
Preferred Options - Development Land Allocations: Employment

Annex J - Employment Sites

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: BRANBRIDGES, EAST PECKHAM - EMPLOYMENT LAND				
5. LAND OWNER				
258	Veremead Ltd	PO/258.03	<p>Object to the deletion of land adjacent to the River Medway at Branbridges, East Peckham from the identified employment areas.</p> <p>The vacant riverside site is isolated by urban development achieved via the 1998 Local Plan. Its exclusion from any LDF allocation provides no answer to its unsuitability for a greenfield related use. It has a good site access and is in a village suited to development (Policy CP15).</p> <p>It is possible to develop a depot use on the land compatible with the existing depot use which the LDF Preferred Options endorses for employment purposes on the adjacent Branbridges Wharf site, without incurring new flood risks.</p> <p>The urban development of the adjacent sites has provided an excess of flood storage such that new depot buildings can be confined to an area adjacent to the access and depot uses can be located on flood plain, in accordance with Policy CP13.</p> <p>A significant improvement can be made to the river margin on this site alone, in the form of a deep woodland / wildlife margin.</p>	<p>The employment allocation at Branbridges, East Peckham is proposed for deletion because it is a greenfield site in a high flood risk area. The Environment Agency considers that the site falls within Flood Zone 3b, possibly 3c (Functional Floodplain). According to the advice in PPG25 - and taking into consideration the emerging advice in the draft PPS25 - commercial development is generally not considered suitable at such locations.</p>

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			<p>Integration with a longer term pattern of development is possible whereby the depots combine and various access, listed building and environmental benefits can be achieved.</p> <p>The site benefits from excellent access to the trunk road system and the land would be available in response to a demand for well located depots arising from: residential development of depots in towns; new employment developments not providing for such uses; and depot expansion requirements.</p> <p>Want to see the employment allocation for the site reinstated. This should reflect the need for an updated flood risk assessment, should specify depot use and reserve a substantial margin by the river for improvement as a wildlife / woodland margin.</p>	
258	Veremead Ltd	PO/258.02	<p>The deletion of land adjacent to the River Medway at Branbridges, East Peckham from the identified employment areas.</p> <p>The vacant riverside site is isolated by urban development achieved via the 1998 Local Plan. Its exclusion from any LDF allocation provides no answer to its unsuitability for a greenfield related use. It has a good site access and is in a village suited to development (Policy CP15).</p> <p>It is possible to develop a depot use on the land compatible with the existing depot use which the LDF Preferred Options endorses for employment purposes on the adjacent Branbridges Wharf site, without incurring new flood risks.</p> <p>The urban development of the adjacent sites has provided an excess of flood storage such that new depot buildings can be confined to an area adjacent to the access and depot uses can</p>	<p>The employment allocation at Branbridges, East Peckham is proposed for deletion because it is a greenfield site in a high flood risk area. The Environment Agency considers that the site falls within Flood Zone 3b, possibly 3c (Functional Floodplain). According to the advice in PPG25 - and taking into consideration the emerging advice in the draft PPS25 - commercial development is generally not considered suitable at such locations.</p>

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			<p>be located on flood plain, in accordance with Policy CP13.</p> <p>A significant improvement can be made to the river margin on this site alone, in the form of a deep woodland / wildlife margin.</p> <p>Integration with a longer term pattern of development is possible whereby the depots combine and various access, listed building and environmental benefits can be achieved.</p> <p>The site benefits from excellent access to the trunk road system and the land would be available in response to a demand for well located depots arising from: residential development of depots in towns; new employment developments not providing for such uses; and depot expansion requirements.</p> <p>Want to see the employment allocation for the site reinstated. This should reflect the need for an updated flood risk assessment, should specify depot use and reserve a substantial margin by the river for improvement as a wildlife / woodland margin.</p>	
258	Veremead Ltd	PO/258.01	<p>This vacant riverside site is isolated by urban development achieved via the 1998 Local Plan. Its exclusion from any LDF allocation provides no answer to its unsuitability for a greenfield related use. It has a good site access and is in a village suited to development (Policy CP15).</p> <p>It is possible to develop a depot use on the land compatible with the existing depot use which the LDF Preferred Options endorses for employment purposes on the adjacent Branbridges Wharf site, without incurring new flood risks.</p> <p>The urban development of the adjacent sites has provided an excess of flood storage such that new depot buildings can be confined to an area adjacent to the access and depot uses can</p>	<p>The employment allocation at Branbridges, East Peckham is proposed for deletion because it is a greenfield site in a high flood risk area. The Environment Agency considers that the site falls within Flood Zone 3b, possibly 3c (Functional Floodplain). According to the advice in PPG25 - and taking into consideration the emerging advice in the draft PPS25 - commercial development is generally not considered suitable at such locations.</p>

