



**Employment Land Review
Addendum Report 2010**

February 2010



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1. Introduction

- 1.1 The Employment Land Review (ELR) was produced for the Council by URS, together with Knight Frank and was published in December 2007. It assesses the quantity, quality and viability of the District's employment land supply and forecast the future demand for employment land up to 2026.
- 1.2 The purpose of this update addendum is to re-visit the findings and to identify where the employment areas established within the ELR have been revised or amended in formulating the employment areas to be safeguarded under the employment land policy in the Core Strategy Draft for Submission and allocated for protection in the Allocations (Options) DPD's.
- 1.3 The ELR provided the starting point to inform the previous Preferred Options version of the Core Strategy. However in taking the document forward to the final submission stage it was necessary to make minor amendment to the documented levels of employment area and its distribution throughout the District, to ensure the overall figures were accurate and consistent with other strategies proposed. For example employments sites within the heart of town centres are now protected under town centre policies and therefore not required to be identified again as a separate site protected for employment.
- 1.4 Subsequent amendments to the overall provision previously set out in the ELR were made for a number of other reasons. In some cases, site areas had not been calculated accurately, and in other instances, other events such as the granting of residential planning permissions, have meant that sites previously identified for employment protection are no longer required for that purpose.
- 1.5 This addendum therefore seeks to identify the differences between the list of employment sites identified as worthy of protection in the ELR (which informed the previous Preferred Options version of the Core Strategy) and to justify the changes that have been made when formulating the final employment sites identified for allocation/protection within the Allocations (Options) DPD and the subsequent overall figures included in the Core Strategy Draft for Submission.
- 1.6 The document also seeks to expand and update employment information previously published in the ELR relating to the Major Developed Sites in the Green Belt.
- 1.7 The original ELR remains an important piece of work, which, along with this addendum, will continue to inform the policies in Sevenoaks District's emerging Local Development Framework (LDF), and will continue to provide an evidence base to support the Council's decisions on planning applications and appeals.

- 1.8 Chapter 2 of the document outlines a brief methodology of the work carried out when Sevenoaks District Council undertook the task of reviewing the findings of the ELR.
- 1.9 Chapter 3 of the document shows the provision of floor space identified as worth of protection by the ELR, the distribution of that floor space and the subsequent findings of the Sevenoaks District research carried out, including where differences that arose. Chapter 4 justifies the detailed changes made by Sevenoaks District.
- 1.10 Chapter 5 details the sites designated as Major Developed Sites in the Green Belt and Chapter 6 draws overall conclusions.
- 1.11 Site maps of the final sites considered as worth of protection under the generic employment policy and of the Major Developed Sites in the Green Belt are included in Appendix 1 and 2 respectively.

2. Methodology

- 2.1 In October 2009 Sevenoaks District Council began work on the review of sites identified within the Employment Land Review, with the primary goal of identifying employment areas to be safeguarded under the employment land policy contained in the Core Strategy Draft for Submission. It was also the intention of the review to clarify the detail of the four Major Developed Sites in the Green Belt, which was inaccurate in the original ELR.
- 2.2 The first stage of the review was to visit individual employment sites previously identified in the ELR as worthy of protection and to ensure that the boundaries were correct and that sites were correctly named and described. Once complete this information was provided to the Council's GIS team who accurately mapped the sizes and plotted the overall site area on a larger scale map, to ensure that a definitive site area could be established.
- 2.3 This stage of the work including visits to sites where access could not be obtained at the time of the original study, to provide previously unavailable detail.
- 2.4 The second stage was to add a small number of additional sites that were not included in the ELR, which appeared to meet the criteria in the study for inclusion and protection. It was also at this stage that sites that were no longer required to be included within the Allocations (Options) DPD and Core Strategy Draft for Submission documents were excluded. This process included the establishment of a site threshold of 0.2 ha. Sites below this were considered too small scale to require identification and future allocation for protection.
- 2.5 The outcome of this two stage approach has resulted in a number of minor changes (as detailed in chapter 4) to the level of employment area within the District that requires protection or allocation, which subsequently alters the amount and distribution of floor space proposed to be protected under policy SP8 of the Core Strategy Draft for Submission.

