

APPENDIX 4: LAND FOR BUSINESS ALLOCATION MAPS

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LAND FOR BUSINESS ALLOCATION MAPS

Important

Development proposals will be assessed against the guidance in this appendix alongside relevant Core Strategy and Development Management Policies. Particular reference should be had to the Policies contained within the Sustainable Communities and Development Principles and Environment chapters of the ADMP.

Key

- - - Footpath



Tree Preservation Orders

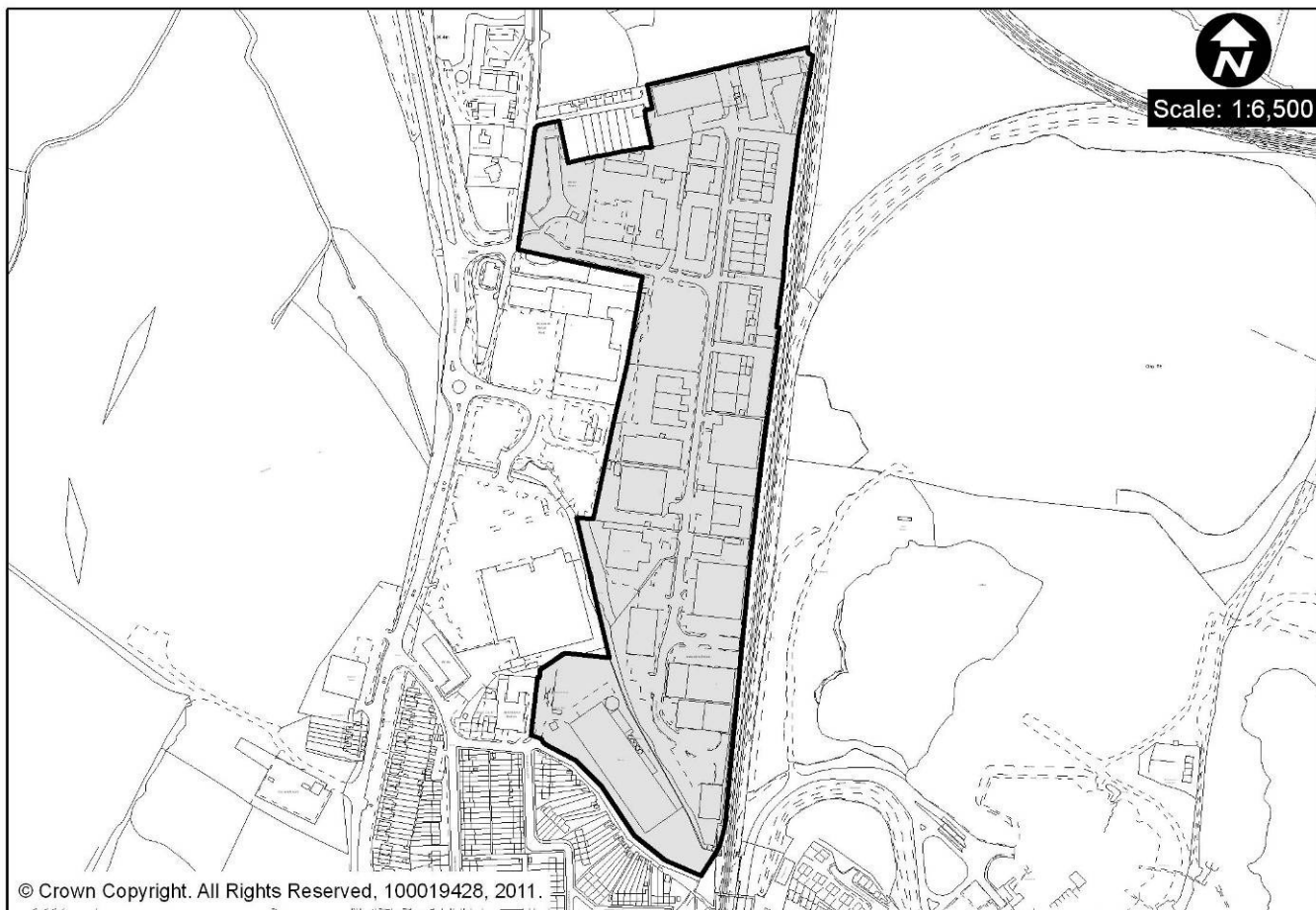
Core Strategy Policy SP8 is the overarching strategic policy that provides for the retention and creation of employment and business facilities throughout the District, and promotes a flexible approach to the use of land for business and employment purposes.

It is the role of the ADMP to formally identify the sites to which sites Policy SP8 of the Core Strategy applies.

Policy EMP1 of this document therefore identifies that the following sites will be retained or allocated for Business Use across the District for B1 – B8 uses. Site location plans are included to show the extent of the sites, whilst the site areas and existing uses are detailed below. Further detail on each of these existing employment sites can be found in the Councils Employment Land Review evidence base documents.

REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
	<u>Sevenoaks Urban Area</u>		
EMP1(a)	Vestry Road, Sevenoaks	11.3	Office & Industry
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8	Warehouse & Industry
EMP1(c)	British Telecom, Sevenoaks	1.8	Offices
EMP1(d)	Erskine House, Sevenoaks	0.5	Offices
EMP1(e)	Hardy's Yard, Riverhead	1.3	Office & Industry
EMP1(f)	High Street, Sevenoaks	1.5	Offices
EMP1(g)	London Road, Sevenoaks	4.0	Offices & Residential
EMP1(h)	Morewood Close (Outside Housing Area), Sevenoaks	3.7	Offices, Warehousing & Industry
EMP1(i)	South Park , Sevenoaks	0.2	Offices & Medical Centre
EMP1(j)	Tubs Hill House, Tubs Hill Road, Sevenoaks	0.4	Office
EMP1(k)	Lime Tree Walk, Sevenoaks	0.6	Office
	<u>Swanley</u>		
EMP1(l)	Wested Lane Industrial Estate, Swanley	8.2	Depot, Warehousing, Industry
EMP1(m)	Swanley Town Council Offices, Swanley	0.4	Offices, Banqueting
EMP1(n)	Swan Mill, Goldsel Road, Swanley	2.6	Industry
EMP1(o)	Horizon House, Swanley	0.3	Offices
EMP1(p)	Media House, Swanley	0.3	Offices
EMP1(q)	Moreton Industrial Estate, Swanley	1.8	Depot & Warehousing
EMP1(r)	Park Road Industrial Estate, Swanley	1.3	Offices, Warehousing & Industry
EMP1(s)	Southern Cross Ind. Estate, Swanley	1.9	Depot & Warehousing
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4	Offices, Warehousing, recycling Station & Highways Depot.
EMP1(u)	The Technology Centre, Swanley	1.9	Offices, Warehousing & Industry
	<u>Edenbridge</u>		
EMP1(v)	Station Road, Edenbridge	18.8	Offices, Warehousing & Industry
EMP1(w)	Edenbridge Trading Centre/ Warsop Trading Centre	1.6	Offices, Warehousing & Industry
	<u>Other Settlements</u>		
EMP1(x)	Westerham Trading Centre, Westerham	3.7	Offices & Warehousing
EMP1(y)	Blue Chalet Industrial Park, West Kingsdown	0.9	Industry, Offices and Vehicle repairs
EMP1(z)	West Kingsdown Industrial Estate, West Kingsdown	0.5	Light industry
EMP1(zz)	Horton Kirby Trading Estate, South Darenth	0.8	Office & Industry
	<u>New Allocations</u>		
EMP4	Broom Hill, Swanley	4.1	Green Field

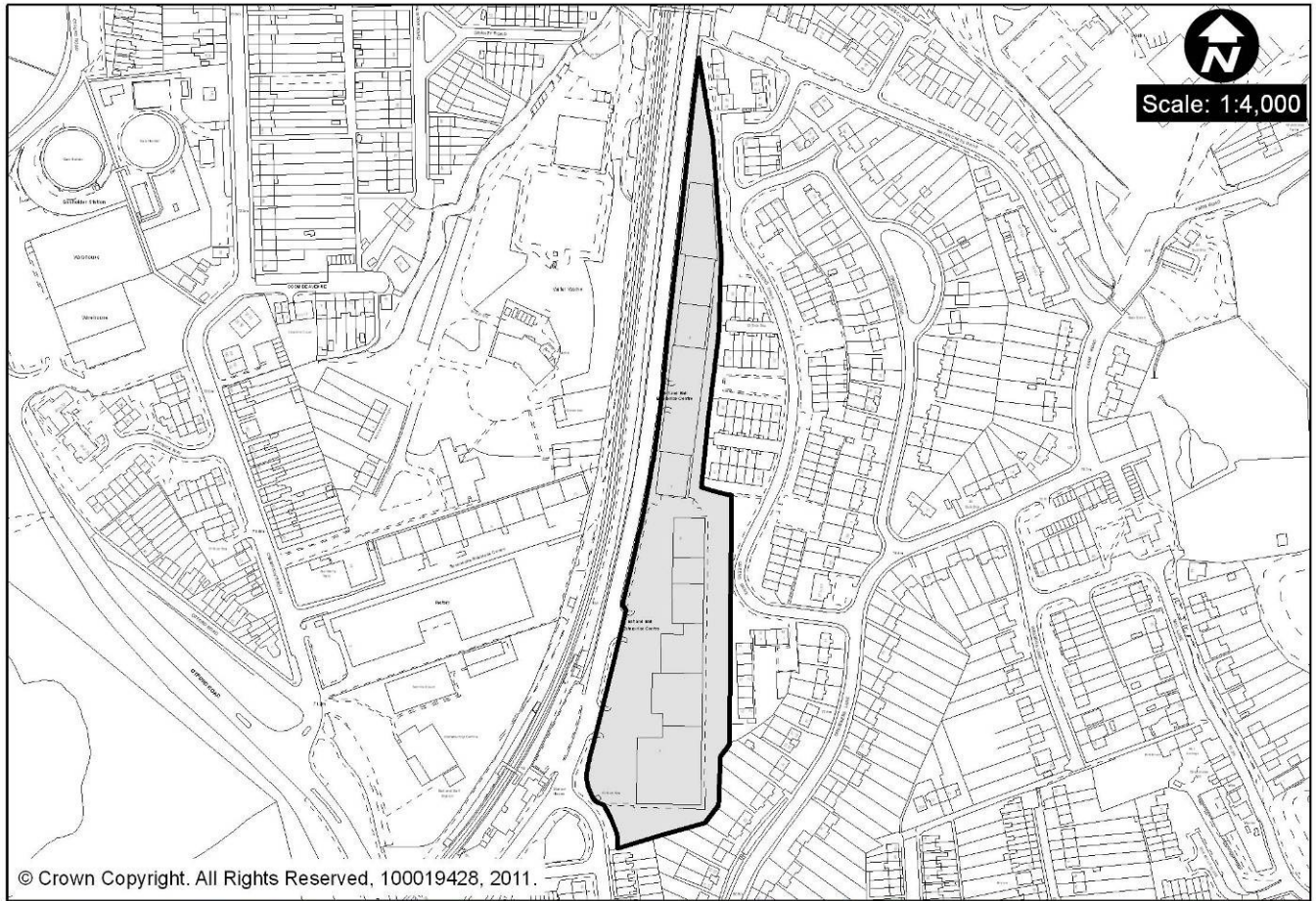
EMP1(a) Vestry Road, Sevenoaks (11.3ha)