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			<p>be located on flood plain, in accordance with Policy CP13.</p> <p>A significant improvement can be made to the river margin on this site alone, in the form of a deep woodland / wildlife margin.</p> <p>Integration with a longer term pattern of development is possible whereby the depots combine and various access, listed building and environmental benefits can be achieved.</p> <p>The site benefits from excellent access to the trunk road system and the land would be available in response to a demand for well located depots arising from: residential development of depots in towns; new employment developments not providing for such uses; and depot expansion requirements.</p> <p>Want to see the employment allocation for the site reinstated. This should reflect the need for an updated flood risk assessment, should specify depot use and reserve a substantial margin by the river for improvement as a wildlife / woodland margin.</p>	

ANNEX J: COBDOWN, DITTON - SITE SUITABLE FOR BUSINESS USE

3. INTEREST GROUP

286	Cobdown Sports and Social Club	PO/286.01	The sports ground should be treated separately to Cobdown House and should not be listed as suitable for business use. It should be protected open playing space.	Annex J is proposing to delete the whole of the Cobdown site as suitable for business use as part of it has planning permission for housing. The protection of open playing spaces will be dealt with in the Open Space DPD.
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ANNEX J: DRAYTON ROAD, TONBRIDGE - CONSTRAINED EMPLOYMENT LAND

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
183	C & K Extrusions Ltd	PO/183.04	The Drayton Road, Tonbridge area should not be identified as an 'Employment Area' due to constraints such as poor vehicular access and neighbouring residential properties severely constraining the range of employment uses. In comparison residential development would confer amenity benefits. There is no credible evidence that businesses located on this site could not be satisfactorily located in other employment areas in the Tonbridge area or elsewhere.	The Council's Employment Land Review was carried out and published in July 2005. It concludes that Drayton Road should be retained in employment use as the type of business/commercial accommodation here is essential to providing a balanced mix of employment land provision. Drayton Road is a locally important and well used employment site who's offer would be difficult to replicate elsewhere in the town and therefore, the Council does not support its identification as a housing site.
183	C & K Extrusions Ltd	PO/183.01	<p>It is not clear whether there is any distinction in policy terms between the use of 'Identify for employment use' and the use of 'safeguard for employment use' used for other sites.</p> <p>As identified in the Urban Capacity Study the site is suitable for residential development and should be allocated for residential development accordingly.</p>	<p>This issue has been clarified through the new policies in the DPDs.</p> <p>This site is indeed identified in the Urban Capacity Study (2004) as a constrained site as it is occupied by numerous firms and there are problems of noise. However, since this Urban Capacity was produced, an Employment Land Review has been carried out and published in July 2005. It concludes that Drayton Road should be retained in employment use as the type of business/commercial accommodation here is essential to providing a balanced mix of employment land provision. Drayton Road is a locally important and well used employment site who's offer would be difficult to replicate elsewhere in the town and therefore, the Council does not support its identification as a housing site.</p>
7. PUBLIC				
282	Mr Tim Lynch	PO/282.06	Residential development and public open space would be much more appropriate on this site as it is within a residential area with unsuitable access for commercial uses.	It is acknowledged that there are access difficulties. However, the nature of occupiers and premises is such that it is important to retain it as an employment site which would be difficult to replicate elsewhere in Tonbridge.