3. Site Comparisons

3.1 The Employment Land Review identified the District's existing employment provision. Table 1 below outlines the floor space identified by the ELR as contributing to the overall supply of employment land, and to be protected under a generic employment Policy within the Core Strategy. It should be noted that this table excludes sites designated as Major Developed Sites in the Green Belt, considered separately within the Core Strategy

Table 1: 2007 Employment Study Findings

Settlement	Site	ELR Site Area 2007
Sevenoaks	Vestry Road, Sevenoaks	9.2 ha
	Bat & Ball Enterprise Centre, Sevenoaks	1.0 ha
	British Telecom, London Road Sevenoaks	2.5 ha
	Erskine House, Oakhill Road, Sevenoaks	0.7 ha
	Hardy's Yard, Riverhead	1.2 ha
	High Street Sevenoaks	1.4 ha
	London Road Sevenoaks	4.1 ha
	Morewood Close (Outside Housing Area)	2.8 ha
	South Park, Sevenoaks	0.2 ha
	Tubs Hill House, Tubs Hill	0.6 ha
	West Kent Cold Store	7.7 ha
	Buildmart House	0.1 ha
	London Road (Railway/Bicycle)	0.1 ha
	South Park/Lime Tree	0.9 ha
	Coffee House Yard	0.1 ha
	Sackville House	0.1ha
Epicurus House	0.05 ha	
Total		32.75 ha
Swanley	Wested Lane Industrial Estate, Swanley	N/A
	Swanley Town Council Offices, Swanley	0.4 ha
	Goldsel Road, Swanley	5.8 ha
	Horizon House, Swanley	0.3 ha
	Media House, Swanley	0.3 ha
	Park Road Industrial Estate, Swanley	2.3 ha
	Southern Cross Ind. Estate, Swanley	12.0 ha
	Swanley Library and Information Centre, Swanley	0.7 ha
	The Technology Centre, Swanley	1.9 ha
	St Barts Laundry	0.7 ha
	Royal Mail	0.4 ha
Total		24.8 ha
Edenbridge	Station Road, Edenbridge	16.2 ha
	Edenbridge Trading Centre/ Warsop Trading Centre and Leigh Builders Yard, Edenbridge	1.2 ha
	Station Approach, Edenbridge	1.3 ha
	Albion Business Park	1.2 ha
	Coop Store	0.77 ha
Total		20.67 ha
Other Settlements	Westerham Trading Centre, Westerham	3.1 ha
	Blue Chalet Industrial Park, West Kingsdown	0.7 ha
	Horton Kirby Trading Estate	3.5 ha
	Warren Court	0.6 ha
Total		7.9 ha
GRAND TOTAL		86.12 ha

Source: Employment Land Review

Note: * Includes Broom Hill Site (Proposed Allocated)

3.2 The ELR identified 86.12ha of existing employment area worthy of protection. This was distributed as follows;

- Sevenoaks 32.75 ha
- Swanley 24.8 ha
- Edenbridge 20.67 ha
- Other Settlement 7.9 ha

3.3 Following the Council's review of sites in 2009, a slightly amended list of employment sites and floor spaces were considered to be worth of protection. Whilst the findings were in line with the previous study the distribution of development was different. The reviewed employment land table is included in table 2 below and once again excludes Major Developed Sites within the Green Belt. Maps of these sites can be found in **Appendix 1**.

Table 2: Employment Land following SDC Review 2009

Settlement	Site	SDC Review Area 2009
Sevenoaks	Vestry Road, Sevenoaks	11.9 ha
	Bat & Ball Enterprise Centre, Sevenoaks	1.8 ha
	British Telecom, London Road Sevenoaks	2.5 ha
	Erskine House, Oakhill Road, Sevenoaks	0.5 ha
	Hardy's Yard, Riverhead	1.2 ha
	High Street Sevenoaks	1.4 ha
	London Road Sevenoaks	4.1 ha
	Morewood Close (Outside Housing Area)	3.2 ha
	South Park, Sevenoaks	0.2 ha
	Tubs Hill House, Tubs Hill	0.4 ha
Total		27.2 ha
Swanley	Wested Lane Industrial Estate, Swanley	8.0 ha
	Swanley Town Council Offices, Swanley	0.4 ha
	Goldsel Road, Swanley	2.6 ha
	Horizon House, Swanley	0.3 ha
	Land at Broom Hill, Swanley	8.1 ha
	Media House, Swanley	0.3 ha
	Moreton Industrial Estate, Swanley	1.9 ha
	Park Road Industrial Estate, Swanley	1.3 ha
	Southern Cross Ind. Estate, Swanley	1.9 ha
	Swanley Library and Information Centre, Swanley	0.7 ha
	Teardrop Industrial Estate, Swanley	3.4 ha
	The Technology Centre, Swanley	1.9 ha
	Total	
Edenbridge	Station Road, Edenbridge	18.8 ha
	Edenbridge Trading Centre/ Warsop Trading Centre and Leigh Builders Yard, Edenbridge	2.2 ha
	Station Approach, Edenbridge	1.1 ha
Total		22.1 ha
Other Settlements	Westerham Trading Centre, Westerham	3.7 ha
	Blue Chalet Industrial Park, West Kingsdown	0.9 ha
	Horton Kirby Trading Estate	0.8 ha
	Warren Court	0.6 ha
Total		6 ha
GRAND TOTAL		86.1ha *

Source: SDC

Note: * Includes Broom Hill Site (Proposed Allocation)

3.4 The Sevenoaks District review of the ELR identified a similar quantum of overall employment area (86.1ha) worthy of protection. This was distributed as follows;

- Sevenoaks 27.2 ha
- Swanley 30.8 ha
- Edenbridge 22.1 ha
- Other Settlement 6.0 ha

3.5 Table 3 overleaf provides a summary of the two tables above, identifying where the key differences in the two sets of figures. The SDC difference column relates to any amendment from the original study, which has informed the Submission Version of the Core Strategy. Details of these individual amendments can be found in chapter 4.