3



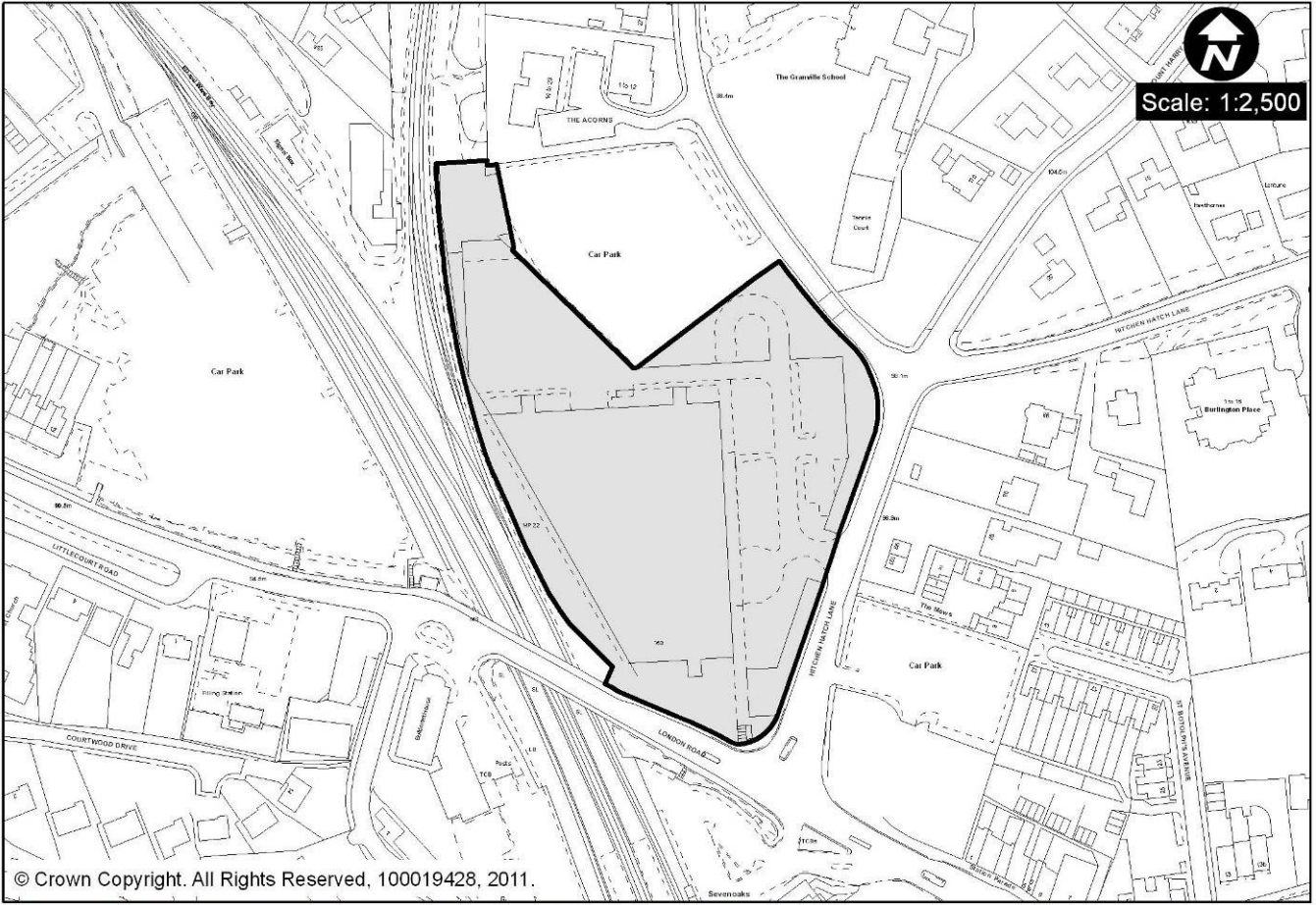
EMP1(b) - Bat & Ball Enterprise Centre, Sevenoaks (1.8ha)



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EMP1(c) British Telecom, London Road, Sevenoaks (1.8 ha)



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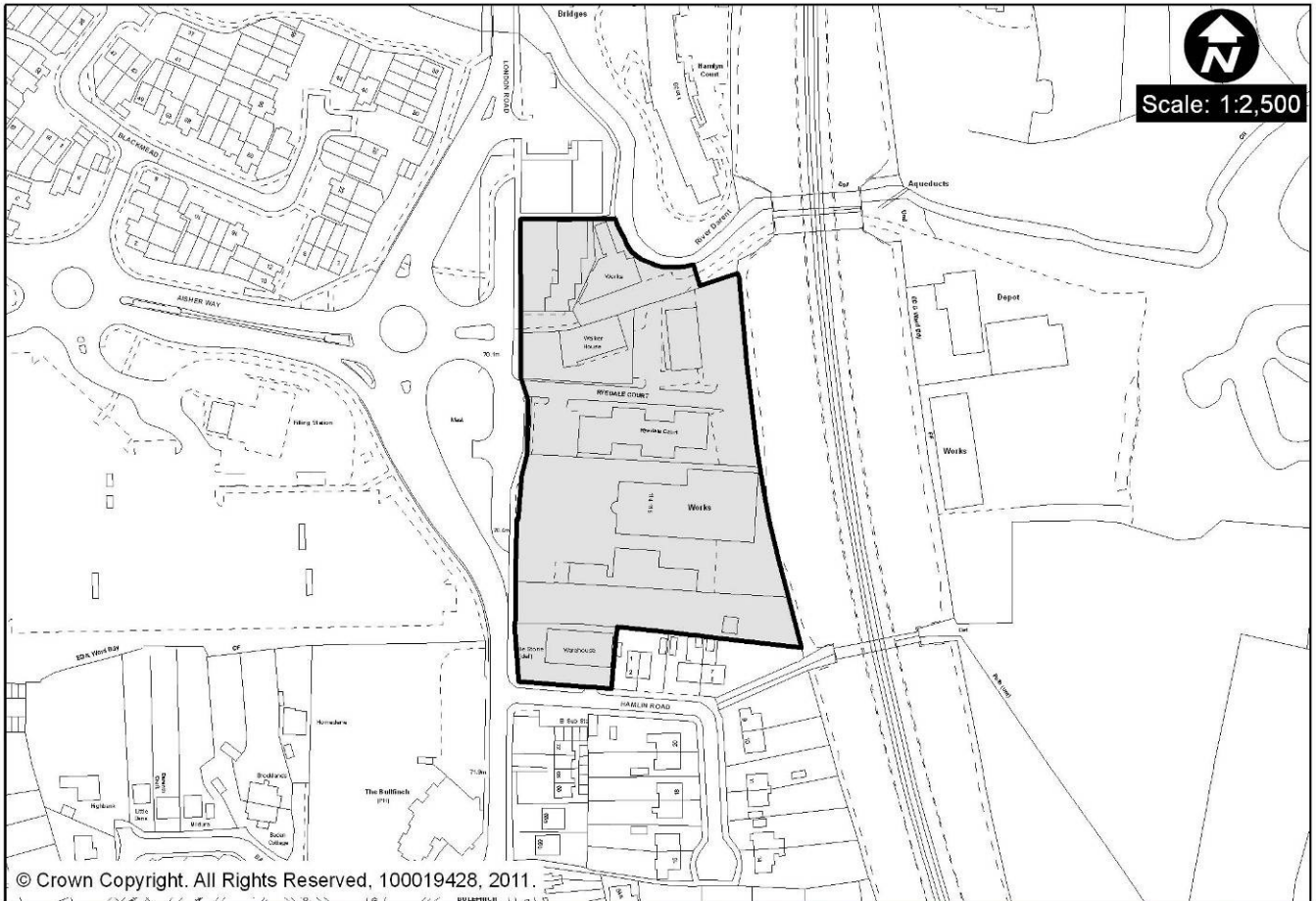
EMP1(d) Erskine House, Oak Hill Road, Sevenoaks (0.5ha)



6



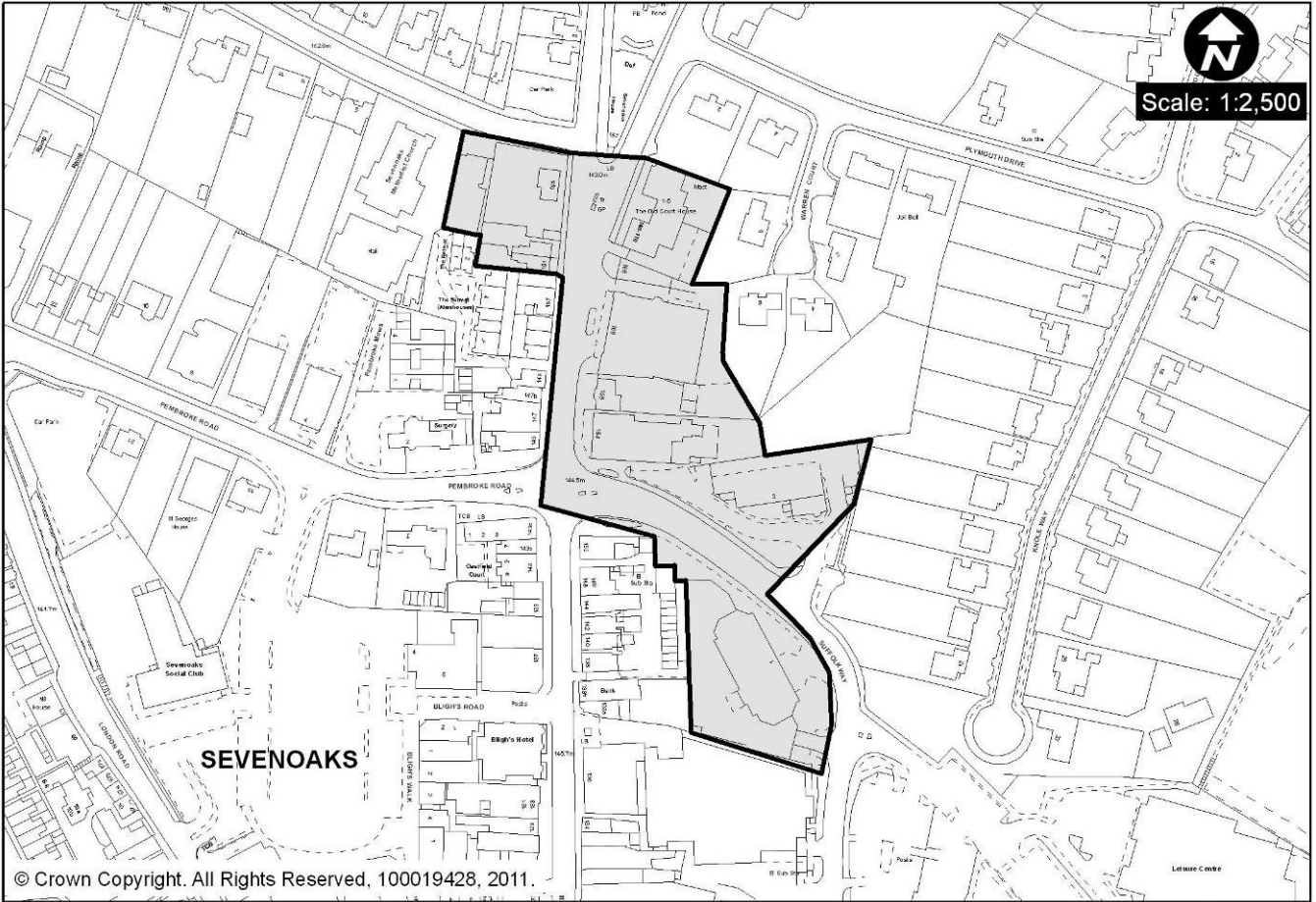
EMP1(e) Hardy's Yard, Riverhead (1.3ha)