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: EAST MALLING RESEARCH STATION - SITE SUITABLE FOR BUSINESS USE				
2. PARISH COUNCIL				
268	Ditton Parish Council	PO/268.14	Supports Paragraph 4.4.8 relating to East Malling Research Station	Noted.
268	Ditton Parish Council	PO/268.17	Concerned about the traffic impacts of development in East Malling on Kiln Barn Road.	Any developments within East Malling would be treated on their merits having regard to traffic impacts.
5. LAND OWNER				
67	East Malling Trust for Horticultural Research	PO/067.01	<p>The additions and deletions contained in the document are insufficient to guide the intensification and expansion of the EMRS site as a 'Technology and Knowledge Based Cluster' as set out in Policy FP4 of the K&MSP. The following comments have been made regarding P5/15(h):</p> <ul style="list-style-type: none">* Support the intention to expand the East Malling Research Station (EMRS) as shown on Map J3 in the Preferred Options Report although the rationale behind how the expansion area was determined and how the new boundaries were arrived at is questioned.* Object to the deletion of the Ditton Laboratories site, including the crop storage research buildings and associated offices and workshops. The development of this site will need to be taken forward through a process of further discussion, negotiation and agreement with the Council.* Recommend that the Council adopt an Area Action Plan approach towards the EMRS in the final Core Strategy and Development Land Allocations document for the EMRS site. A Specific Area Action Plan designation supported by future Supplementary Planning Documents could cover specific issues of development across the overall land ownership.	An Area Action Plan approach is not considered appropriate for this site. It is agreed that the Ditton Laboratories site should be retained as an employment allocation, but not be safeguarded for employment purposes. The extent of the area identified for the main EMRS site has been amended in agreement with the Trust.

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
236	Department for Environment, Food and Rural Affairs, Estates Division	PO/236.01	Ditton Laboratories should not be deleted as an employment site or considered in isolation from the East Malling Research Station. It should be viewed as an integral part of the knowledge based operations of East Malling Research Station such that the related intensification and expansion of the overall employment use is considered against the future of both of these sites taken as a whole. They suggest that the site be safeguarded for employment use.	It is agreed that the Ditton Laboratories site should be retained as an employment allocation, but not be safeguarded for employment purposes.

ANNEX J: HAM HILL SANDPITS, SNODLAND - EMPLOYMENT LAND

5. LAND OWNER

144	Tarmac Southern Limited	PO/144.01	Support safeguarding of the site for employment use and would request that when the Council is considering the appropriate uses for the site due consideration is given to existing business. Suggest that B1,B2 and B8 are included as appropriate uses for the sites.	Noted. Only development proposals for B1, B2 and B8 uses would be acceptable on this site.
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ANNEX J: HOLBOROUGH, SNODLAND - EMPLOYMENT LAND

5. LAND OWNER

119	Blue Circle Industries Plc (trading as Lafarge Cement UK)	PO/119.02	Supports paragraphs 4.4.1 - 4.4.5 and Annex relating to the continued identification of land at Vantage Point, Holborough for employment use. The site comprises previously developed land and is well suited to a range of uses including B1, B2 and B8. A master plan for all residual land holdings in the vicinity of new cement works is currently being prepared.	Noted.
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DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: HOLBOROUGH, SNODLAND - OPEN STORAGE EMPLOYMENT SITE				
5. LAND OWNER				
119	Blue Circle Industries Plc (trading as Lafarge Cement UK)	PO/119.05	<p>Regarding paragraphs 4.4.1 - 4.4.5 and Annex J relating to Vantage Point, Holborough because of restriction for open storage. Would be better made available for general employment purposes.</p> <p>Suggest triangular area left over following completion of the rail link be included in the adjoining employment area.</p> <p>Suggest the northern extent of the employment area be adjusted to take account of the recently constructed roundabout access to the proposed Medway Works, the rail link and the proposed Medway Valley crossing.</p>	<p>Agree to changes to the extent of the employment area to have regard to the proposed rail connection to the cement works and that it should all be included in one employment area suitable for B1, B2 and B8 employment use.</p>
119	Blue Circle Industries Plc (trading as Lafarge Cement UK)	PO/119.03	<p>Suggest removing the restriction for the site to be used for open storage pending completion of the cement works. There is sufficient on-site space to cater for all the requirements for open storage etc related to the proposed works. Site lies outside boundary for the cement works and the rail land take required for the rail link is now known. The remaining area can therefore be made available for built employment development.</p> <p>The Vantage Point employment area should be extended to include the northern part of Mill Fields Farm to the south. This will create an appropriate long term boundary to the built up area and strategic gap, and resolve temporary uses in the Mill Fields Farm area. The site could be managed for its wildlife interest, or landscaped and used as public open space / playing fields.</p>	<p>Agree to removing restriction on the use of the land for open storage pending completion of the cement works on the understanding that this area is available for and should be safeguarded for High quality B1, B2 or B8 development as a gateway to Snodland.</p> <p>Do not agree to the extension of the employment area to the south which should be retained in the Strategic Gap.</p>
119	Blue Circle	PO/119.04	Support paragraphs 4.4.1 - 4.4.5 and Annex J relating to the	Noted.