Table 3 :Breakdown of Differences

Settlement	Site	ELR Site Area 2007	SDC Review Area 2009	SDC Difference
Sevenoaks	Vestry Road, Sevenoaks	9.2 ha	11.9 ha	+2.7 ha
	Bat & Ball Enterprise Centre, Sevenoaks	1.0 ha	1.8 ha	+ 0.8 ha
	British Telecom, London Road Sevenoaks	2.5 ha	2.5 ha	/
	Erskine House, Oakhill Road, Sevenoaks	0.7 ha	0.5 ha	- 0.2 ha
	Hardy's Yard, Riverhead	1.2 ha	1.2 ha	/
	High Street Sevenoaks	1.4 ha	1.4 ha	/
	London Road Sevenoaks	4.1 ha	4.1 ha	/
	Morewood Close (Outside Housing Area)	2.8 ha	3.2 ha	+0.4 ha
	South Park, Sevenoaks	0.2 ha	0.2 ha	/
	Tubs Hill House, Tubs Hill	0.6 ha	0.4 ha	- 0.2ha
	West Kent Cold Store	7.7 ha	N/A	-7.7 ha
	Buildmart House	0.1 ha	N/A	- 0.1 ha
	London Road (Railway/Bicycle)	0.1 ha	N/A	- 0.1 ha
	South Park/Lime Tree	0.9 ha	N/A	- 0.9 ha
	Coffee House Yard	0.1 ha	N/A	- 0.1 ha
	Sackville House	0.1ha	N/A	- 0.1ha
Epicurus House	0.05 ha	N/A	- 0.05	
Total		32.75 ha	27.2 ha	-5.55 ha
Swanley	Wested Lane Industrial Estate, Swanley	N/A	8.0 ha	+8.0 ha
	Swanley Town Council Offices, Swanley	0.4 ha	0.4 ha	/
	Goldsel Road, Swanley	5.8 ha	2.6 ha	-3.2 ha
	Horizon House, Swanley	0.3 ha	0.3 ha	/
	Land at Broom Hill, Swanley*	N/A	8.1 ha	+ 8.1 ha
	Media House, Swanley	0.3 ha	0.3 ha	/
	Moreton Industrial Estate, Swanley	N/A	1.9 ha	+1.9 ha
	Park Road Industrial Estate, Swanley	2.3 ha	1.3 ha	-1.0
	Southern Cross Ind. Estate, Swanley	12.0 ha	1.9 ha	-10.1 ha
	Swanley Library and Information Centre, Swanley	0.7 ha	0.7 ha	/
	Teardrop Industrial Estate, Swanley	N/A	3.4 ha	+ 3.4 ha
	The Technology Centre, Swanley	1.9 ha	1.9 ha	/
	St Barts Laundry	0.7 ha	Deleted	- 0.7 ha
	Royal Mail	0.4 ha	Deleted	- 0.4 ha
Total		24.8 ha	30.8 ha*	+6 ha
Edenbridge	Station Road, Edenbridge	16.2 ha	18.8 ha	+ 2.6 ha
	Edenbridge Trading Centre/ Warsop Trading Centre and Leigh Builders Yard, Edenbridge	1.2 ha	2.2 ha	+1.0 ha
	Station Approach, Edenbridge	1.3 ha	1.1 ha	-0.2 ha
	Albion Business Park	1.2 ha	deleted	-1.2 ha
	Coop Store	0.77 ha	deleted	-0.77 ha
Total		20.67 ha	22.1 ha	+1.43 ha
Other Settlements	Westerham Trading Centre, Westerham	3.1 ha	3.7 ha	+0.6 ha
	Blue Chalet Industrial Park, West Kingsdown	0.7 ha	0.9 ha	+ 0.2ha
	Horton Kirby Trading Estate	3.5 ha	0.8 ha	-2.7 ha
	Warren Court	0.6 ha	0.6 ha	/
Total		7.9 ha	6 ha	-1.9 ha
GRAND TOTAL		86.12 ha	86.1ha *	-0.02 ha

Source: SDC

Note: * Includes Broom Hill Site

4 Commentary on Changes

- 4.1 This section of the document provides detail on a site-by-site basis where changes have been made between the original ELR, and those that appear in the Allocations (Options) DPD and the Core Strategy Draft for Submission.