7



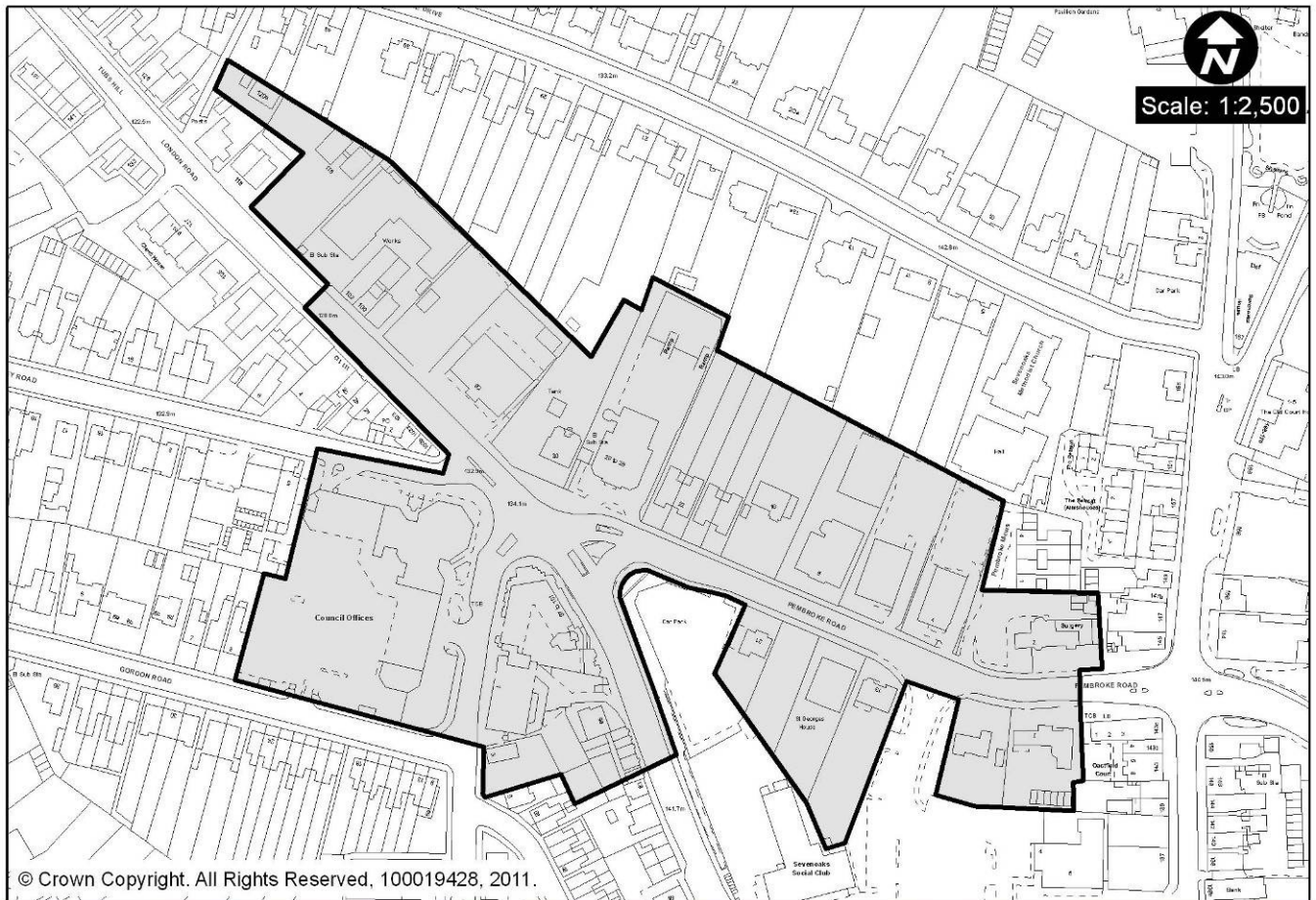
EMP1(f) High Street, Sevenoaks (1.5ha)



8



EMP1(g) London Road, Sevenoaks (4.0ha)



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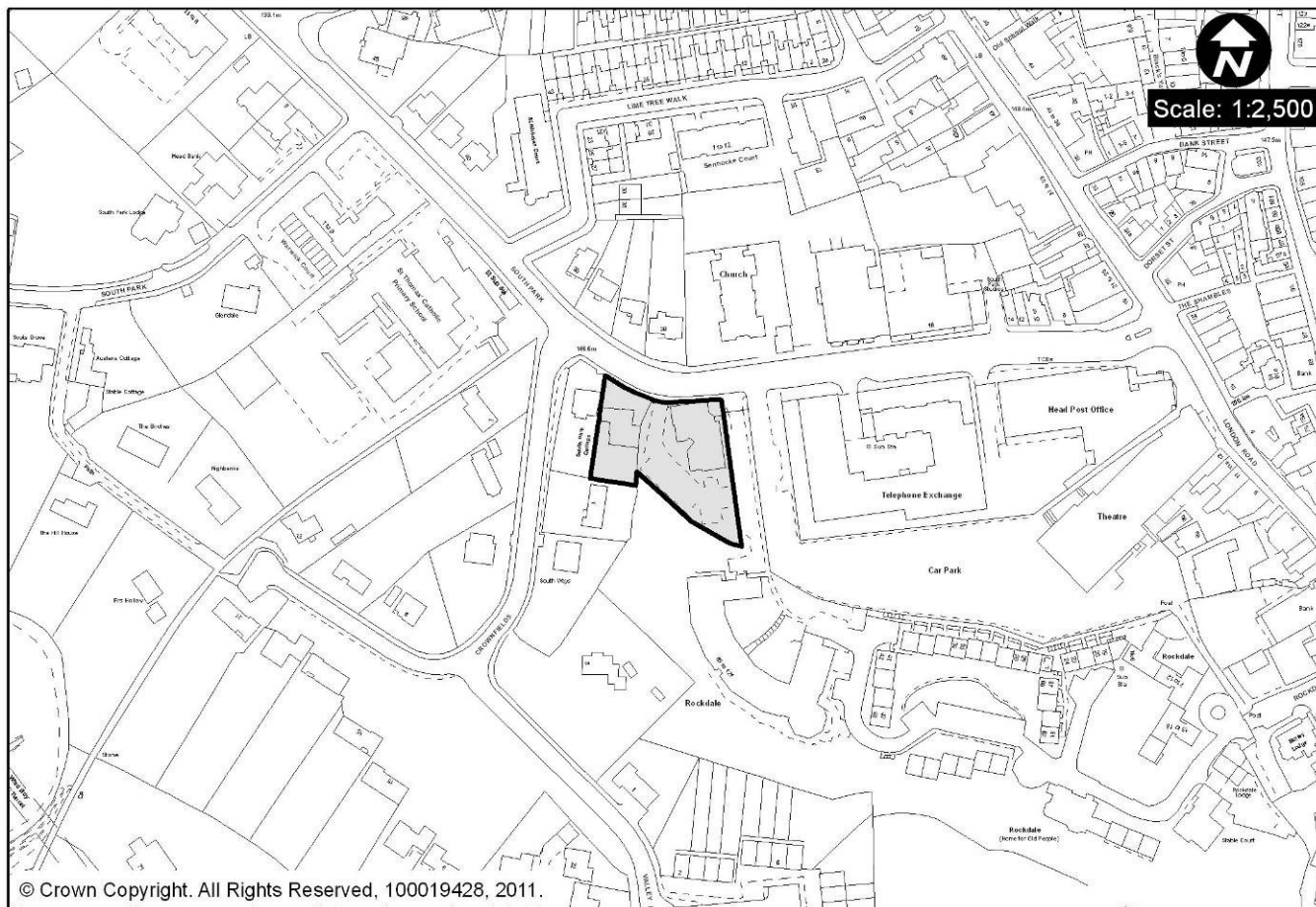
EMP1(h) Morewood Close (outside housing area), Sevenoaks (3.7ha)



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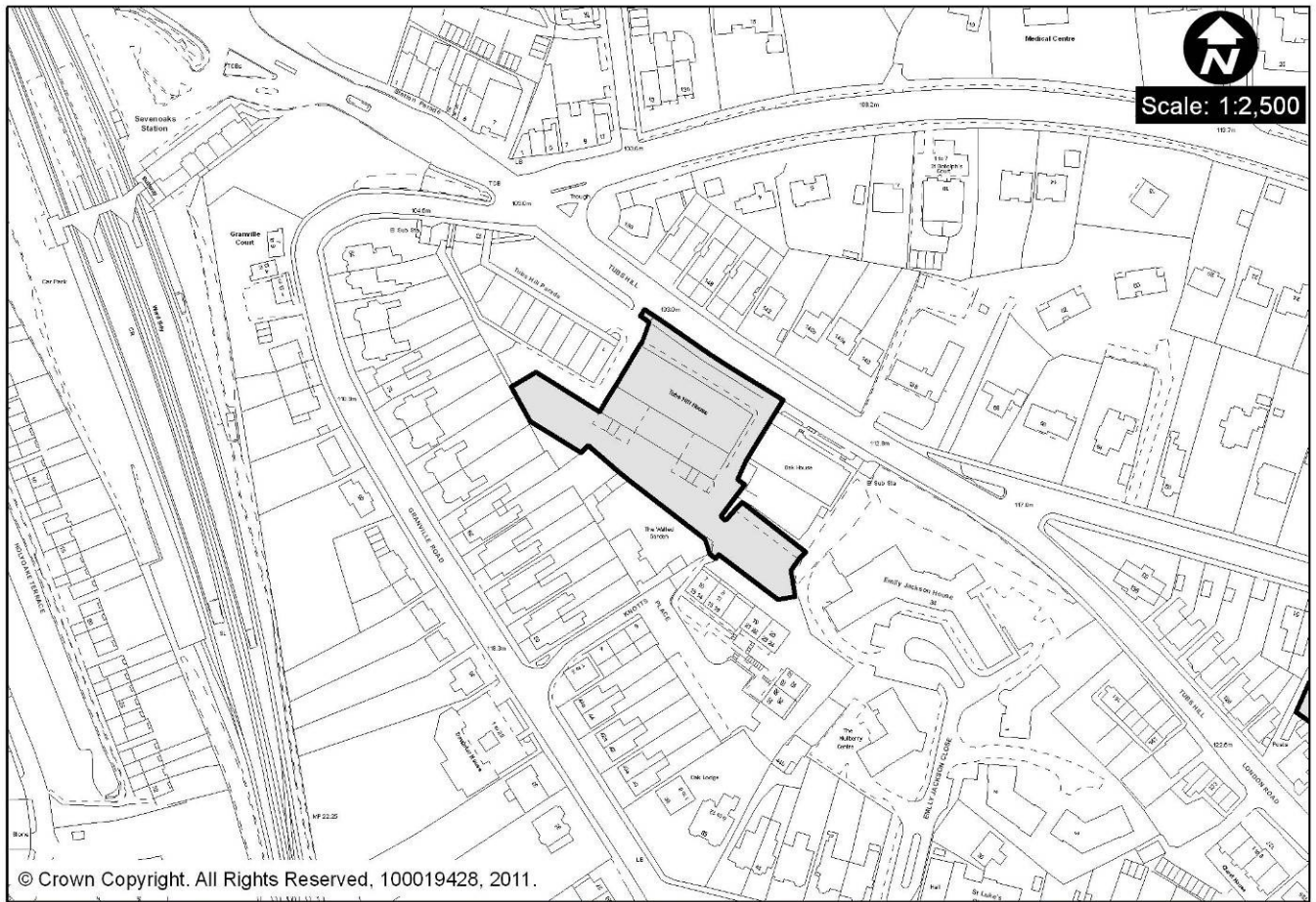
EMP1(i) South Park, Sevenoaks (0.2ha)



