
Preferred Options - Development Land Allocations: Employment General

DEVELOPMENT LAND ALLOCATIONS: EMPLOYMENT - GENERAL

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
4.4 EMPLOYMENT LAND				
1. OFFICIAL CONSULTEE				
175	Kent County Council Strategy Division	PO/175.44	Paragraph 4.4.8. The proposal relating to the East Malling Research Station provides some scope for growth and change at a location identified as a technology and knowledge cluster in the KMSP (Policy FP4). It would be appropriate to give fuller recognition to the 'cluster' role of this location perhaps in association with the proposition (paragraph 4.4.3) for a consolidated employment land policy containing site specific references to the acceptable range of uses at particular locations.	Policy E1 of the Development Land Allocations DPD reflects the above request to give a fuller recognition to the technology and knowledge 'cluster' status of the East Malling Research Station by setting out in paragraph (s) the site specific references to the acceptable range of uses at this location.
175	Kent County Council Strategy Division	PO/175.43	The Employment Land Review concluded that no new sites are required to be identified to meet future employment land requirements to 2016. However, it would be useful if the Plan could demonstrate how the sites allocated meet the strategic employment land requirements including the relationship with the strategic floorspace guidelines in KMSP Policy FP1.	There are no strategic requirements set in the South East Plan. The purpose of the Employment Land Review is to determine whether land supply is adequate to meet anticipated needs of the Borough. It is considered inappropriate for the LDF which will be adopted in 2008 to prepared in accordance with a Structure which will be superseded by the South East Plan in 2008.
5. LAND OWNER				
179	The Beaucette Property Portfolio Ltd	PO/179.30	Paragraph 4.4.3 should read as follows: "Secondly it is proposed to combine all the other Policies into one policy identifying areas where employment development will be permitted with site-specific references confirming the range of uses (in terms of use class) that would be acceptable in each case. In the light of the recommendations of the	The Policy approach suggested in the Preferred Options Report, which has been carried forward to the Development Land Allocations DPD is as recommended by the consultants who undertook the Employment Land Study in accordance with Government advice. Land that continues to be suitable for employment should not be lost to other uses. Proof of

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			<p>Employment Land Review the policy will also identify those employment areas, or parts of such areas, which, pursuant to CP23(2), should be safeguarded for employment development and subject to the stated criteria that can address potential loss over the plan period. In the case of remaining employment areas, these will be released for other appropriate purposes."</p> <p>This is required because:</p> <ul style="list-style-type: none"> * The marketing test identified in paragraph 4.4.3 is inappropriate and will delay decision making; * Assuming any change from employment use is predicated to meet another need, such a delay whilst marketing takes place causes that need not to be met. * The marketing test is crude and it will be difficult to prove as many firm expressions of interest at the marketing stage fade away once firm criteria from funding institutions are applied to a developer or occupier's proposals. * There are difficulties in agreeing what would be a reasonable price for marketing the buildings or land. * The planning system is able to develop appropriate criteria to review the circumstances arising in the determination of planning applications without relying on market tests. 	<p>marketability is a reasonable policy requirement.</p>
180	Ringbest Ltd	PO/180.08	<p>Paragraph 4.4.3 should read as follows: "Secondly it is proposed to combine all the other Policies into one policy identifying areas where employment development will be permitted with site-specific references confirming the range of uses (in terms of use class) that would be acceptable in each case. In the light of the recommendations of the Employment Land Review the policy will also identify those employment areas, or parts of such areas, which, pursuant to CP23(2), should be safeguarded for employment development and subject to the stated criteria that can address potential loss over the plan period. In the case of remaining employment areas, these will be released for other appropriate</p>	<p>The Policy approach suggested in the Preferred Options Report, which has been carried forward to the Development Land Allocations DPD is as recommended by the consultants who undertook the Employment Land Study in accordance with Government advice. Land that continues to be suitable for employment should not be lost to other uses. Proof of marketability is a reasonable policy requirement.</p>

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