

Preferred Options - Development Land Allocations: Major Developed Sites in the Green Belt

DEVELOPMENT LAND ALLOCATIONS: MAJOR DEVELOPED SITES IN THE GREEN BELT

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
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4.3 MAJOR DEVELOPED SITES IN THE GREEN BELT

5. LAND OWNER

107	H & H Celcon Limited	PO/107.04	The option to combine the current infill and redevelopment policies is supported subject to clarification being added to explain the degree of flexibility available to landowners and employers to undertake infill and redevelopment.	<p>Noted support for the combining of the infill and redevelopment policies into a single policy on major developed sites in the Green Belt.</p> <p>Clarification in the policy is not needed. The criteria, including the site-specific caveats, adequately address the issues that need to be considered when dealing with proposals for infill or redevelopment of major developed sites in the Green Belt. In particular section 2 of the policy deals with the issue of demonstrating the viability of any proposals for housing redevelopment.</p> <p>Any proposal for infill or redevelopment of a major developed site in the Green Belt will be judged on its individual merits in the light of this policy.</p>
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FORMER RYARSH BRICKWORKS - MAJOR DEVELOPED SITE IN THE GREEN BELT

5. LAND OWNER

227	Gallagher Properties Ltd	PO/227.04	Section 2 of the policy seeks to constrain the potential for housing redevelopment of the former Ryarsh Brickworks site based on sustainability considerations. The site is capable of being developed in a manner that is consistent with the	Leybourne Grange was specifically allocated for housing development in the Local Plan prior to the publication of PPG3. Ryarsh Brickworks is not allocated for housing development and cannot therefore be compared with the application at Leybourne
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			<p>requirements for including this land within the Green Belt in PPG2 and can meet the policy tests of PPG3 for the re-use of previously developed land in a sustainable way. The reasons for this are outlined below.</p> <p>The Leybourne Grange decision found that housing was acceptable in a location remote from existing settlements and was sustainable. The Ryarsh site is highly accessible to the existing settlement adjacent to the village confines and is therefore more sustainable when compared with Leybourne Grange.</p> <p>The Ryarsh site is similarly designated and located to Leybourne Grange,</p> <p>The proposals for Ryarsh have significant advantages over the Leybourne site as a proposed mixed use scheme. In the context of PPG3 and the Leybourne Grange decision, there should be no objection to the release of the Ryarsh site for housing purposes.</p> <p>The proposals for Leybourne Grange were found to be consistent with a Development Brief and the same applies to the Ryarsh site.</p> <p>It is capable of connecting with the public transport measures associated with the Leybourne Grange development via the existing link over the M20 and it provides employment uses on site. Therefore, it exhibits a sustainable relationship with the existing village and its redevelopment for a mixed-use would improve the functioning of the settlement, unlike Leybourne Grange which is remote from local employment.</p> <p>In view of the above, section 2 of the policy should be deleted and replaced with text which requires redevelopment proposals including housing or mixed use schemes to: demonstrate</p>	<p>Grange which included provision for a community hall, shop, primary school site and primary medical care site.</p> <p>The policy for major developed sites in the green belt contained in Annex I is in accordance with the advice in PPG2 and sustainable development principles contained in PPG3 and should not be changed. It is carried forward and refined from the policy in the adopted Local Plan.</p> <p>Planning permission has now been granted for the residential development of the site. However, the policy should remain until such time as the residential permission has been implemented.</p>

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227	Gallagher Properties Ltd	PO/227.03	compliance with sustainable principles of development; not conflict with the purposes of the green belt; and improve the sustainability and functioning of any related rural settlement. Support the identification of Ryarsh Brickworks as a major developed site in the green belt which can be redeveloped.	Noted.

LONG POND WORKS, BOROUGH GREEN - MAJOR DEVELOPED SITE IN THE GREEN BELT

7. PUBLIC

271	Ms Yasmin Vawda	PO/271.04	There should be no development of this site which is in the AONB and it should be restored to the greenfield condition it was in before it was despoiled by mineral workings.	The site is an existing major developed site in the Green Belt and any redevelopment of it must comply with the strict criteria outlined in the policy proposed in Annex I. The policy seeks to retain the openness of the Green Belt and allow development if it leads to an overall improvement in the environment. There are no planning conditions which require this land to be restored to its former use.
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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/250.01	<p>The site has not been redeveloped and should not be removed from the existing Major Developed Site in the Green Belt allocation as this would create uncertainty about the future of the site and does not accord with the previous approach.</p> <p>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. It is an active industrial site and should not be assessed against the standard green belt policies.</p> <p>Therefore, the site should be allocated as a Major Developed Site in accordance with the approach taken in the adopted</p>	Agree that not all of the site has been redeveloped and that there is an extant outline planning permission for the redevelopment of part of the site. Therefore, it is agreed that it should be reinstated as a Major Developed Site in the Green Belt.
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REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
			Local Plan.	
OLD HOLBOROUGH, SNODLAND - MAJOR DEVELOPED SITE IN THE GREEN BELT				
02. PARISH COUNCIL				
152	Snodland Town Council	PO/152.03	Concerned about the extent of the proposed site and in particular the density of any development likely to occur there.	Any development of the site would be subject to the strict requirements of the major developed sites in the green belt policy together with the site specific policy caveats outlined in Annex I. In particular, any redevelopment must not have a greater impact on the openness of the Green Belt and the purposes of including land within it and must conserve and enhance the listed buildings and conservation area.
1. OFFICIAL CONSULTEE				
175	Kent County Council Strategy Division	PO/175.45	The requirement to conserve the conservation area including restoration of the historic water features should be done with appropriate specialist advice and in a way that conserves and enhances historic character.	Noted. This is not a policy issue but an issue for any planning application made for development of the site.
3. INTEREST GROUP				
218	Snodland Labour Party	PO/218.03	Strong reservations regarding the extent of development at Old Holborough Mill and environs.	Any development of the site would be subject to the strict requirements of the major developed sites in the green belt policy together with the site specific policy caveats outlined in Annex I. In particular, any redevelopment must not have a greater impact on the openness of the Green Belt and the purposes of including land within it and must conserve and enhance the listed buildings and conservation area.
5. LAND OWNER				
119	Blue Circle Industries Plc (trading as	PO/119.01	Supports paragraph 4.3.5 and Map I2 relating to the identification of Old Holborough, Snodland area as a Major Developed Site within the Green Belt.	Noted.