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
	Industries Plc (trading as Lafarge Cement UK)		identification of land at Vantage Point, Holborough for employment use, currently identified under Policy ref. P5/14(a) of the adopted local plan. Are currently preparing a master plan for all residual land holdings in the vicinity of new cement works.	

ANNEX J: LAND NORTH OF PRIORY ROAD, TONBRIDGE - SITE SUITABLE FOR BUSINESS USE

3. INTEREST GROUP

178	Network Rail	PO/178.08	<p>The range of site specific allocations in the Tonbridge and Malling Borough Local Plan 1998 are reviewed, but the allocation for land to the North of Priory Road, Tonbridge is reserved for consideration in the Tonbridge Area Action Plan, with no site specific allocation in the Core Strategy and Development Land Allocations.</p> <p>The Proposed Action entry should refer to the deletion of the site allocation for Business Use, and its new allocation for mixed retail, residential and parking use, and the further consideration in the Area Action Plan. The lack of an allocation could add to uncertainty and delay, frustrating the development of this site.</p>	<p>The land to the north of Vale Road, Tonbridge is dealt with in the Tonbridge Central Area Action Plan. This cannot overlap with the Development Land Allocations DPD. It is identified in the Area Action Plan as a site suitable for mixed use development under policy TCA11: Sites for mixed use development.</p>
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ANNEX J: LAND SOUTH OF VALE ROAD, TONBRIDGE - SITES SUITABLE FOR BUSINESS USE

3. INTEREST GROUP

178	Network Rail	PO/178.07	<p>The range of site specific allocations in the Tonbridge and Malling Borough Local Plan 1998 are reviewed, but the allocation for land to the south of Vale Road, Tonbridge is reserved for consideration in the Tonbridge Area Action Plan,</p>	<p>The land to the south of Vale Road, Tonbridge is dealt with in the Tonbridge Central Area Action Plan. This cannot overlap with the Development Land Allocations DPD. It is identified in the Area Action Plan as a site suitable for mixed use development under</p>
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DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			with no site specific allocation in the Core Strategy and Development Land Allocations.	policy TCA11: Sites for mixed use development.
			The Proposed Action entry should refer to the deletion of the site allocation for Business Use, and its new allocation for mixed retail, residential and parking use, and the further consideration in the Area Action Plan. The lack of an allocation could add to uncertainty and delay, frustrating the redevelopment of this site.	

ANNEX J: LAND TO THE NORTH OF WOODGATE WAY, TONBRIDGE - SITES SUITABLE FOR BUSINESS USE

1. OFFICIAL CONSULTEE

69	Highways Agency	PO/069.05	Woodgate Way is a relief road leading to the A21. Any development at Woodgate Way would be located 1km from the A21. Due to the close proximity to the trunk road there is concern about potential trip generation.	Noted. The site has been identified for development since the early 1980s. The issues of trip generation and traffic impacts on the road network are matters for detailed design that would be assessed at the time of a planning application and suitably mitigated.
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ANNEX J: LAND WEST OF HAM HILL SAND PIT - BAD NEIGHBOUR EMPLOYMENT SITE