11



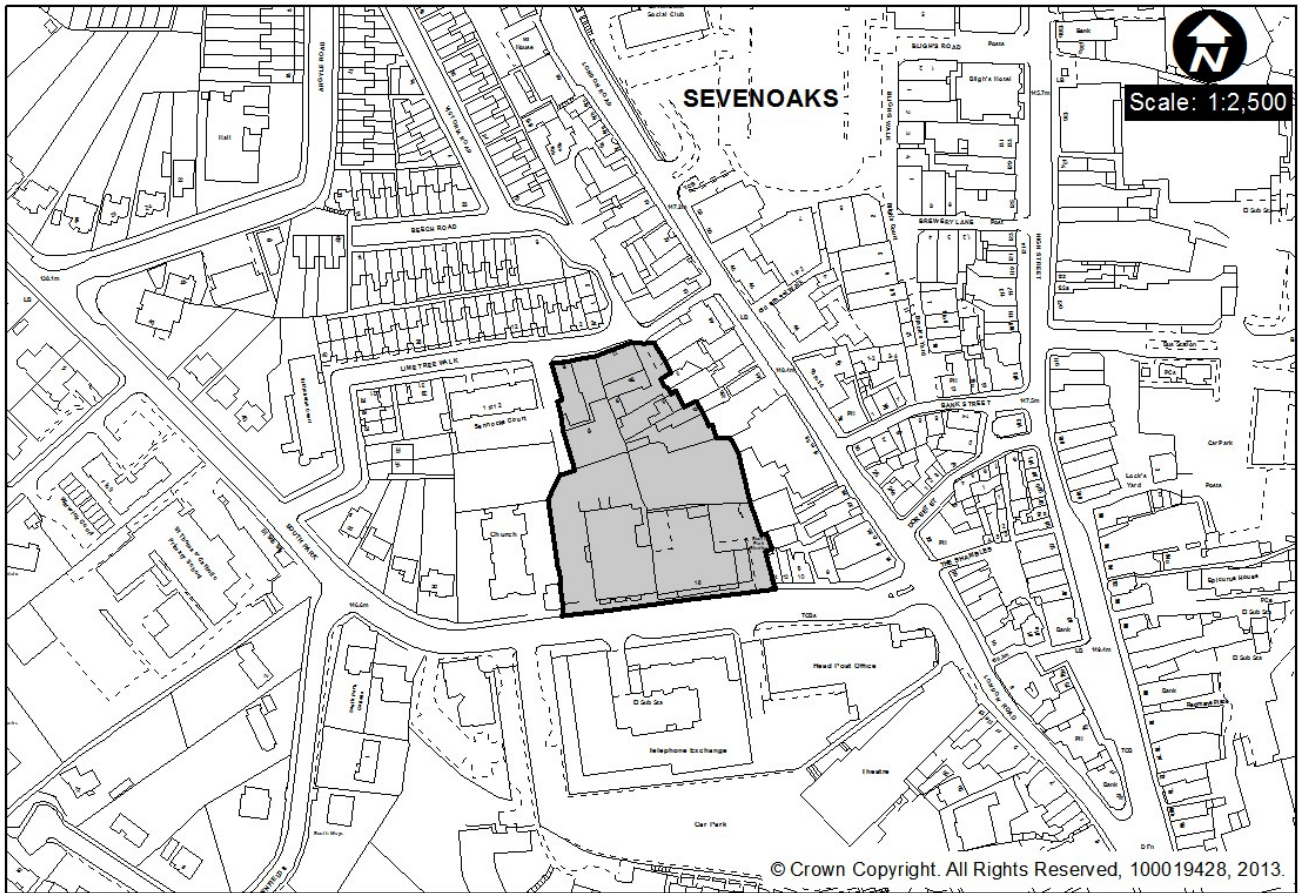
EMP1(j) Tubs Hill House, Tubs Hill, Sevenoaks (0.4ha)



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EMP1(k) Lime Tree Walk, Sevenoaks (0.6ha)



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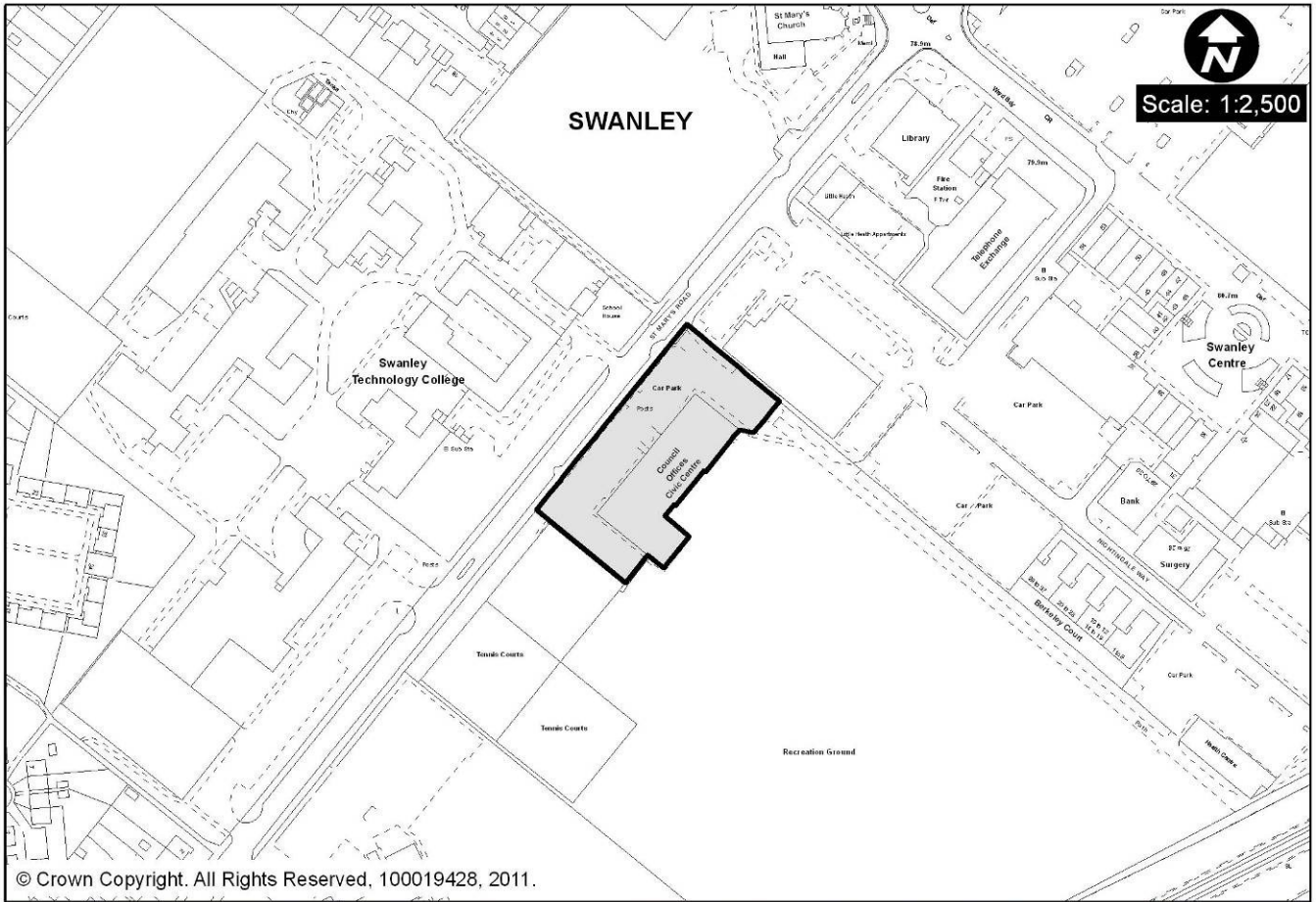
EMP1(I) Wested Lane Industrial Estate, Swanley (8.2ha)



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EMP1(m)Swanley Town Council Offices, Swanley (0.4ha)



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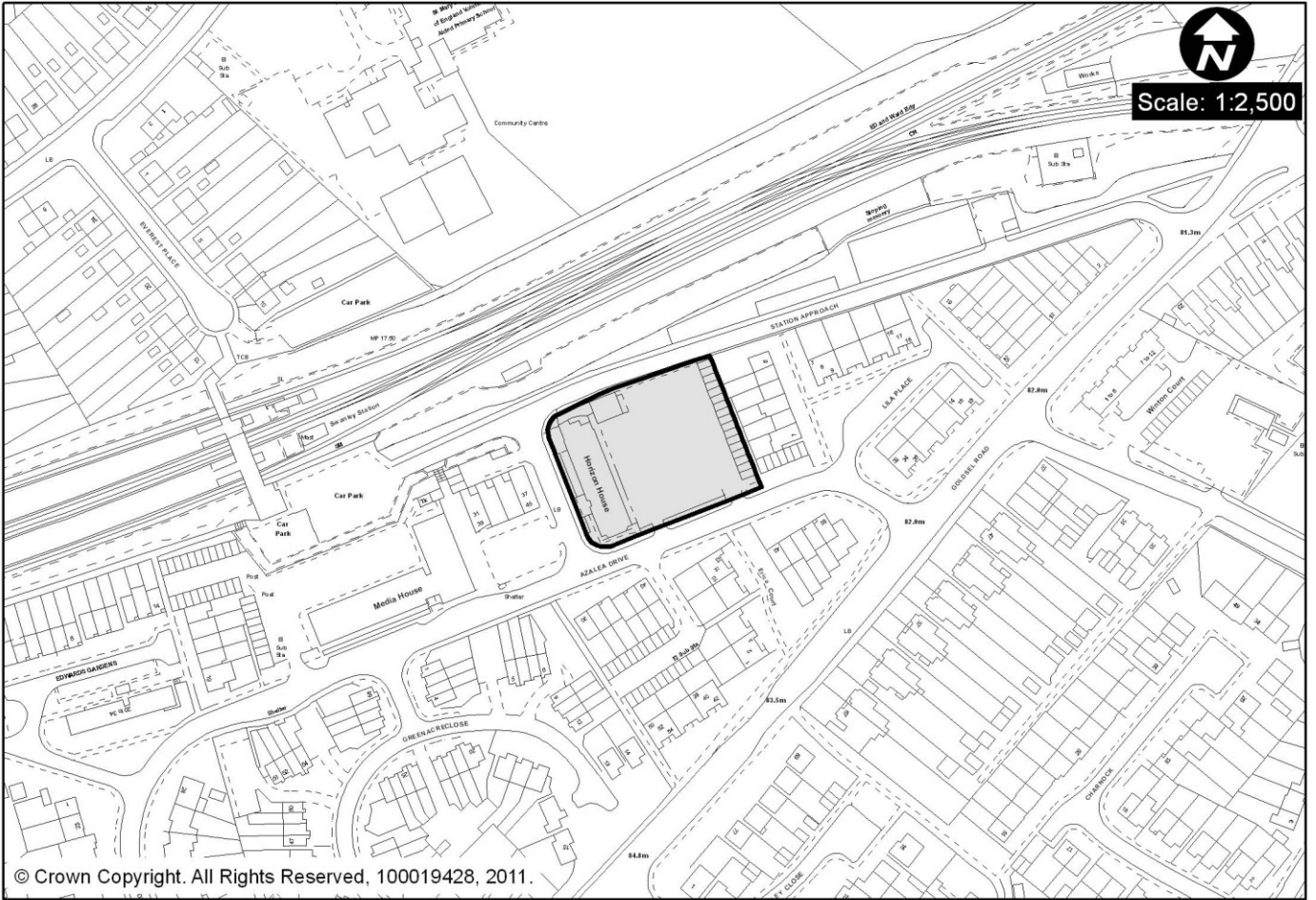
EMP1(n) Swan Mill, Goldsel Road, Swanley (2.6ha)



