

Respondent ID	Agent ID	Document Part Name	Comment (plain text)	TMBC Response
25333345		Table 9 - List of Sites - 0 South Aylesford	<p>Site 59392 Flood Risk comments: Site is FZ3B Functional Floodplain with restricted access during flood conditions. EA would normally object but note similar developments have already taken place in this area. Mitigation required and design must ensure no loss of flood storage. Additional comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p> <p>Site 59391 Flood Risk comments: Entire site in FZ3. Benefits from flood protection but risk will increase with climate change. SA 5.29: Mitigation required to meet SA8 and SA11. Additional comments: Whilst mitigation may be possible to enable development, we would request a contribution from the developer towards appropriate compensatory works as part of the MEAS Strategy.</p>	<p>Comments relating to the specific flood risk issues associated with sites 59391 59392 at South Aylesford noted. The site specific flooding matters raised will be taken into consideration. All the sites have been screened to assess all forms of flooding including the impact of climate change which will be taken into account in the site analysis and site selection processes using the sequential and exceptions test in accordance with the NPPF. No decision has been taken by the Council on the requirements for compensatory works as part of the MEAS Strategy which the Council are engaging with the Environment Agency about.</p>
43884929		Table 9 - List of Sites - 0 South Aylesford	<p>* Creation of a Garden Village in for example (suggestion only) neighbouring Aylesford or Cuxton – Both Aylesford and Cuxton are near to West Malling and are attractive areas and would benefit economically if further regeneration took place there. Following the successful models of St Peters Village in Wouldham and Leybourne Chase, the creation of a purpose built garden village with adequate schools and GPs is a much more sensible approach than piecemeal building here and there in West Malling and Leybourne (already over capacity and most sites suggested are greenbelt), for TMBC to adopt. Could the Cuxton recycling centre (brownfield) for example be built upon (does this already belong to the Council and so the land could be LEASED to developers, therefore not selling off the Councils land to Developers for great profits?). TMBC should not sell any of its land yet lease it as part of the Local Plan Strategy.</p>	<p>Noted. The strategy suggestions raised will be taken into consideration within the site analysis and site selection processes.</p>

3.0 INFORMATION TO SUPPORT THE ALLOCATION OF SITE ID 59694  
(ALLINGTON QUARRY)

3.1 Introduction

3.1.1 In addition to the evidence provided in section 2 regarding the scoring against the SA objectives, it is important to demonstrate how the Site can respond to and address key issues identified as part of the Local Plan review process, including pertinent points highlighted within the evidence base.

3.1.2 Given the limited opportunity to present this during the original Call for Sites process, we feel it is necessary to clearly state these points in support of the Site.

3.2 Economic Development

Demand for Industrial land

3.2.1 Development of the Site would allow an expansion of existing industrial uses at Allington Quarry and help contribute towards employment generation within the Borough.

3.2.2 Whilst potential uses and layouts of the site are still being developed, it is envisaged that there is a potential for approximately 29,000 m2 of industrial development, predominantly consisting of B8 storage and distribution.

3.2.3 The Tonbridge & Malling Economic Development Needs Study (EDNS)2 included as part of the Local Plan evidence base, states that Tonbridge “has traditionally been a strong industrial location and accommodates a mix of industrial uses with a particular focus on distribution” (para 6.10). The EDNS further states that “there is particular demand for units over 4,600 m2” (para 6.11).

3.2.4 Through investigation of a Labour Demand scenario, the EDNS further identified that storage and distribution requirements during the Local Plan period is 242,940 m2 (para. 6.12) and that considering extant permissions, there is only a supply of 95,390 m2. This is resulting in a shortfall of 147,500m2 of B8 provision across the Borough,

Noted. The site specific matters raised in relation to the future of the site for further employment use noted, and will be taken into consideration within the site analysis and site selection processes.

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[59694]

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

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SITE ACCESS APPRAISAL REPORT SUBMITTED

Appendix 1

Noted. The site specific matters raised will be taken into consideration within the site analysis and site selection processes.

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[59713] OS site Plan provided.