5. LAND OWNER

144	Tarmac Southern Limited	PO/144.02	Support safeguarding of the site for employment use and would request that when the Council is considering the appropriate uses for the site due consideration is given to existing business. Suggest that B1,B2 and B8 are included as appropriate uses for the sites.	Noted. This site is considered suitable for bad neighbour uses and other employment uses namely, B1, B2 and B8 provided proposals complied with other planning policy.
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DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: LAND WEST OF WOODGATE WAY, TONBRIDGE - EMPLOYMENT LAND				
5. LAND OWNER				
59	United Utilities Plc	PO/059.05	<p>Regarding safeguarding of the site known as Priory Works for employment land. This fails to have regard to the site conditions and the potential for a mixed use scheme, and lacks the flexibility for the release of appropriate employment land given the over-riding need for housing in the south-east.</p> <p>At the Issues Report stage the Council acknowledged the potential for a possible mixed use scheme. Notwithstanding past planning permissions for B1, B2 and B8 uses, such development has not been forthcoming at the site. A Drivers Jonas study acknowledges a number of site constraints, and also concludes that in quantitative terms, industrial requirements are forecast to decline over the plan period to 2016. It seems unlikely the remainder of the site will come forward for industrial development. The site should therefore be allocated for a mixed use scheme including housing.</p>	<p>The conclusion of the Employment Land Review (ELR) undertaken by Drivers Jonas (July 2005) was that the site west of Woodgate Way, Tonbridge should be retained for employment purposes. The Executive Summary states 'the sites represent an opportunity for comprehensive redevelopment to provide for new high quality employment development in Tonbridge, enhancing the relatively limited supply of available land for new development in the local area.' It further states 'These sites could be particularly attractive for manufacturing and warehousing uses, capable of accommodating a range of unit sizes.' The ELR was undertaken in accordance with the ODPM advice (December 2004).</p> <p>Given the fact that there is already more than enough housing land potentially available to meet anticipated housing requirements up to 2021 and taking into consideration the conclusions of the ELR there is no justifiable case for allocating the site known as Priory Works for housing.</p>
59	United Utilities Plc	PO/059.04	<p>Relating to paragraph 4.4.5. Object to the site known as Priory Works being safeguarded for employment. This fails to have regard to the site conditions and the potential for a mixed use scheme, and lacks the flexibility for the release of appropriate employment land given the over-riding need for housing in the south-east.</p> <p>At the Issues Report stage the Council acknowledge the potential for a possible mixed use scheme. Notwithstanding past planning permissions for B1, B2 and B8 uses, such development has not been forthcoming at the site. A Drivers Jonas study acknowledges a number of site constraints, and</p>	<p>The conclusion of the Employment Land Review (ELR) undertaken by Drivers Jonas (July 2005) was that the site west of Woodgate Way, Tonbridge should be retained for employment purposes. The Executive Summary states 'the sites represent an opportunity for comprehensive redevelopment to provide for new high quality employment development in Tonbridge, enhancing the relatively limited supply of available land for new development in the local area.' It further states 'These sites could be particularly attractive for manufacturing and warehousing uses, capable of accommodating a range of unit sizes.' The ELR was undertaken in accordance with the ODPM advice (December 2004).</p>

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			also concludes that in quantitative terms, industrial requirements are forecast to decline over the plan period to 2016. It seems unlikely the remainder of the site will come forward for industrial development. The site should therefore be allocated for a mixed use scheme including housing.	Given the fact that there is already more than enough housing land potentially available to meet anticipated housing requirements up to 2021 and taking into consideration the conclusions of the ELR there is no justifiable case for allocating the site known as Priory Works for housing.
	6. HOUSE BUILDER			
61	Charles Church South East Ltd and United Utilites Plc	PO/061.02	<p>Object to Paragraph 4.4.5 in respect of the allocation of the site known as Priory Works solely for employment. It fails to have regard to the site conditions and the potential for a mixed use scheme and thus lacks flexibility for the potential release of some of the employment land given the over-riding need for housing in the south-east.</p> <p>At the Issues Report stage the Council acknowledged the potential for a possible mixed use scheme. Notwithstanding past planning permissions for B1, B2 and B8 uses, such development has not been forthcoming. The Drivers Jonas study acknowledges a number of site constraints, and also concluded that in quantitative terms, industrial requirements are forecast to decline over the plan period to 2016. It seems unlikely the remainder of the site will come forward for industrial development. The site should be allocated for a mixed use scheme including housing.</p>	<p>The conclusion of the Employment Land Review (ELR) undertaken by Drivers Jonas (July 2005) was that the site west of Woodgate Way, Tonbridge should be retained for employment purposes. The Executive Summary states 'the sites represent an opportunity for comprehensive redevelopment to provide for new high quality employment development in Tonbridge, enhancing the relatively limited supply of available land for new development in the local area.' It further states 'These sites could be particularly attractive for manufacturing and warehousing uses, capable of accommodating a range of unit sizes.' The ELR was undertaken in accordance with the ODPM advice (December 2004).</p> <p>Given the fact that there is already more than enough housing land potentially available to meet anticipated housing requirements up to 2021 and taking into consideration the conclusions of the ELR there is no justifiable case for allocating the site known as Priory Works for housing.</p>
61	Charles Church South East Ltd and United Utilites Plc	PO/061.03	<p>Object to Annex J in respect of the allocation of the site known as Priory Works solely for employment. It fails to have regard to the site conditions and the potential for a mixed use scheme and thus lacks flexibility for the potential release of some of the employment land given the over-riding need for housing in the south-east.</p> <p>At the Issues Report stage the Council acknowledged the potential for a possible mixed use scheme. Notwithstanding past planning permissions for B1, B2 and B8 uses, such</p>	<p>The conclusion of the Employment Land Review (ELR) undertaken by Drivers Jonas (July 2005) was that the site west of Woodgate Way, Tonbridge should be retained for employment purposes. The Executive Summary states 'the sites represent an opportunity for comprehensive redevelopment to provide for new high quality employment development in Tonbridge, enhancing the relatively limited supply of available land for new development in the local area.' It further states 'These sites could be particularly attractive for manufacturing and warehousing uses, capable of accommodating a range of unit sizes.' The ELR was undertaken</p>