Sevenoaks

Vestry Road, Sevenoaks (Increase in overall floor area by 2.7 ha)

- 4.2 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Bat and Ball Enterprise Centre, Sevenoaks (Increase in overall floor area by 0.8ha)

- 4.3 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Erskine House, Oakhill Road, Sevenoaks (Decrease in overall areas by 0.2ha)

- 4.4 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Morewood Close, Sevenoaks (Increased in overall area by 0.4ha)

- 4.5 The boundary of the site has been amended from that identified by the ELR to reflect a recently approved residential led development on part of the site. However following detailed measurement at a more accurate scale, the site area has still been increased over and beyond what was previously identified by the ELR.

Tubs Hill House, Tubs Hill (Decrease in overall area by 0.2ha)

- 4.6 The boundary of the site has been amended from that identified by the ELR to exclude Oak House and Tubs Hill Parade. Oak House has been comprehensively redeveloped whilst Tubs Hill Parade is in retail use.

West Kent Cold Store, Dunton Green (Decrease in overall area by 7.7 ha)

- 4.7 It was noted in the ELR that the West Kent Cold Storage company site was likely to close in the near future, as it had been purchased by Berkeley Homes with a view to redeveloping the site.

Planning permission has now been granted for a major residential led mixed use development at the site which has resulted in this expected loss of employment provision. A separate allocation including the employment component of the mixed use scheme will be provided within the emerging Allocations DPD.

South Park/Lime Tree Walk, Sevenoaks (Decrease in overall area by 0.9 ha)

- 4.8 This site has been removed from the employment provision as it falls within the Sevenoaks Town Centre Policy area and as such is protected by town centre related policies.

Sites excluded on grounds of threshold

- 4.9 The following sites previously identified within the ELR have been excluded from the list of sites identified as contributing to the employment land provision for the district. This is based on the grounds that as these sites are of small scale (under 0.2ha) they are not of a strategic importance that could be relied upon to ensure future employment needs are met. The following sites have been excluded based on their threshold;

- Buildmart House (0.1 ha);
- London Road (Railway/Bicycle) (0.1 ha)
- Coffee House Yard (0.1 ha)
- Sackville House (0.1ha)
- Epicurus House (0.05ha)

- 4.10 In summary, the ELR identified 32.75 ha of land worthy of policy protection within the Preferred Options version of the Core Strategy. Due to the above justifications this figure has been slightly decreased by 5.55ha to an overall provision of area to be protected in Sevenoaks of 27.2 ha.

Swanley

Wested Lane Industrial Estate (Increase in overall area by 8.0 ha)

- 4.11 This industrial estate on the outskirts of Swanley was not previously identified in the ELR but is a significant employment area worthy of protection.

Goldsel Road, Swanley (Decrease in overall area by 3.2 ha)

- 4.12 The ELR previously identified this site as Goldsel Road and the adjacent United House sites combined. However United House has now been put forward for a major residential led mixed use development and as such this area is excluded as employment land that is to be protected.

Southern Cross Industrial Estate (Decrease in overall area by 10.1 ha)

- 4.13 The site area identified in the ELR included the Broomhill site and the Moreton industrial Estate (see below) as part of the overall area. These are now separately identified.

Broomhill Site Swanley (increase in overall area by 8.1 ha)

- 4.14 This is an allocated employment site, which is yet to be built out. The ELR included the area as part of the Southern Cross Industrial Estate. However for the purpose of the Core Strategy and Planning for employment, this site is expected to come forward as a new site and contribute to the overall employment provision for Sevenoaks during the Core Strategy period so has been identified as an individual site.

Moreton Industrial Estate (Increase in overall area by 1.9 ha)

- 4.15 This industrial estate on the outskirts of Swanley was previously included as part of Southern Cross Industrial Estate. The site on its own contributes a significant level of employment area worthy of protection so has been separately identified within this study.

Park Road Industrial Estate (Decrease in overall area by 1.0 ha)

- 4.16 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Teardrop Industrial Estate (Increase in overall area by 3.4 ha)

- 4.17 This industrial estate on the outskirts of Swanley was not previously identified in the ELR but is a significant employment area worthy of protection.

St. Bartholomew's Hospital Laundry (Decrease in overall area by 0.7 ha)

- 4.18 The ELR recommended this site for release from employment use. It has subsequently been granted planning permission for residential development, which is currently being implemented.

Royal Mail Site, Swanley (Decrease in overall area by 0.4 ha)

- 4.19 This site has been deleted as it is a retail unit within the town centre where it is protected by town centre related policies.

- 4.20 In summary, the ELR report identified 24.8 ha of land worthy of policy protection within the Preferred Options version of the Core Strategy. Due to the above justifications this figure has been slightly increased by 6 ha to an overall provision of area to be protected in Swanley of 30.8 ha.

