Sittingbourne - tier 1 Principal Town	Yes	Mixed B uses	Industrial	Owner interest Strong market area	Possible loss of wharfage	Possible	Yes	25	Proposed
6	SBC17/005	Existing	Land at Pheasant Farm (west), Howt Green, Sittingbourne	Sittingbourne - tier 1 Principal Town	No	Light Industrial (B1c)	Industrial	Good market area	Small scale. Not established location	Possible	Possible	1.6	Proposed
8	SBC17/ 008	Existing	Land fronting east side Bobbing Hill, Sittingbourne	Sittingbourne - tier 1 Principal Town	No	Light Industrial (B1c)	Industrial	Good market area	Small scale. Not established location	Possible	Possible	1	Proposed
9	SBC17/ 049	Existing	Land at South West Sittingbourne (Land At Wises Lane, Borden)	Sittingbourne - tier 1 Principal Town	No	Other	Industrial	Good market area	Residential permissions means employment likely to be ruled out	Unlikely	Possible	10	Not proposed
11	CFS34	Existing	Land adj. Kemsley Substation, ME10 2FE	Sittingbourne - tier 1 Principal Town	No	B class uses	Industrial	Strong market area	Questionable how much of ~5 ha site available. site would wrap around electricity substation	Possible	Possible	5	Proposed
26	SBC17/ 093	Existing	Highsted Park	Sittingbourne - tier 1 Principal Town	No	B class uses	Mixed	Large site Likely to be market attractive	Remote from established employment areas and with major access issues. Range of other sites better related to existing employment areas and to the labour force. However, issues could be resolved if comprehensive mixed use development were taken forward. To allocate or not is	Unlikely	Possible	34	Not proposed
51	CFS2024/090	New	The Classic Cinema, High Street, Sittingbourne, ME10 4PE	Sittingbourne - tier 1 Principal Town	Yes	Housing	Housing but 30% office/retail/community use	Sustainable Central Sittingbourne (Tier 1) location Established Use	Locally Listed building (may make demolition less straightforward) Small site Adjacent to listed church	Good	Yes	0.07	New site
54	CFS2024/129	New	Smeed Dean Works, Eurolink Industrial Estate, Castle Road	Sittingbourne - tier 1 Principal Town	Employment	Employment	B2/B8/Class E	Already has employment use with good access and a very sustainable location	The land sits in floodzone 2, 3a and 3b	Possible	Possible	4.3	New site
60	CFS2024/188	New	Land north of Keycol Hill (Yellow/Blue parcel)	Sittingbourne - tier 1 Principal Town	No	Housing, but employment wise, community use	E/F1/F2	Site is very close to the A249 road junction, A2 and to Sittingbourne, the main Tier 1 settlement.	Access into site might be tricky, along with the access onto the A2 as it is very close to the A249 Key St roundabout. Site is on a hill, which could prove problematic for some employment types	Moderate	Possible	N/A	New site
Totals												80.97	
Tier 2 - Faversham													
12	CFS50	Existing	Land East of Faversham expansion	Faversham - tier 2 Secondary towns	No	Residential	Employment	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Yes	21	Not proposed

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18	SBC17/ 097	Existing	Bysing Wood Road, Faversham	Faversham - tier 2 Secondary towns	No	B class uses	Industrial	No data	No data	No data	Yes	2.8	Not proposed
13	SBC17/ 094	Existing	Land adj to A2 at Love Lane and west of Salter's Lane to Brenley Corner (the Duchy site)	Faversham - tier 2 Secondary towns	No	B class uses	Industrial	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Possible	20	Proposed
Totals												43.8	
Tier 3 - Minster & Halfway													
50	CFS2024/076	New	Land at Lower Road, Minster, ME12 3RY	Minster and Halfway - tier 3 Urban Service Centre	No	Housing	For employment- Leisure/Community Use	Site is on an A road, the main route east/west across the island and relatively close to the trunk road, the A249. It is also in a prominent position from the road.	Site is fairly sloping, getting steeper toward the top which may be a constraint for larger empolyment structures. Site is also of moderate high landscape sensitivity.	Possible	Yes consider as part of mixed use development	N/A	New site
24	REG31 97	Existing	Land at Marshlands Farm, Lower Road, Minster	Minster and Halfway - tier 3 Urban Service Centre	No	Mix of B uses	Industrial	Good market area. Being actively promoted. Neighbouring existing estate.	Small scale, but landscape constraints.	Good	Possible	5.6	Proposed
Totals												5.6	
Tier 3 - Queenborough & Rushenden													
19	CFS47	Existing	Land south of Cowstead Farm, Queenborough Road	Queenborough & Rushenden - Tier 3 Urban Service Centre	No	Promoted for retail, but potentially suitable for employment	Industrial	Strong market area	Small scale only due to limited site area	Good	Yes	3.7	Not proposed
41	SLA18/199	New	Land at West Street	Queenborough & Rushenden - Tier 3 Urban Service Centre	Yes	Employment	Mixed employment	Established employment use in urban area with range of service and amenities. Site could offer regeneration possibilities through redevelopment	On site flood constraints that would need mitigation for, any redevelopment would need to be sensitive to heritage assets	Good	Yes	1.45	New site
42	SLA18/207	New	South of Queenborough Creek	Queenborough & Rushenden - Tier 3 Urban Service Centre	Yes	Mixed - housing, employment and some leisure	Mixed employment	Site in adopted masterplan, ground works carried out and the site is being promoted by Homes England. The site offers regeneration opportunities for the area	Muiltple planning constraints like flood, biodiversity and landscape impacts that need to be mitigated for making delivery of the site complex	Reasonable	Yes	Q&R masterplan	New site
Totals												5.15	
Tier 4 - Iwade													
28	SBC17/ 100	Existing	Halfway Egg Farm, Featherbed Lane, Iwade	Iwade - tier 4 Village Service Centre	No	Light Industrial (B1c)	Industrial	reasonable market area	Small scale.. Not established location. Access concerns	Possible	Possible	2.9	Not proposed
52	CFS2024/100	New	Culnellis Farm. School Lane, Iwade, ME9 8JQ	Iwade - tier 4 Village Service Centre	Mixed	Employment	Storage/Gen Industrial	Closest employment area to expanding Iwade. Some existing employment on site, so partially brownfield	Not prominent location Not particularly close to main road network. Access down a track from a minor rural road. Some on site flood risk and possible heritage constraints	Possible	Possible	2.3	New site
Totals												5.2	
Tier 4 - Newington													
23	REG30 44 (R10)	Existing	Newington Industrial Estate - southern expansion	Newington - tier 4 Village Service Centre	No	Storage and Distribution (B8)	Industrial	Expansion of existing Good market area	None	Good	Yes	2	Proposed