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REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			development has not been forthcoming. The Drivers Jonas study acknowledges a number of site constraints, and also concluded that in quantitative terms, industrial requirements are forecast to decline over the plan period to 2016. It seems unlikely the remainder of the site will come forward for industrial development. The site should be allocated for a mixed use scheme including housing.	in accordance with the ODPM advice (December 2004). Given the fact that there is already more than enough housing land potentially available to meet anticipated housing requirements up to 2021 and taking into consideration the conclusions of the ELR there is no justifiable case for allocating the site known as Priory Works for housing.

ANNEX J: NEPICAR AREA WEST, LONDON ROAD, WROTHAM - MAJOR DEVELOPED SITE IN THE GREEN BELT

5. LAND OWNER

250	Marley Eternit Limited and Eternit UK Limited	PO/250.02	There is an extant outline planning permission for the redevelopment of the site to provide new manufacturing buildings with open and new storage and distribution centre with display area. This should contribute to employment supply in the Borough. It is an active industrial site and should not be assessed against the standard green belt policies. Therefore, the site should be included within the schedule of employment land.	As a Major Developed Site in the Green Belt currently used for employment purposes it is agreed that it should also be identified, though not safeguarded, for employment use.
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ANNEX J: PRESTON HALL FARM, HALL ROAD, AYLESFORD - EMPLOYMENT LAND

5. LAND OWNER

265	Royal British Legion Industries	PO/265.03	Site which fronts Hall Road should be included as part of the Preston Hall Farm employment site (Map 16). It is shown on the current Local Plan as being within the confines of the urban area. It is open and grassed and its exclusion from the employment allocation appears to be arbitrary.	Agree.
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DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: QUARRY WOOD/DITTON COURT QUARRY - EMPLOYMENT LAND				
5. LAND OWNER				
180	Ringbest Ltd	PO/180.10	<p>Map reference P5/9(i) should be amended so that the safeguarded employment land does not extend to the area identified in the Employment Land Review and illustrated in Map 10. This degraded area cannot be considered as "best urban" and substantial enabling development would be required for higher value. This area should therefore be deleted from the employment area.</p>	<p>It is accepted that the land east of Mills Road should not be safeguarded for employment purposes. However, it should still be retained for employment use. The area is therefore now identified under Policy E2 (e) as Quarry Wood, east of Mills Road and shown in Annex G of the Development Land Allocations DPD. It is the Council's view that proposals for non-employment purposes, e.g. retail, would have to be exceptionally justified (i.e. through an identified need for the development that cannot be met in any other way), and that proposals must be able to demonstrate that the amenity benefits of redevelopment outweigh the benefits of retaining the site in employment use and that the existing employment uses are unmarketable. Whether proposals meet these tests is best demonstrated through the development control process, hence the site remains an employment area and is not specifically allocated for other uses.</p>
191	Sun Life Assurance Plc	PO/191.01	<p>A quantitative need for further retail warehouse provision has been identified and it has been indicated by Maidstone Borough Council that opportunities to meet this within or on the edge of Maidstone are limited.</p> <p>Therefore propose allocating land at Quarry Wood Industrial Estate adjacent to the South Aylesford Retail Park for further bulky goods comparison retail development (Map 10). An appropriate policy should be prepared to indicate that the site would only be developed for retail if it could be demonstrated that there were no other suitable or sequential preferable sites within or on the edge of Maidstone town centre and subject to appropriate improvements to public transport accessibility.</p>	<p>It is accepted that the land east of Mills Road should not be safeguarded for employment purposes. However, it should still be retained for employment use. The area is therefore now identified under Policy E2 (e) as Quarry Wood, east of Mills Road and shown in Annex G of the Development Land Allocations DPD. It is the Council's view that proposals for non-employment purposes, e.g. retail, would have to be exceptionally justified (i.e. through an identified need for the development that cannot be met in any other way), and that proposals must be able to demonstrate that the amenity benefits of redevelopment outweigh the benefits of retaining the site in employment use and that the existing employment uses are unmarketable. Whether proposals meet these tests is best demonstrated through the development control process, hence the site remains an employment area and</p>

