

Policy EMP2

New Employment Land

1. The following land is proposed for allocation for employment uses, either individually or as part of a mixed-use scheme:

SITE REF	SITE ADDRESS	URBAN / PDL / GF	USE	FLOORSPACE (SQM)	PRIMARY USE CLASS	OTHER USES
SEVENOAKS URBAN AREA - PRINCIPAL TOWN						
SEV25	Bakers Yard, Otford Road	Partial PDL	MX	TBC	TBC	TBC
SEV26	Land at Bartram Farm and adjacent to Vestry Road	PDL	EM	5,000 4,000	B2/B8 E	Nursery
SEV27	Otford Road Depot, Otford Road	PDL	EM	1,181	B8/E	Drive-thru
SEV28	Land at Old Otford Road and Vestry Trading Estate	GF	EM	18,000	B2/B8	N/A
SWANLEY - TOWN						
SWAN10	Swanley Centre, London Road	Urban	MX	TBC	TBC	TBC
SWAN11	Land north and south of Maidstone Road	GF	MX	10,500	B2/B8	TBC
SWAN16	Land at Upper Hockenden Farm, Maidstone Road	PDL	EM	3,900	B2/B8/E	N/A
SWAN17	Petham Court Farm (west of M25)	GF	EM	11,000	B2/B8/E	Stadium Hotel Sport Leisure Medical
EDENBRIDGE - TOWN						
EDEN14	Land at Breezehurst Farm, Crouch House Road	GF	MX	1,400	B2/B8/E	N/A
EDEN16	Land at Swan Lane	GF	MX	TBC	TBC	TBC

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New Employment Land (Continued)

SITE REF	SITE ADDRESS	URBAN / PDL / GF	USE	FLOORSPACE (SQM)	PRIMARY USE CLASS	OTHER USES
HARTLEY - PRIMARY SERVICE SETTLEMENT						
HART7	Hartley Breakers Yard, Hartley Bottom Road	PDL	EM	1,880	B2/B8/E	N/A
NEW ASH GREEN - PRIMARY SERVICE SETTLEMENT						
NAG3	New Ash Green Village Centre	Urban	MX	TBC	TBC	TBC
WEST KINGSDOWN - SECONDARY SERVICE SETTLEMENT						
WK5	Kings Lodge, London Road	PDL	EM	800	TBC	Retail
VILLAGES						
BRASTED						
B1	The White House, High Street*	Partial PDL	MX	TBC	TBC	TBC
HAMLETS AND CLUSTERS						
PENSHURST						
PEN1	Elliott's Farm, Rogues Hill	Partial PDL	EM	200	B2/B8/E	N/A
BADGERS MOUNT						
BM1	Chelsfield Depot, Shackfields Road	PDL	EM	TBC	B2/B8/E	N/A
ASH						
ASH1	Beechcroft Farm Industries, Chapel Wood Road	Partial PDL	EM	3,720	B2/B8/E	N/A
SWANLEY VILLAGE						
SV2	Lower Daltons Nursery, Swanley Village Road	PDL	EM	650	B8/E	N/A
TOTAL						62,231
POTENTIAL NEW SETTLEMENTS						
PED1	Land at Pedham Place	GF	MX	27,000 22,000	B2/B8 E	N/A
TOTAL						49,000

*This results in a net loss of employment floorspace

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New Employment Land (Continued)

2. Proposals for economic development on allocated land, land within built-up area boundaries and land within the Green Belt (where they accord with national Green Belt policy) will be permitted where they would:
 - a. Meet a need identified by the Council's most up-to-date Economic Needs Study (as a starting point);
 - b. Not result in the unacceptable loss of an existing use;
 - c. Enable the regeneration and/or most efficient use of land;
 - d. Minimise the need to travel by private vehicles and seek opportunities to enable better access to sustainable and active modes of travel;
 - e. Have no unacceptable impact on highways, including consideration of access and parking;
 - f. Generate activity appropriate to the location, taking into account the amenity of surrounding development;
 - g. Have no unacceptable impact on the natural and built environments (with very careful consideration required in proposals involving heritage assets or their settings); and
 - h. Have no unacceptable impact on the landscape and visual amenity (with very careful consideration required in proposals involving a National Landscape or its setting).