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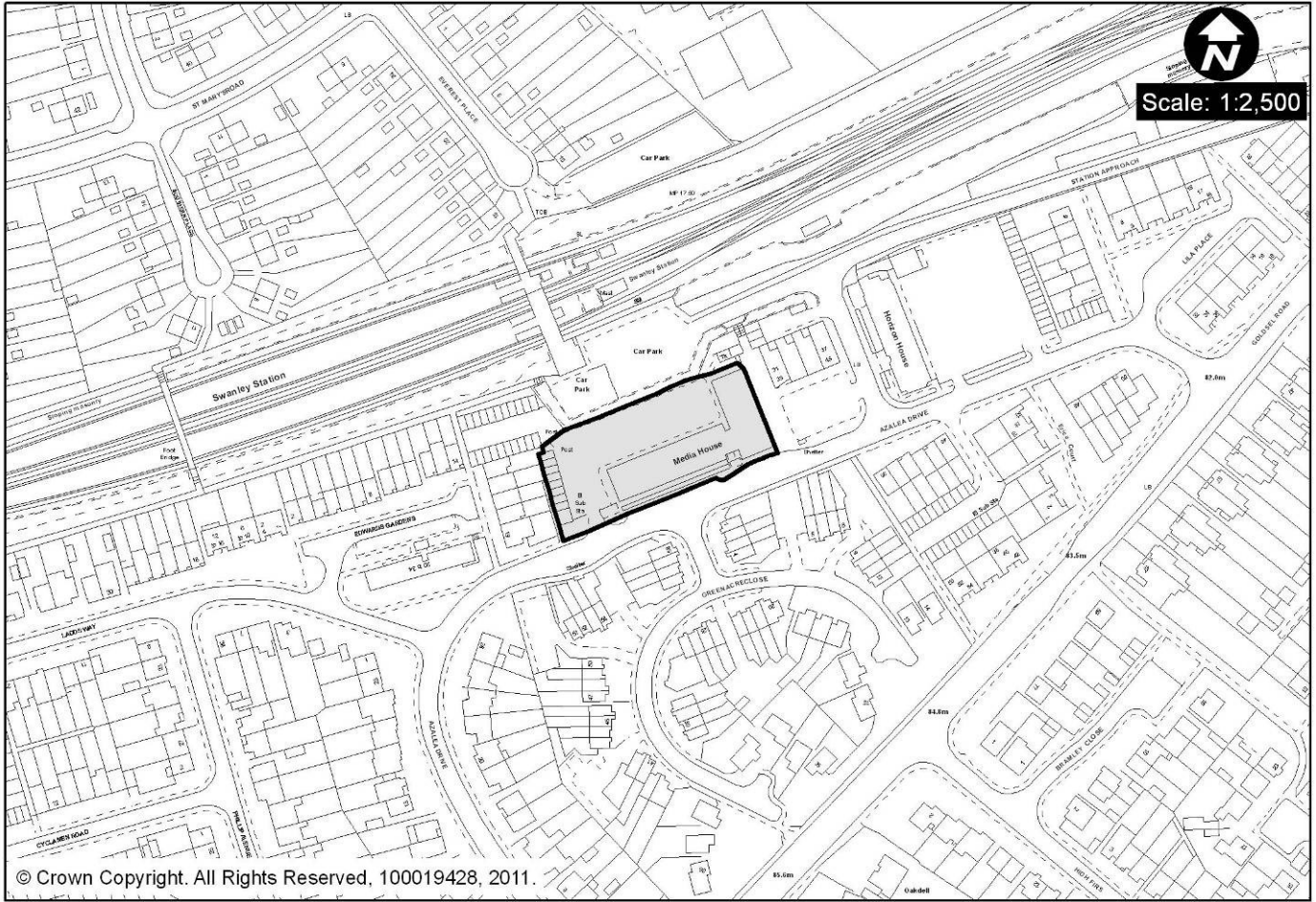
EMP1(o) Horizon House, Swanley (0.3ha)



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EMP1(p) Media House, Swanley (0.3ha)



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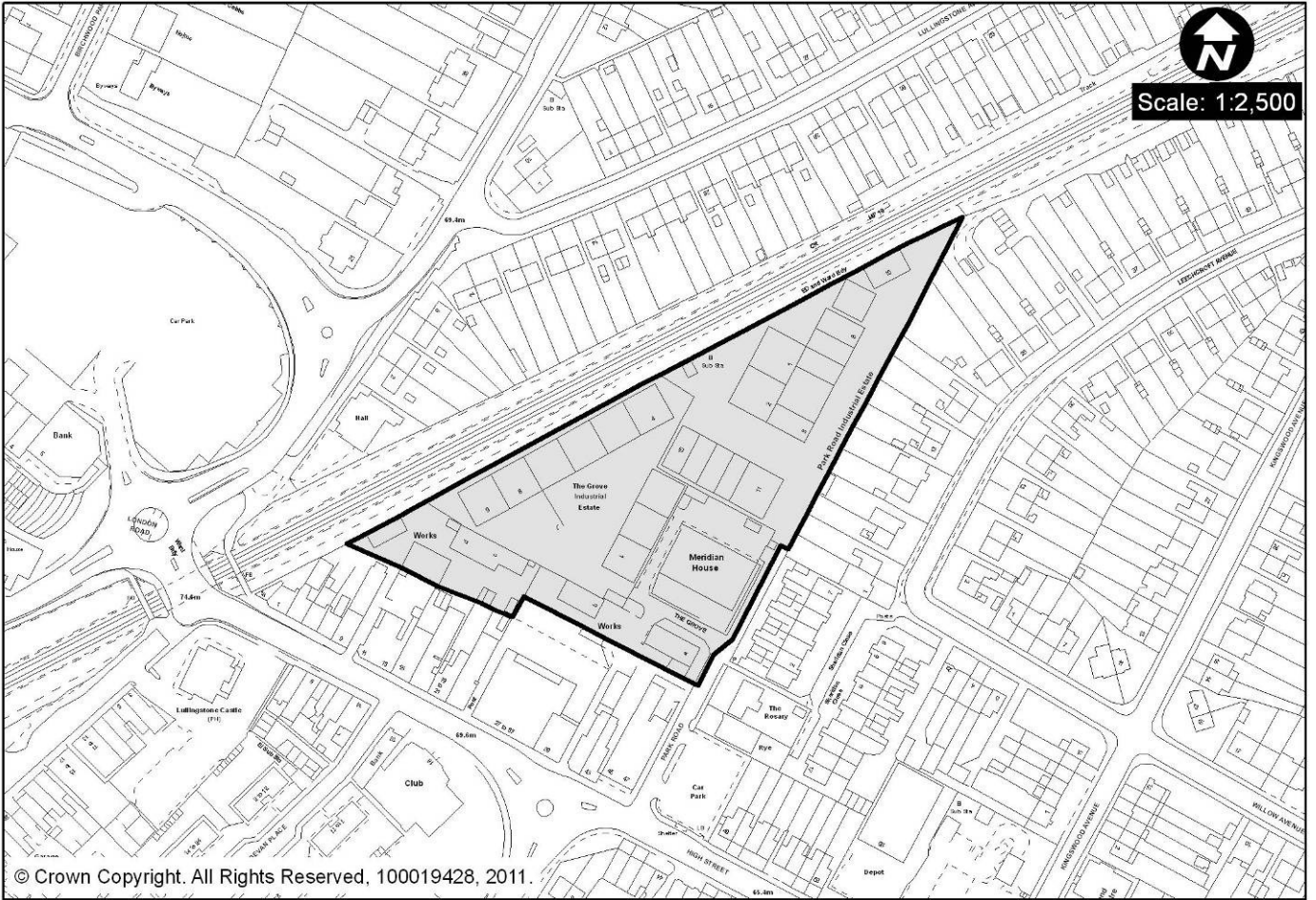
EMP1 (q) Moreton Industrial Estate, Swanley (1.8ha)



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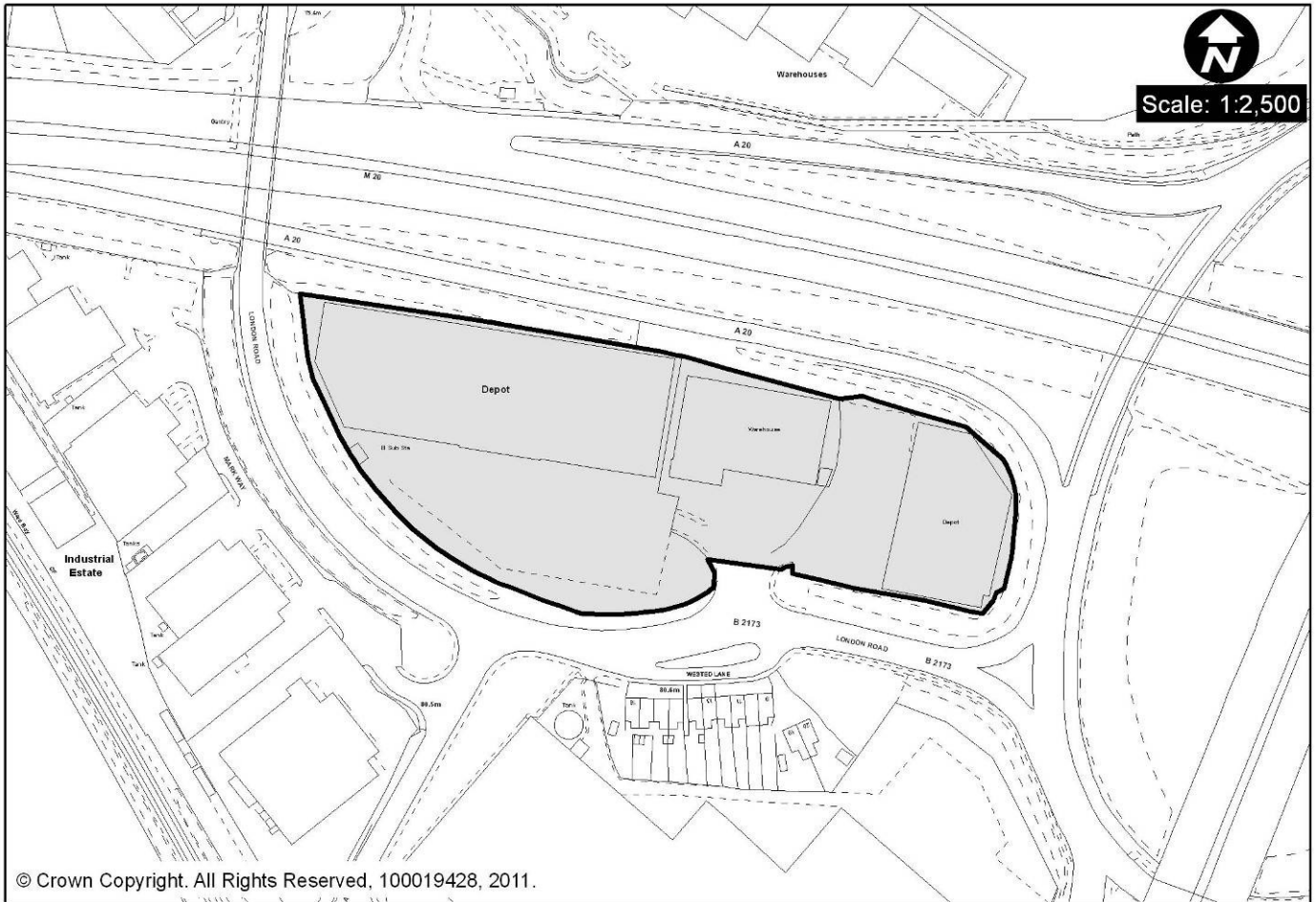
EMP1(r) Park Road Industrial Estate, Swanley (1.3ha)