Edenbridge

Station Road, Edenbridge (Increase in overall area by 2.6ha)

- 4.21 The boundary of the site remains the same as identified in the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Edenbridge Trading Centre/ Warsop Trading Centre and Leigh Builders Yard, Edenbridge (Increase in overall area by 1.0 ha)

- 4.22 The boundary of the site remains the same as identified in the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Station Approach (Decrease in overall area by 0.2 ha)

- 4.23 The boundary of the site remains the same as identified in the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Albion Business Park (Decrease in overall area by 1.2 ha)

- 4.24 This site previously identified in the ELR has been granted planning permission for residential development, which is currently being implemented.

Co-op Store Edenbridge (Decrease in overall area by 0.77 ha)

- 4.25 This site has been deleted as it is now a retail unit within the town centre where it is protected by town centre related policies.
- 4.26 In summary, the ELR identified 20.67 ha of land worthy of policy protection within the Preferred Options version of the Core Strategy. Due to the above justifications this figure has been slightly increased by 1.43 ha to an overall provision of area to be protected in Edenbridge of 22.1 ha.

Other Settlements

Westerham Trading Centre, Westerham (Increase in overall area by 0.6ha)

- 4.27 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Blue Chalet Industrial Park, West Kingsdown (Increase in overall area by 0.2ha)

- 4.28 The boundary of the site remains the same as identified by the ELR however following detailed measurement at a more accurate scale, the site area has been amended.

Horton Kirby Trading Estate (Decrease in overall area by 2.7 ha)

- 4.29 The boundary of the site is altered from that identified by the ELR following the approval of major residential development on a section of the previously identified site.
- 4.30 In summary, the ELR identified 7.9 ha of land worthy of policy protection within the Preferred Options version of the Core Strategy. Due to the above justifications this figure has been slightly decreased by 1.9 ha to an overall provision of area to be protected in the Other Settlements of 6 ha.

5 Major Developed Sites in the Green Belt

5.1 There are a number of employment sites in the District, divorced from existing settlements that have become built up over the years and where their original development often pre-dates the introduction of planning control. All are within the Green Belt and the largest sites have been designated as “Major Developed Sites” (MDS’s) in the Green Belt.

5.2 The ELR went some way to identify these sites and their employment potential, however a number of the inputs were subject to errors or were not surveyed at the time of its production. This section therefore provides an overview of the four MDS’s. Maps of the these MDSs are included at **Appendix 2.**

1	Chaucer Business Park, Kemsing	(4.4ha)
2.	Glaxo Smith Kline, Leigh	(4.0ha)
3.	North Downs Business Park, Dunton Green	(6.1ha)
4.	Fort Halstead, Halstead	(41.0ha)

Chaucer Business Park, Kemsing

5.3 Chaucer Business Park is located in Kemsing along Watery Lane. It covers an area of 4.4 ha, which is 0.5ha larger than the figure estimated in the ELR.

5.4 There are eleven separate business sites within the business area. The sites range in size from 1,520 sq.m to 5,625 sq.m and are primarily used for transport and storage(I) or general business use(K) with some manufacturing(D). The buildings on-site are either one or two stories tall and range in age dating from the 1970’s through to the 1990’s. The buildings cover an approximate area of 11,547sq.m and provide 14,269sq.m of floorspace.

5.5 There is a large pond and greenspace in the centre of the business area covering approximately 4,500 sq.m.

5.6 The site is in reasonable condition and most of the buildings are new and in good condition, albeit there is no further available development space.

5.7 There is on-site parking and good HGV access. Some of the land-use may be potentially contaminative.

Glaxo Smith Kline, Leigh

- 5.8 The Glaxo Smith Kline site is an established science and research facility of 4.0 ha located within the Powder Mills area of Leigh.
- 5.9 The site is well kept and contains a number of significant buildings including a modern laboratory block of approximately 4,500 sq metres.
- 5.10 Other buildings at the site include a substantial Drum Storage and Pilot Plant that provides important facilities for the research carried out on site. The facility is supported by a significant level of offices and associated development.
- 5.11 The site is in high quality condition albeit there remains limited opportunity for future development.

North Downs Business Park, Dunton Green

- 5.12 The ELR previously identified the North Downs Business Park and Fort Halstead as a combined site, when in fact they are two separately defined sites.
- 5.13 The North Downs Business Park is located in Dunton Green along Limepit Lane. The site is occupied by 6.1 ha of employment land. Buildings are one and two-stories tall and range in age dating from the 1950's to 2000's.
- 5.14 The ELR identified that the site contains approximately ten separate identifiable business sites and 1.0 ha of vacant/developable land. The buildings cover an area of 7,188sq.m and provide 9,725sq.m of floorspace.
- 5.15 At the time of the ELR the surveyed business area was being used for a variety of activities including manufacturing and various business uses. There was 2,800sq.m of warehouse use (I), 1,550sq.m of floorspace being used for manufacturing(D), 625sq.m for automotive repair (G) and 3,937sq.m of general office use(K). Some of the units are vacant.
- 5.15 The business area is in good condition and the majority of the surveyed buildings are well maintained.
- 5.16 There is on-site parking and good HGV access in most areas.