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				is not specifically allocated for other uses.

ANNEX J: TONBRIDGE INDUSTRIAL ESTATE - EMPLOYMENT LAND

5. LAND OWNER

179	The Beaucette Property Portfolio Ltd	PO/179.32	The proposed action column should be amended (P5/9(p)) so that the need to accommodate retail and other related town centre needs is established within the proposed Development Land Allocation DPD. The area shown on Map 20 should be deleted from the safeguarded employment area so that it can accommodate identified retail and related town centre needs as part of the Tonbridge Area Action Plan.	This is a matter for the Tonbridge Central Area Action Plan. The area has been identified as being suitable for offices, education or other significant employment generating activities. It continues to lie outside the primary retail area.
220	Strategic Partners UK Fund I	PO/220.01	Object to the identification of 2-8 Morley Road, Tonbridge (P5/9(p)) as safeguarded employment land. Site would become subject to CP23(2) which is restrictive and would threaten the future use of the site. Flexibility is required within the policy to enable site-specific considerations and constraints to be taken into account and to enable a mixed-use scheme to come forward.	There is no over-riding need to justify the loss of employment at this site, which is located within Tonbridge Central Area Action Plan. Policy TCA9 in the Area Action Plan identifies this site as lying within an area safeguarded for B1, B2 and B8 uses. It is not considered that this site would be suitable for mixed use development.

ANNEX J: WAREHOUSE SITE, NORTH OF STATION ROAD, AYLESFORD - CONSTRAINED EMPLOYMENT LAND

6. HOUSE BUILDER

249	ZED Homes Limited	PO/249.01	The warehouse site north of Station Road, Aylesford, should be moved from the list of sites with resolution to grant planning permission since 01/04/04 to the list of sites with planning permission granted since 01/04/04.	Agree. The schedule will be updated when the draft DPD is submitted to the Secretary of State.
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DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT, ANNEX J - EMPLOYMENT SITES

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
ANNEX J: xx NEW xx				
4. CONSULTANT				
291	Kitewood Estates Ltd	PO/291.01	Land at Ham Hill, Snodland should be allocated for employment use as shown on Map 19. The site could be easily developed as a self-contained employment site, generating approximately 500 jobs, with direct access to the A228.	This site lies within the Green Belt. The Employment Land Review found there was no need to identify any new land for employment purposes. If there was such a need the Council would look first to a brownfield site before seeking to take greenfield land and if a greenfield site proved to be necessary the Council would look first to land outside the Green Belt. This site should not therefore be allocated for employment purposes.
5. LAND OWNER				
265	Royal British Legion Industries	PO/265.06	Land between Quarry Wood and houses fronting Hermitage Lane should be allocated for B1 employment development. It was formerly used for allotments but is now overgrown. There is industrial development to the west, a site with extant planning permission for retail to the north and residential development to the east. It is in close proximity to Quarry Wood Industrial Estate which may make it suitable for small scale commercial uses, such as starter units for small offices or light industrial uses. B1 uses would not adversely impact on the residential occupiers to the east and would increase the economic diversity of the Borough. It would round off development in this area.	It has been agreed to extend the confines of the built up area in this vicinity to follow Hermitage Lane. It is agreed that the small area of land between the properties on the Hermitage Lane frontage and the Quarry Wood Industrial Estate should be shown for B1 employment purposes.
6. HOUSE BUILDER				
171	Croudace Homes Ltd	PO/171.11	Insert Map 3 in Annex J to show a new employment area at Barming Rail Station. The site is suitable for provision of small scale employment units and is well served by existing public transport.	There is no justifiable case for releasing land from the Strategic Gap for employment development. This proposal would harm the function of the Strategic Gap as a physical break between Maidstone and Aylesford.