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53	CFS2024/126	New	Amethyst Horticulture, Land at Newington Nurseries, London Road, Newington, ME9 7NY	Newington - tier 4 Village Service Centre	No	Mixed	Industrial	Good connectivity to Newington and has an existing access point directly on the A2	Sits in a floodplain and the southern parcel is adjacent an area of high to moderate landscape sensitivity. The majority of the western part of the site is located within Flood Zones 2 & 3 and would be more suitable for an employment use. The eastern part of the site is located within Flood Zone 1 and would be suitable for residential development.	Possible	Possible	1.72	New site
55	CFS2024/142	New	Land to the west and east of Newington Industrial Estate, Newington, ME9 7NU	Newington - tier 4 Village Service Centre	No	Employment	Industrial	Surrounding an industrial site so it is compatible and has good connectivity along the A2 and bus stops and a train station in Newington.	majority of the site sits in a moderate landscape sensitivity. Development will need to be sensitive to surface water flooding and GPZ2. Mineral assessment required. Heritage assessment required. Development will need to be justifiable as it is on the best and most versatile land.	Good	Possible	3.14	New site
Totals												6.86	
Tier 5 - Bapchild													
31	SBC17/ 025	Existing	Land at Radfield Farm, London Road, Bapchild	Bapchild - tier 5 small villages	Yes	B1	Industrial	Likely to attract small/medium sized businesses	Unproven market area. Small scale	Possible	Possible	3	Proposed
Totals												3	
Tier 5 - Hartlip													
27	SBC17/ 095	Existing	Hartlip Industrial Estate, Hartlip (extension to)	Hartlip - tier 5 small villages	No	Light Industrial (B1c)	Industrial	Good market area. Extension to existing.	None	Good	Yes	5.9	Proposed
Totals												5.9	
Tier 6 - Bobbing													
38	LPR2121	New	Land west of existing Bobbing village	Bobbing - tier 6 the open countryside	No	Mixed use - settlement	Agriculture	Proposed development is a strategic site with mixed uses. Live application is attempting to address site constraints	Muiltple planning constraints predominatley landscape impacts that need to be mitigated for making delivery of the site complex	Moderate suitable uses proposed however significant constraits to be overcome	Possible	5.21	New site
58	CFS2024/177	New	Grove Farm	Bobbing - tier 6 the open countryside	No	E/B2/B8 and potential to provide retail or other similar uses.	Mixed	Contained site, may offer a useful space depending upon the employment use, direct access to the wide straight roads of The Sheppey Way and the A249.	A gradient exists towards the eastern part of the site, towards the A249 embankment which may not be suited towards all employment uses. The site does offer a long narrow parcel which again may not be suitable for all employment uses. Access to The Sheppey Way and The A249 needs to be considered as these are main, busy roads, although provide good transport links. It should be noted that the site is 100% within the local countryside gap.	Moderate-suitable uses proposed however there are some constraits to be overcome depending upon employment use and access.	Yes, not suitable for housing, more suited to employment use, as per application.	5.1	New site
Totals												10.31	
Tier 6 - Dargate													

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33	LPR247 0 (R15)	Existing	Lamberhurst Farm,Yorkletts - proposed southern expansion	Dargate - tier 6 small villages	No	Mixed B uses	Industrial	Expansion of existing	Landscape constraints will limit possibilities. Unproven market.	Possible	Yes	3.2	Proposed
35	30	Existing	Dargate Plumpudding Lane	Dargate - tier 6 small villages	No	Mix of E/B uses	Industrial	Owner interest	Unproven market	Possible	Possible	12.9	Not proposed
34	CFS5 (R8)	Existing	Waterham Industrial Estate - expansion east	Rural countryside	No	Storage and Distribution (B8)	Industrial	Expansion of existing	Weaker market area	Good	Yes	0.5	Proposed
Totals												16.6	