Fort Halstead, Halstead

- 5.17 Fort Halstead is located to the south east of Halstead along Crow Road, reached from the junction of the A224 and Otford Lane at the top of Polhill. The site is occupied by Qinetic, a private company that acquired the site from the Defence Research Establishment, and Defence Science and Technology Laboratories (DSTL) which is Government owned.
- 5.18 The site is not accessible for surveying. The boundary of the major developed site identifies 41.0 ha, however the built development of the area does not correspond precisely to this boundary . A Certificate of Lawfulness of Existing Use or Development issued by the Council covers a wider area, There is also 15 ha of residential development adjoining the site.

6 Conclusions

- 6.1 Based on the above findings and the differences highlighted in Chapter 4, it can be seen that the results of Sevenoaks District's review is that the overall level of employment area to be protected through the Core Strategy Draft for Submission and Allocations (Options) DPD remains in line with that originally identified in the ELR.
- 6.2 Whilst the actual sites and site areas have changed the overall provision for protection remains at a consistent 86.1 ha. However it can be seen below that the distribution of employment area to be protected has been slightly amended as a result of this review, with a small increase in the amount of employment land identified for protection outside town centres.
- 6.3 In terms of locations the provision in Sevenoaks and the other settlements have been slightly reduced, whilst provision for protection in Swanley and Edenbridge has been slightly increased. A summary table is included at table 4 below.

Table 4: Summary of Review

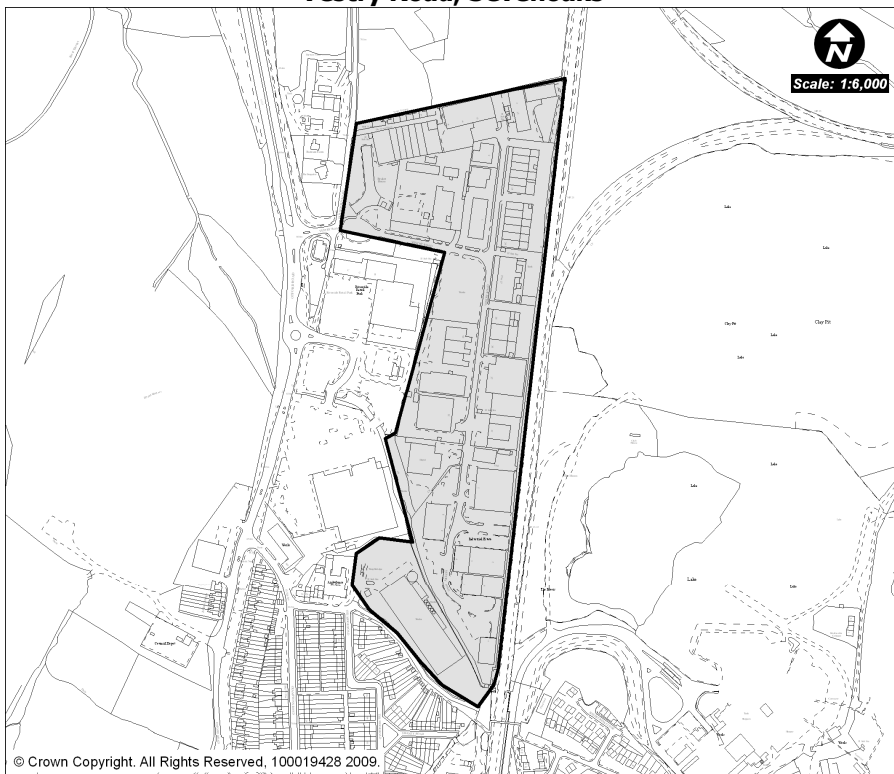
Settlement	ELR 2007	SDC Review 2009
Sevenoaks	32.75 ha	27.2 ha
Swanley	24.8 ha	30.8 ha
Edenbridge	20.67 ha	22.1 ha
Other Settlements	7.9 ha	6.0 ha
TOTAL	86.12 ha	86.1 ha

