

Employment sites

Regulation 18 Local Plan - Site allocations summary of consultation responses

Respondents

Out of 57 responses, 14 responses were from statutory consultees and other key organisations. Full responses for each draft site allocation can be seen in the comments record.

There were no standardised responses but for site E8 Sanderson Way, many respondents indicated the same themes. These responses related to justification for employment needs; Green Belt release and Exceptional Circumstances; Landscape and visual harm; access and highways constraints; residential amenity; heritage and archaeological assets; Priority Habitat and biodiversity.

Where site promoter submissions have been made in relation to allocations, these will be considered as part of the next stage of plan making and have not been summarised below.

How do you feel about the site?

Site / Settlement	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	Not stated	Total responses
E1	1	0	0	0	0	3	4
E2	2	1	0	0	0	0	3
E3	0	0	0	0	0	3	3
E4	1	0	0	0	3	2	6
E5	1	0	2	0	0	2	5
E6	0	0	0	0	0	2	2
E7	0	0	0	0	0	4	4
E8	22	0	0	0	0	4	26
E9	0	0	0	0	2	2	4
Employment sites	27	1	2	0	5	22	57

Summary of key themes for proposed employment site allocations

Site or settlement	Key themes
E1 – Celcon works, Borough Green (4,000sqm E(g(i)))	<ul style="list-style-type: none"> • Impact on Kent Downs National Landscape • Landscape mitigation required • Local highways capacity
E2 – East Malling Research Station, New Road, East Malling (45,080sqm E(g(i)))	<ul style="list-style-type: none"> • Site access and impact on East Malling • Local highways capacity • Loss of horticultural land • Cumulative impact on local highway network with housing proposed on Hermitage Lane • Future allocation of site for housing instead
E3 – Land south of Hermitage Court, Hermitage Lane, Maidstone (1,000sqm E(g(i)))	<ul style="list-style-type: none"> • Impact on ancient woodland within site • Need active travel routes between each development and trip generators (Aylesford retail area; medical facilities) • Traffic infrastructure and management
E4 – Land east of Coldharbour Lane (junction 5 of M20) and south of M20, Aylesford (12,000sqm B2/B8)	<ul style="list-style-type: none"> • Good location for B2 • M20 transport links • Brownfield site outside Green Belt • Mitigation required for A20/Buckland Hill highway junction • Exclude nature conservation area identified within original Allington quarry permission.
E5 – Land at Spider Hall, Bull Road, Leybourne, West Malling (1,000sqm E(g(i)))	<ul style="list-style-type: none"> • Amend site boundary – includes private land • Impact on rural hamlet of Birling, Leybourne Chase etc • Highway safety and traffic management along Birling Road • Site access from Bull Road • Demonstrable need for commercial units • Existing vacant commercial units • Impact on local designated employment areas • Impact on water infrastructure within the site (Southern Water trunk main) • Impact on Kent Downs National Landscape and mitigation
E6 – Land east of Platt Industrial Estate, Platt (8,000sqm B2)	<ul style="list-style-type: none"> • Impact on National Landscape and appropriate design mitigation
E7 – Land west of Hays Road, Snodland (3,000sqm E(g(i)))	<ul style="list-style-type: none"> • Impact on National Landscape and appropriate design and landscape mitigation • Impact on MEAS strategy and appropriate compensatory works
E8 – Land at Sanderson Way and Little Postern, Tonbridge	<ul style="list-style-type: none"> • Majority of site falls within Flood Zone 1 • Flood Zone 2 risk and climate change • Flood Zone 3 and mitigation; restrictions to open space • Flooding sequential process and test – more suitable for ‘More Vulnerable’ development