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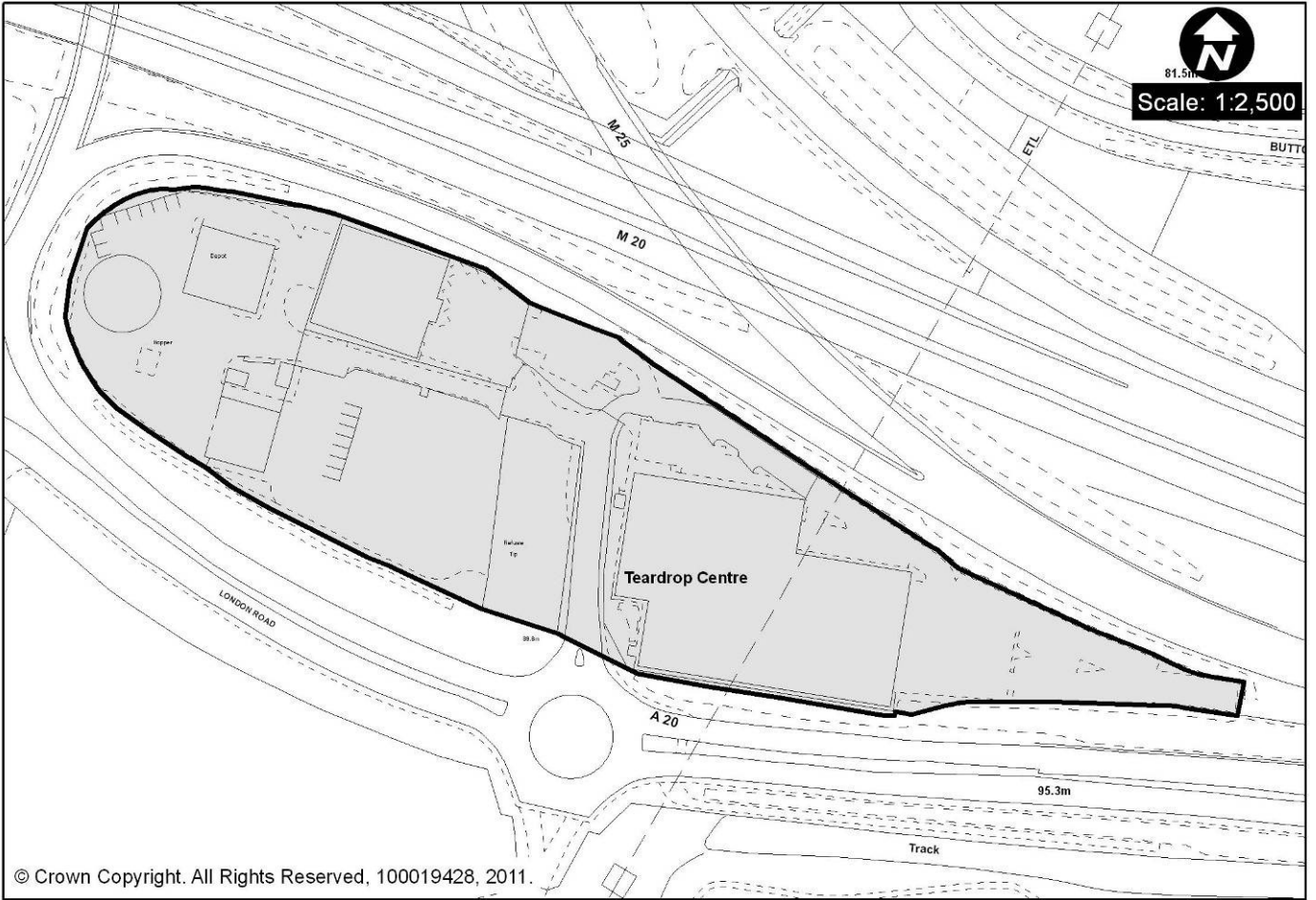
EMP1 (s) Southern Cross Industrial Estate, Swanley (1.9ha)



21



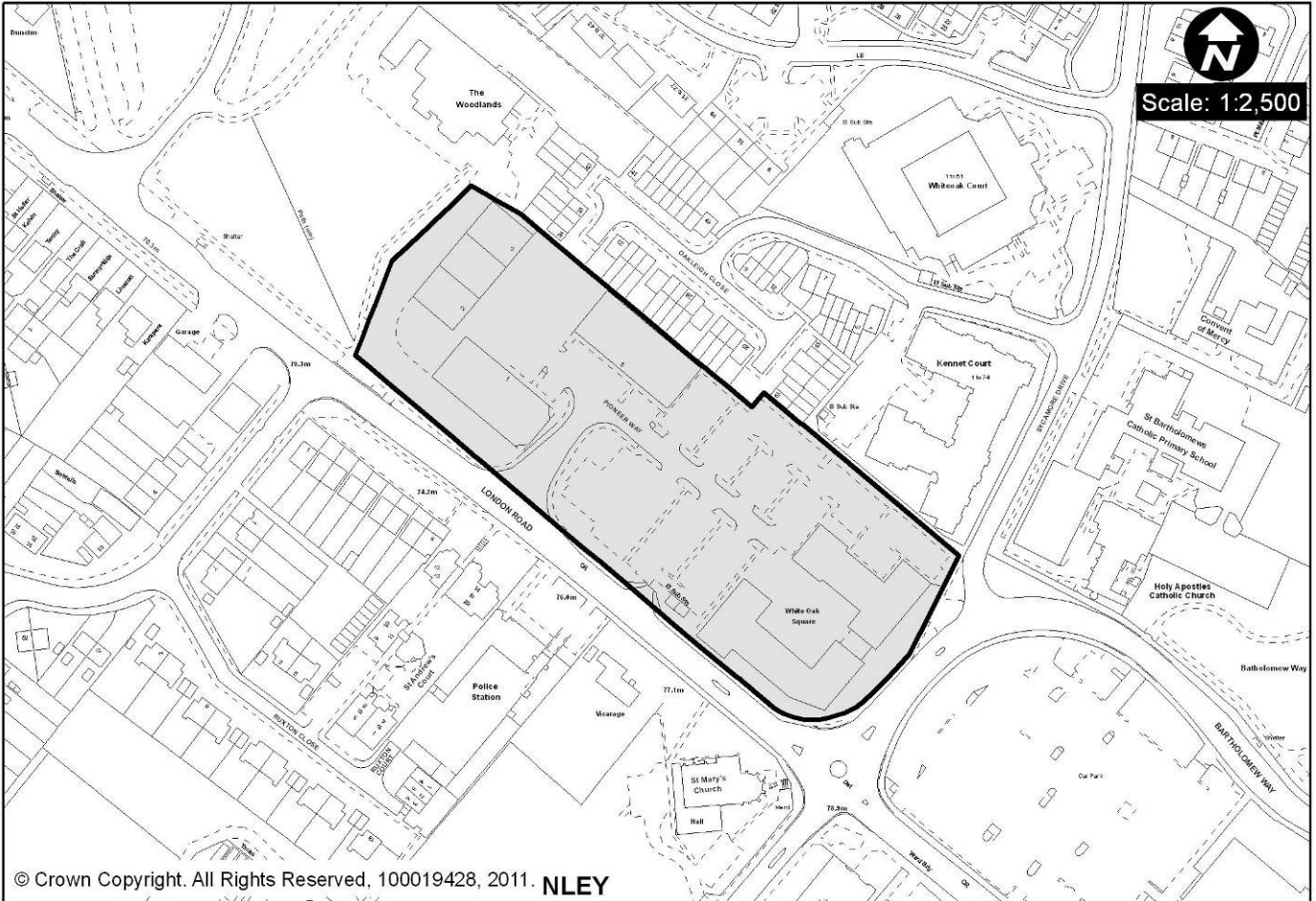
EMP1(t)Teardrop Industrial Estate, Swanley (3.4ha)



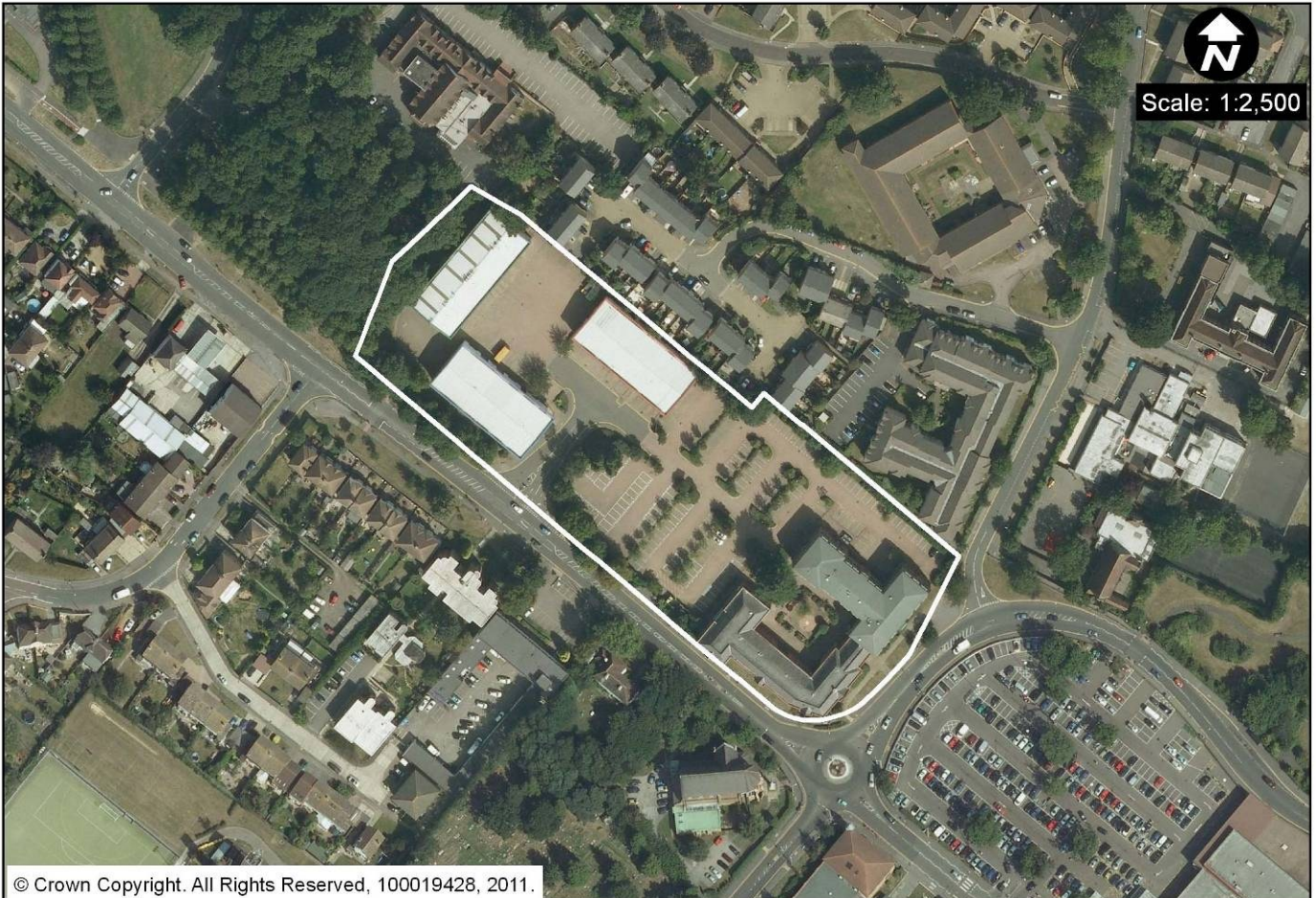
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EMP1(u) The Technology Centre, Swanley (1.9ha)