Source: SDC

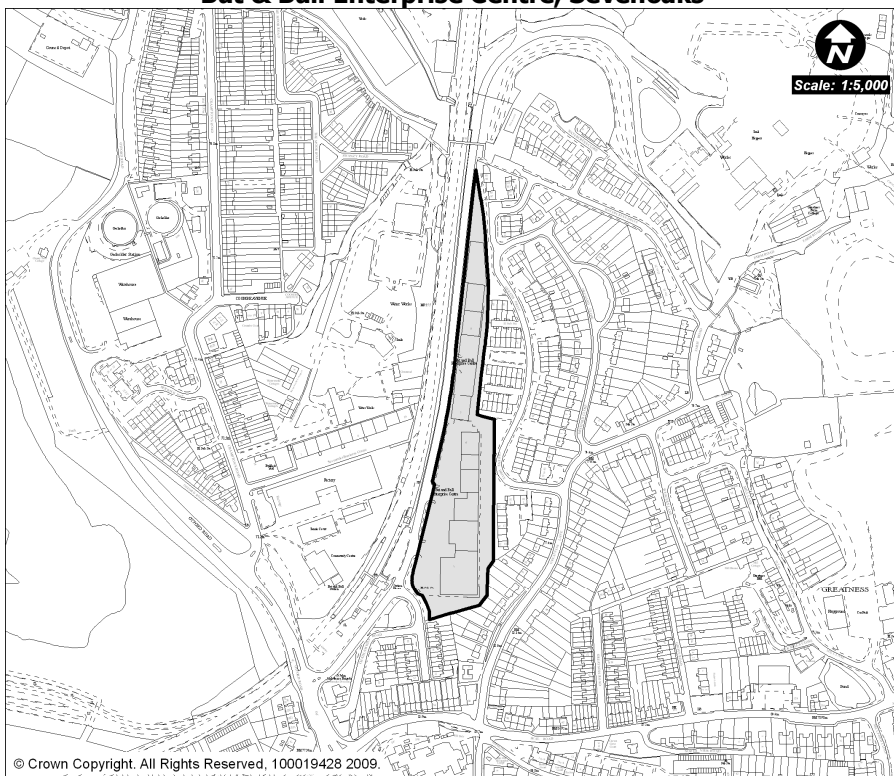
- 6.4 Whilst the above table demonstrates that there has been a slight reduction in identified employment floorspace in Sevenoaks, it should be noted that there has been the expected loss of 7.7 ha at West kent Cold Store. This expected loss was anticipated in the ELR and as such if this site is disregarded it can be seen that there has actually been an increase in identified floorspace of approximately 2 ha.
- 6.5 The review provides additional and updated information on those sites designated as MDS's, where detailed information was previously unavailable.
- 6.6 This document, in parallel with the ELR, provides the evidence base to support the employment sections of the Core Strategy Draft for Submission.

Appendix 1 - Employments Sites for Protection (Maps not to Scale)