<p>(44,700/2,500sqm B2/B8)</p>	<ul style="list-style-type: none"> • Impact on High Weald National Landscape and appropriate mitigation • Other landscape and visual harm • Green Belt release and Exceptional Circumstances • Alternative non-Green Belt sites • Green Belt site assessment • Need for B2/B8 employment floorspace • Site too large: creates over-supply of B2/B8 • Unmet need met via site E4 & E9 • Contrary to Economic Update Study recommendations • Economic Update Study baseline data • Contrary to NPPF • Impact on public footpaths • Impact on rural area • Impact on local heritage and archaeology assets • Contrary to the Council's Heritage Strategy • Contrary to the Plan's Spatial Strategy • Site access • Highway and traffic impacts, junction capacity, impact on A26 • Residential amenity (noise, dust fumes, vibration, odour) • Loss of Priority Habitat and biodiversity
<p>E9 – Land west of Rochester Airport, Rochester (14,000sqm B2)</p>	<ul style="list-style-type: none"> • Cross border working • Revocation of the Local Development Order • Impact on National Landscape and appropriate design and landscape mitigation • Urban/brownfield site outside Green Belt • M20/M2 industrial corridor • Site capacity to meet all identified unmet need for B2.

Responses from statutory consultees and other key organisations

The following organisations provided a response to draft employment allocations. These will be considered in further work to progress the Local Plan.

Site or settlement	Consultee	Key matters raised
<p>E1 – Celcon works, Borough Green (4,000sqm E(g(i)))</p>	<ul style="list-style-type: none"> • Natural England • Ightham parish council • Kent downs National Landscape 	<ul style="list-style-type: none"> • Impact on Kent Downs National Landscape • Landscape mitigation required • Highways capacity • Impact on Kent Downs National Landscape • Landscape mitigation required

E2 – East Malling Research Station, New Road, East Malling (45,080sqm E(g(i)))	<ul style="list-style-type: none"> • None 	-
E3 – Land south of Hermitage Court, Hermitage Lane, Maidstone (1,000sqm E(g(i)))	<ul style="list-style-type: none"> • Natural England • APC 	<ul style="list-style-type: none"> • Site constraint and mitigation: ancient woodland • Active travel routes between each development and trip generators (Aylesford retail area; medical facilities) • Traffic infrastructure and management
E4 – Land east of Coldharbour Lane (junction 5 of M20) and south of M20, Aylesford (12,000sqm B2/B8)	<ul style="list-style-type: none"> • Maidstone Borough Council • APC 	<ul style="list-style-type: none"> • Mitigation required for A20/Buckland Hill highway junction • Exclude nature conservation area identified within original Allington quarry permission. • Neutral
E5 – Land at Spider Hall, Bull Road, Leybourne, West Malling (1,000sqm E(g(i)))	<ul style="list-style-type: none"> • Natural England • Kent Downs National Landscape 	<ul style="list-style-type: none"> • Impact on Kent Downs National Landscape and mitigation • Impact on Kent Downs National Landscape and mitigation
E6 – Land east of Platt Industrial Estate, Platt (8,000sqm B2)	<ul style="list-style-type: none"> • None 	
E7 – Land west of Hays Road, Snodland (3,000sqm E(g(i)))	<ul style="list-style-type: none"> • Kent Downs National Landscape • Environment Agency • Natural England 	<ul style="list-style-type: none"> • Impact on Kent Downs National Landscape and mitigation • Impact on MEAS strategy and appropriate compensatory works • Impact on Kent Downs National Landscape and mitigation
E8 – Land at Sanderson Way and Little Postern, Tonbridge (44,700/2,500sqm B2/B8)	<ul style="list-style-type: none"> • Environment Agency • Natural England 	<ul style="list-style-type: none"> • Majority of site falls within Flood Zone 1 • Flood Zone 2 risk and climate change • Flood Zone 3 and mitigation; restrictions to open space • Flooding sequential process and test – more suitable for ‘More Vulnerable’ development • Impact on High Weald National Landscape and appropriate mitigation
E9 – Land west of Rochester Airport,	<ul style="list-style-type: none"> • Medway Council 	<ul style="list-style-type: none"> • Cross border working

Rochester (14,000sqm B2)		<ul style="list-style-type: none">• Revocation of the Local Development order
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