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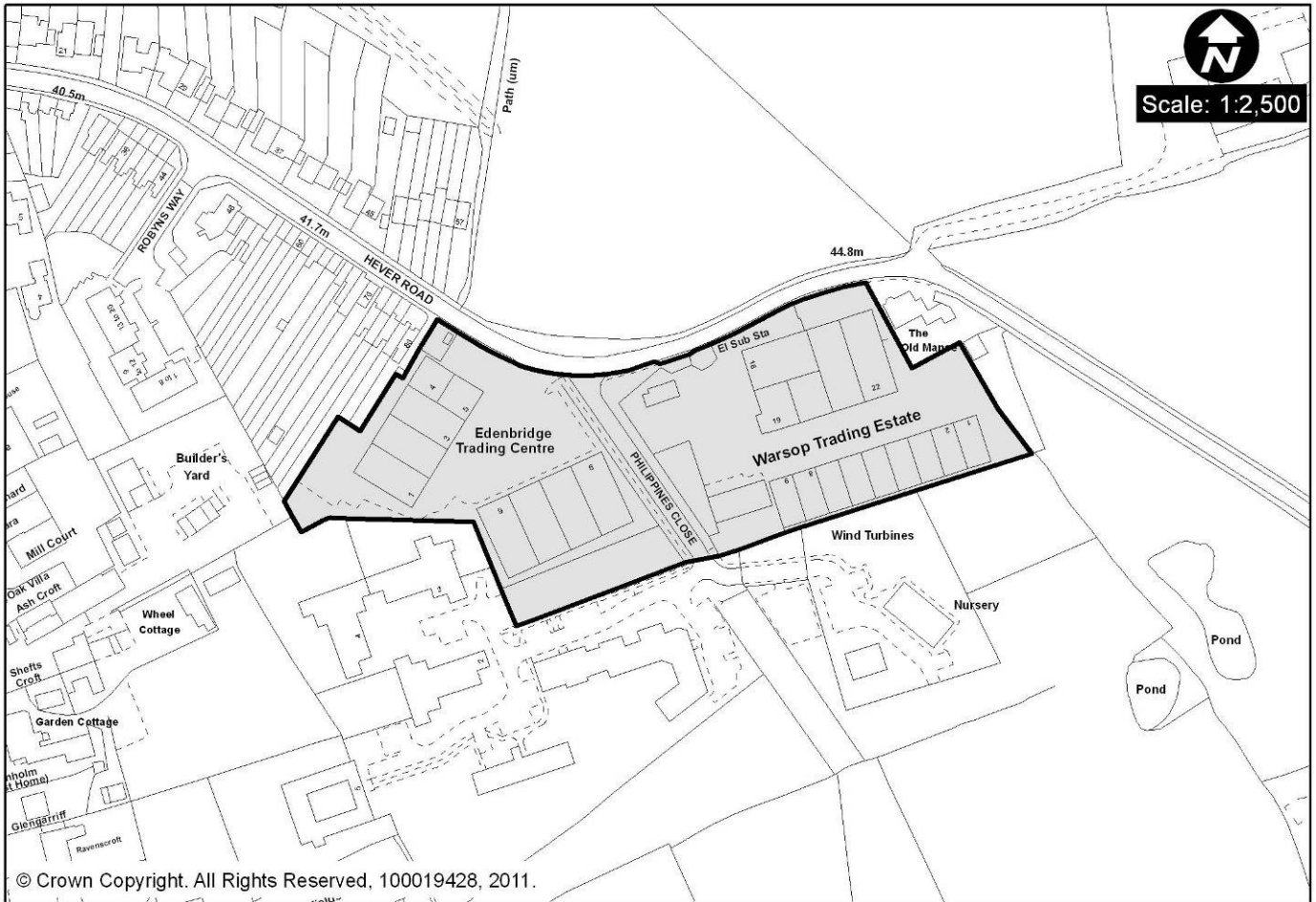
EMP1 (v) Station Road, Edenbridge (18.8ha)



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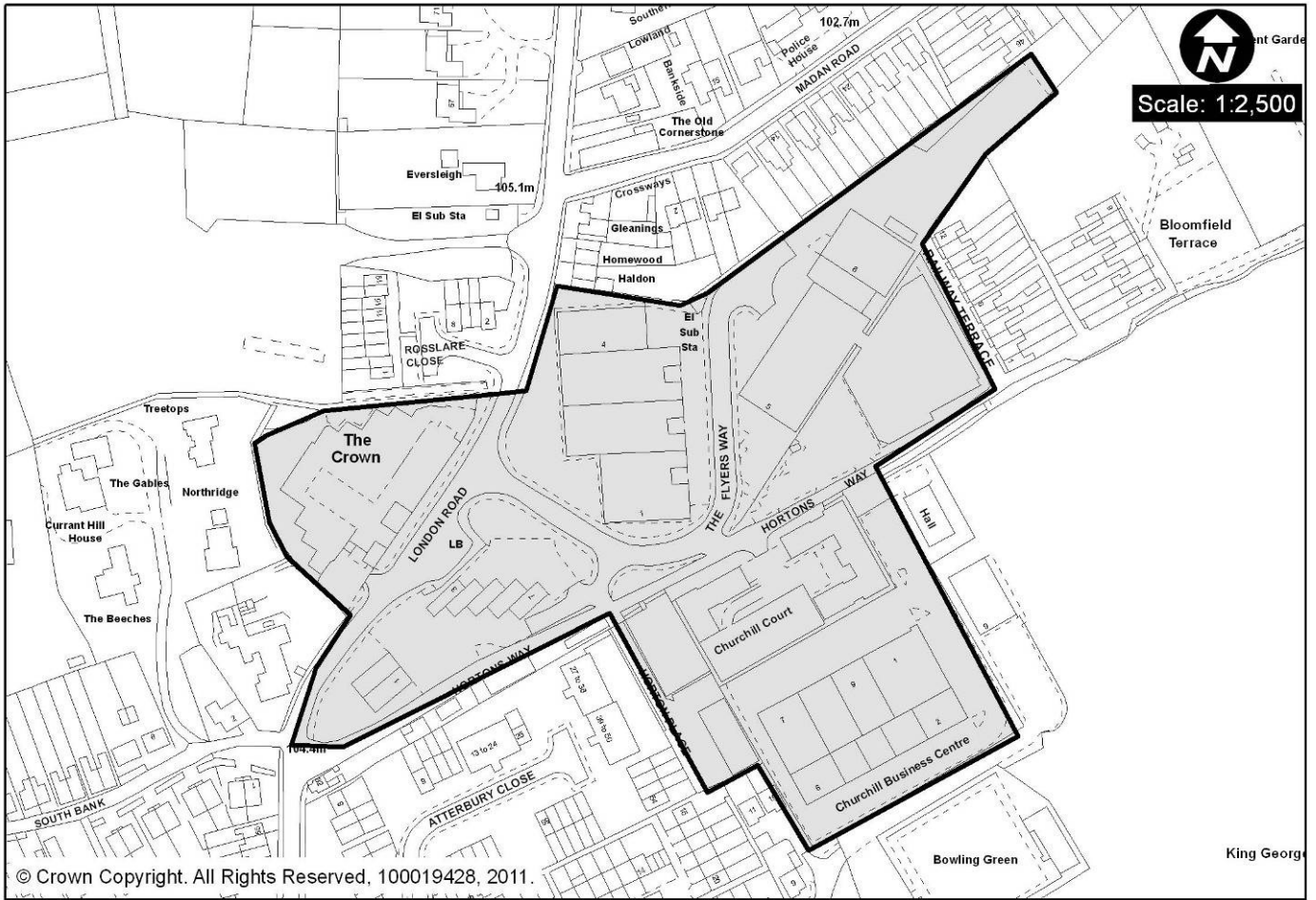
EMP1(w) Edenbridge Trading Centre/Warsop Trading Centre (1.6ha)



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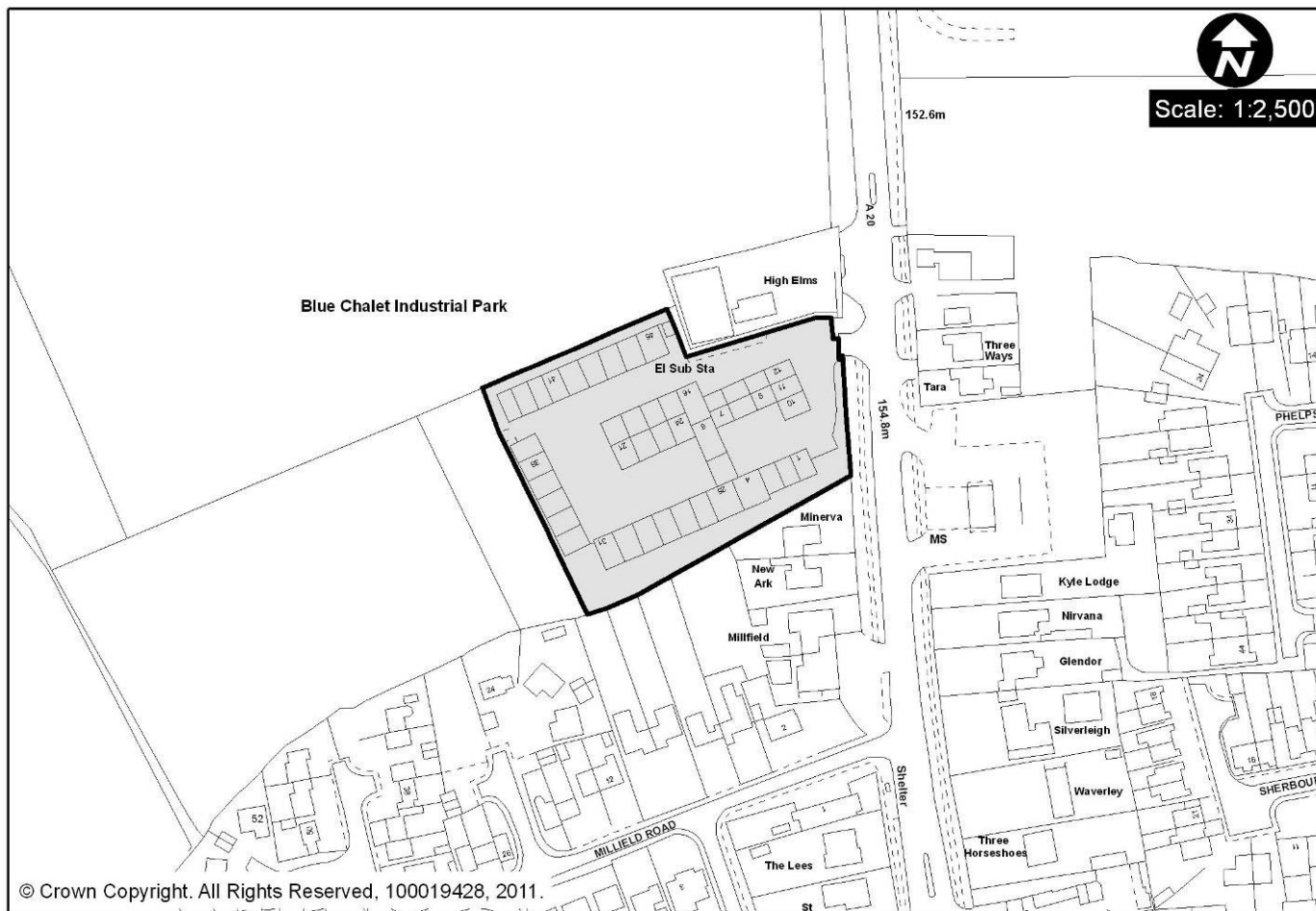
EMP1(x) Westerham Trading Centre, Westerham (3.7ha)



