

---

# Preferred Options - Development Land Allocations: Retail

## DEVELOPMENT LAND ALLOCATIONS: RETAIL

---

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
4.5 RETAIL				
5. LAND OWNER				
180	Ringbest Ltd	PO/180.09	<p>There should be a definition of Out of Centre locations consistent with Policy CP26 and at paragraph 3.7.41. These centres should include South Aylesford Retail Park and the Sainsbury's superstore, DIY store at Quarry Wood, and Tesco Superstore at Lunsford Park.</p> <p>The proposed retail allocation for a large DIY store at Quarry Wood should be explained in a new paragraph following 4.5.2 as follows:</p> <p>"There is an identified quantitative and qualitative need to accommodate large scale DIY floorspace provision to serve this catchment. No sites are available in or adjacent to Maidstone town centre or relevant centres in the Council's area. An allocation is therefore proposed on part of the Quarry Wood Estate which is degraded and has no realistic prospect of employment re-use." as shown on Map 10.</p>	<p>The retail hierarchy is outlined in the Core Strategy after Policy CP23 and includes a definition of "out-of-centre" centres.</p> <p>In the light of consultant's advice, it is the Council's view that the need to allocate land at Quarry Wood for retail purposes cannot be determined at this stage because there may be sites that come forward in Maidstone Borough to meet any need that exists. This situation is therefore best dealt with through the development control process in the context of a criteria-based policy.</p>
252	Tesco Stores Ltd	PO/252.04	<p>Object to the deletion of the Tesco at Lunsford Park as a District Centre for the reasons outlined in PO/252.02. Request that the District Centre at Lunsford Park, as allocated in the adopted Local Plan, be designated as a District Centre in the DPD subject to a minor revision to the boundary to include the doctor's surgery at the rear of the site.</p>	<p>The Doctor's Surgery is not well linked to Lunsford Park and does not form part of the centre. Since the Local Plan was adopted, the nature of Lunsford Park has changed in that the number of units has declined from 4 plus a superstore to 2 plus a hypermarket. The function of the centre has changed in that it now serves a much wider catchment area and does not meet the test in PPS6 of what constitutes a "District Centre".</p>

xx NEW xx

## DEVELOPMENT LAND ALLOCATIONS: RETAIL

REF	RESPONDENT	REP	REPRESENTATION	RESPONSE
5. LAND OWNER				
179	The Beaucette Property Portfolio Ltd	PO/179.31	Tonbridge Town Centre should be expanded to accommodate identified retail and other needs in the area shown (see Map 20). PPS6 explains that LDF documents should make specific provision as to where growth should be accommodated. An extension to the town centre is proposed as attached to the representation.	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.