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REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
	Lafarge Cement UK)		A Master Plan for the area, including the Old Holborough area, is proposed and includes: <ul style="list-style-type: none">- Restoring and bringing back into use the currently disused Holborough Mill House- Bringing back into active use the listed Little Holborough Cottage- Replace Blue Circle's former offices, Holborough House, which are dated by today's standards- Improving access arrangements- Improved access to Holborough Park.	

ROUGHWAY MILL, PLAXTOL - MAJOR DEVELOPED SITE IN THE GREEN BELT

5. LAND OWNER

182	Ramac Holdings Ltd	PO/182.01	The site specific requirement to 'Reduce traffic movements' should be deleted as paragraph 1(d) of the proposed draft replacement policy provides adequate control to ensure the traffic generation of any development proposal is acceptable.	It is assumed that the representation relates to paragraph 1(c) of the proposed policy which states that "any changes to traffic generated can be satisfactorily accommodated without conflict with rural amenity and without prejudice to highway safety and if possible bring beneficial changes." The site specific requirement to reduce traffic movements is already contained in adopted Local Plan policy P6/18(h) and is justified given the existing use of the site, its location and poor accessibility.
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WORKS, SOUTH OF CRICKETTS FARM, IGHTHAM - MAJOR DEVELOPED SITE IN THE GREEN BELT

BOROUGH COUNCILLOR

162	Councillor Mrs Geraldine Bowden	PO/162.03	The site should state Ightham/Borough Green because part of the permitted site for the blockworks is in the Borough Green Parish.	Agree that the reference to the site can be changed to include Borough Green.
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5. LAND OWNER

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107	H & H Celcon Limited	PO/107.18	The extent of the site as defined on the Proposals Map for the site P6/17(c) should be expanded to include the land adjoining which is currently proposed as the development site for the new aerated aircrete products factory. This inclusion of this area of land as part of a major developed site within the green belt will remove the test of very special circumstances and will have benefits to the environment and local community in providing for enabling development to fund and deliver the Bypass.	<p>This policy relates to existing major developed sites in the Green Belt, not proposed ones. Furthermore, PPG2 only provides scope for limited infilling at sites, not significant expansion. Increasing the scope of the policy to include the adjoining land would be contrary to the Government's advice.</p> <p>How and when safeguarded highway schemes are funded is primarily a matter for Kent County Council, as Highways Authority, through the Local Transport Plan for Kent, not the Local Development Framework for Tonbridge and Malling Borough. It is not the focus of the LDF to find financial solutions for approved schemes but to deliver a balanced spatial strategy that addresses the social, economic and environmental issues affecting the Borough and community of Tonbridge and Malling.</p>
107	H & H Celcon Limited	PO/107.16	The extent of the site as defined on the Proposals Map for the site P6/17(c) should be expanded to include the land adjoining which is currently proposed as the development site for the new aerated aircrete products factory. This inclusion of this area of land as part of a major developed site within the green belt will remove the test of very special circumstances and will have benefits to the environment and local community in providing for enabling development to fund and deliver the Bypass.	<p>This policy relates to existing major developed sites in the Green Belt, not proposed ones. Furthermore, PPG2 only provides scope for limited infilling at sites, not significant expansion. Increasing the scope of the policy to include the adjoining land would be contrary to the Government's advice.</p> <p>How and when safeguarded highway schemes are funded is primarily a matter for Kent County Council, as Highways Authority, through the Local Transport Plan for Kent, not the Local Development Framework for Tonbridge and Malling Borough. It is not the focus of the LDF to find financial solutions for approved schemes but to deliver a balanced spatial strategy that addresses the social, economic and environmental issues affecting the Borough and community of Tonbridge and Malling.</p>
xx GENERAL xx				
1. OFFICIAL CONSULTEE				
109	Countryside Agency	PO/109.10	Concerns about the infilling and redevelopment of the sites which lie within the Kent Downs AONB.	There are site specific policy requirements that development layout and design respects the setting within the AONB, where

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175	Kent County Council Strategy Division	PO/175.53	There is a need to refer to the archaeological impacts of development in respect of major developed sites in the Green Belt sites listed in Annex I.	relevant. Policy requirements have been added to this effect as appropriate.