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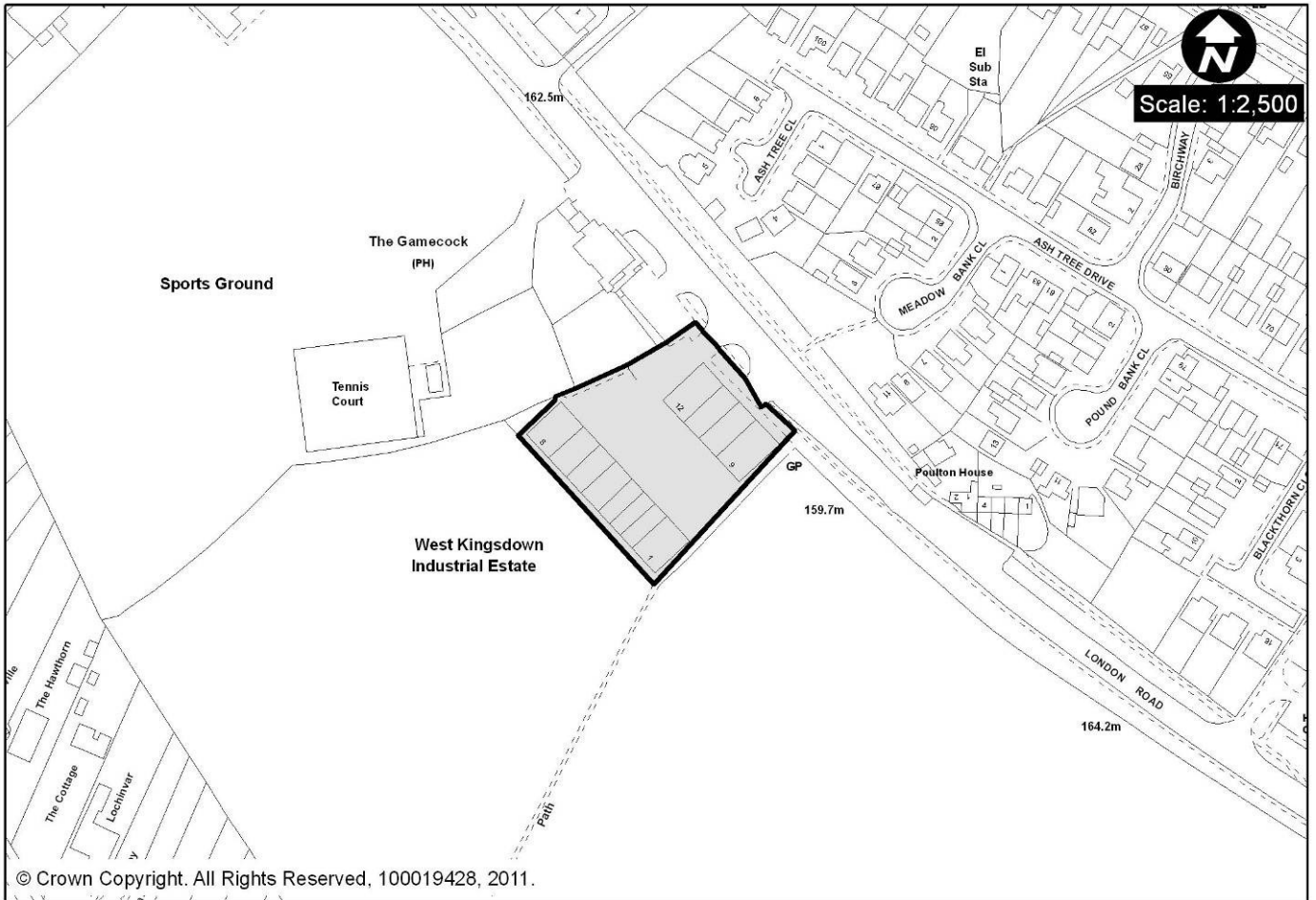
EMP1 (y)Blue Chalet Industrial Park, West Kingsdown (0.9ha)



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EMP1 (z) West Kingsdown Industrial Estate, West Kingsdown (0.5ha)

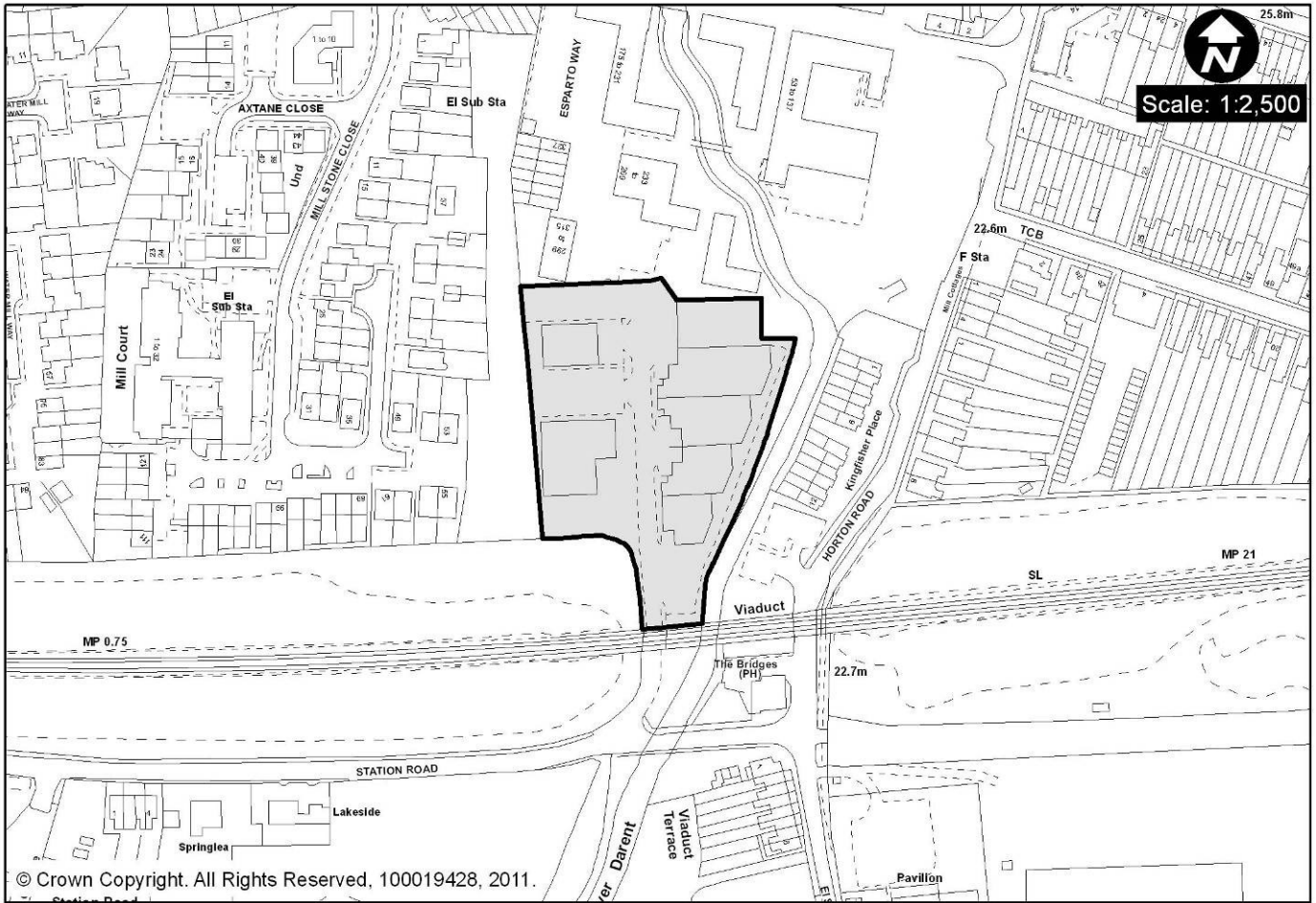


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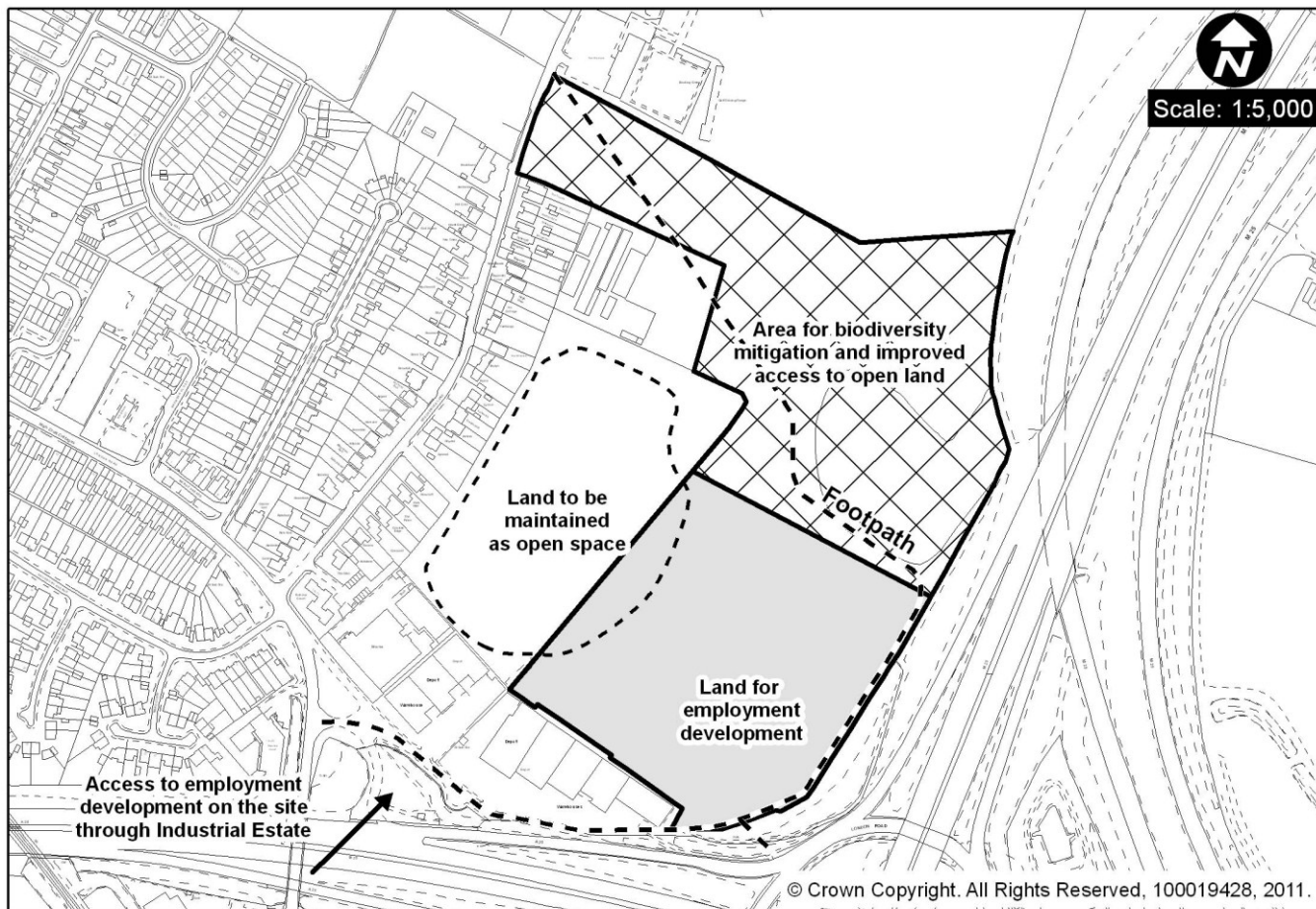
EMP1 (zz) Horton Kirby Trading Estate, South Darent (0.8ha)



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EMP4 - Land at Broom Hill, Swanley



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Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Business Uses
Current use:	Green Field		

Development Guidance:

Design and Layout - Land at Broom Hill is allocated as shown on the accompanying Map to include 4.1ha of employment land to the south of the site and open space to the north of the site

The proposed layout and design of development, including the location and type of open space, should take account of the noise and air quality constraints that exist on the site and in the immediate surroundings. Development should be sensitive to the topography and existing green infrastructure features of the site and its surroundings and be sensitive to the amenities of nearby properties.

Landscape - Landscaped open space should be provided on the ridge and steep slopes at the centre of the site and the north of the site

Landscaped buffers should be provided

- to the eastern boundary of the site to abut the public footpath and screen the development from the east, and
- to the northern boundary as part of the open space to screen the development from the north

The land is primarily open grass and scrub some of which has been identified as acidic grassland surrounded by natural hedging and trees. Enhancement of habitats on the site and on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.

Access - Vehicular access to the business development will be provided through the Industrial Estate to the south. A Transport Assessment should be prepared to confirm that the transport impacts of development on the surrounding highway, including the adjoining motorway and junction, will be acceptable.

Pedestrian access to the open space within the Broom Hill site and its surroundings (including the land to the north) should be improved by retaining and enhancing the Public Right of Way network.

Infrastructure - Site specific access, biodiversity improvements and Public Rights of Way diversions or enhancements will need to be secured through a Planning Obligation.

Delivery – The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to Policy LO4 in the Core Strategy.

Gross Area (Ha):	4.1	Net Area (Ha):	4.1
Business Allocation:	4.1 ha	Source / Evidence Base:	Employment Land Review / Local Plan