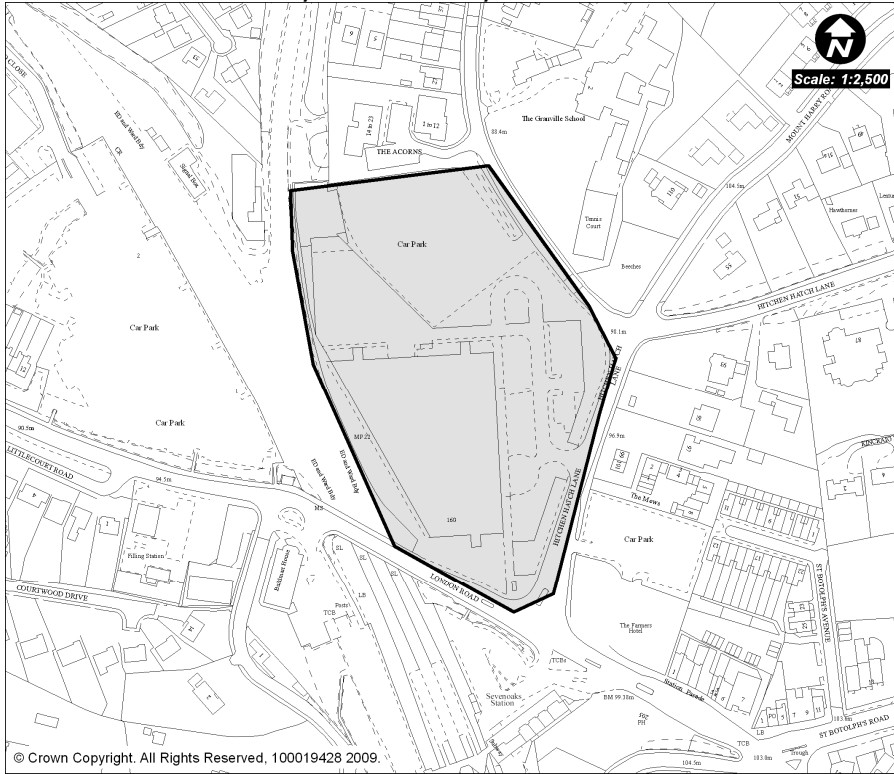
Vestry Road, Sevenoaks



Bat & Ball Enterprise Centre, Sevenoaks



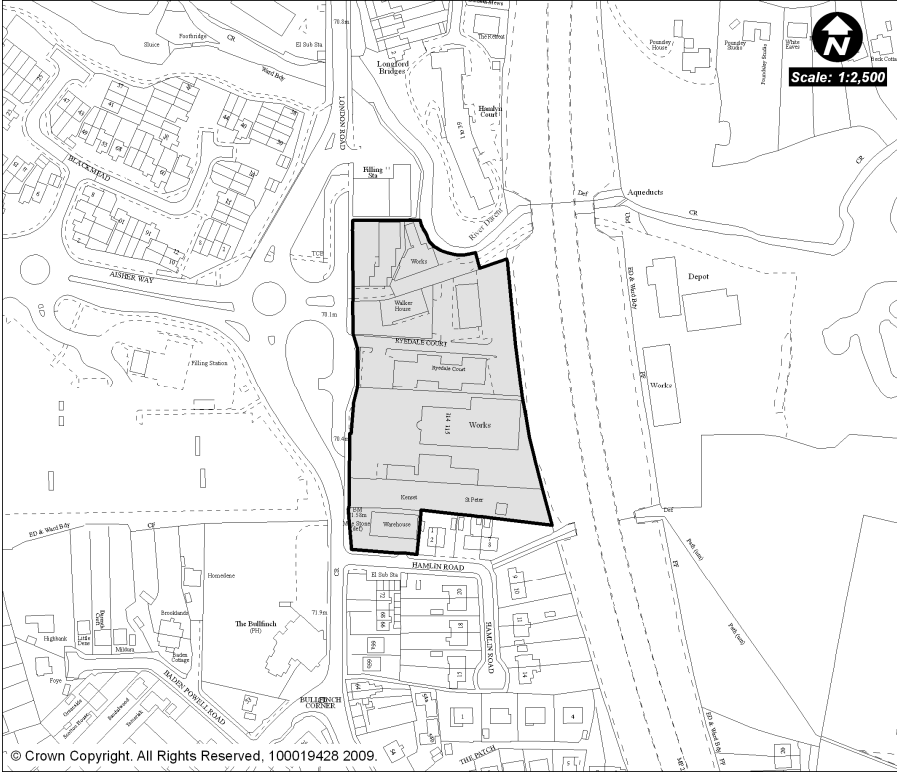
BT, London Road, Sevenoaks



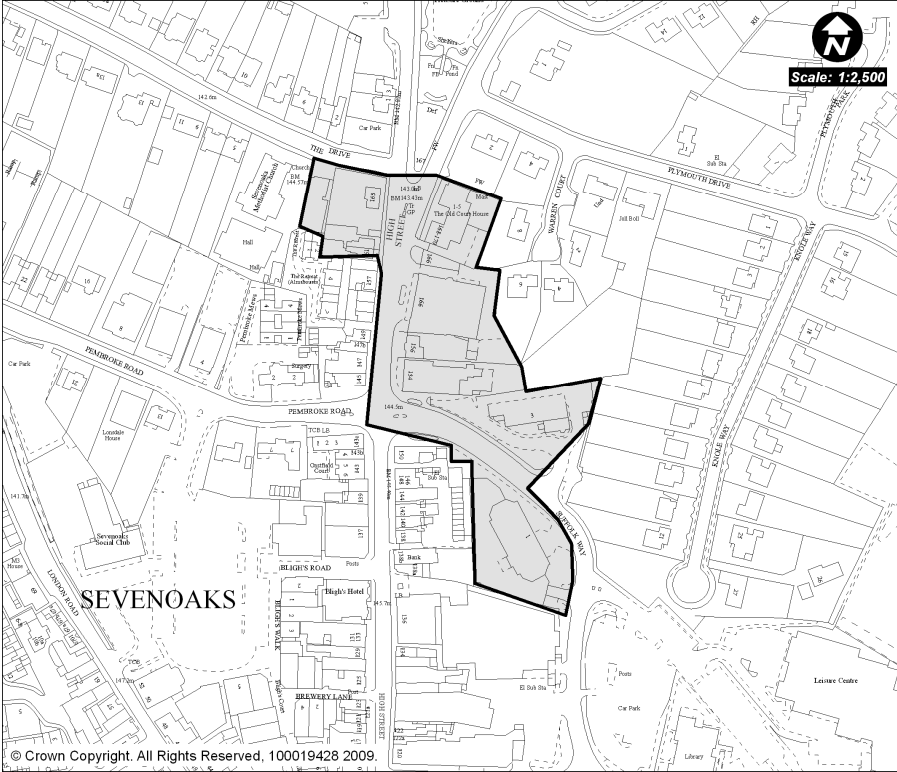
Erskine House, Oak Hill Road, Sevenoaks



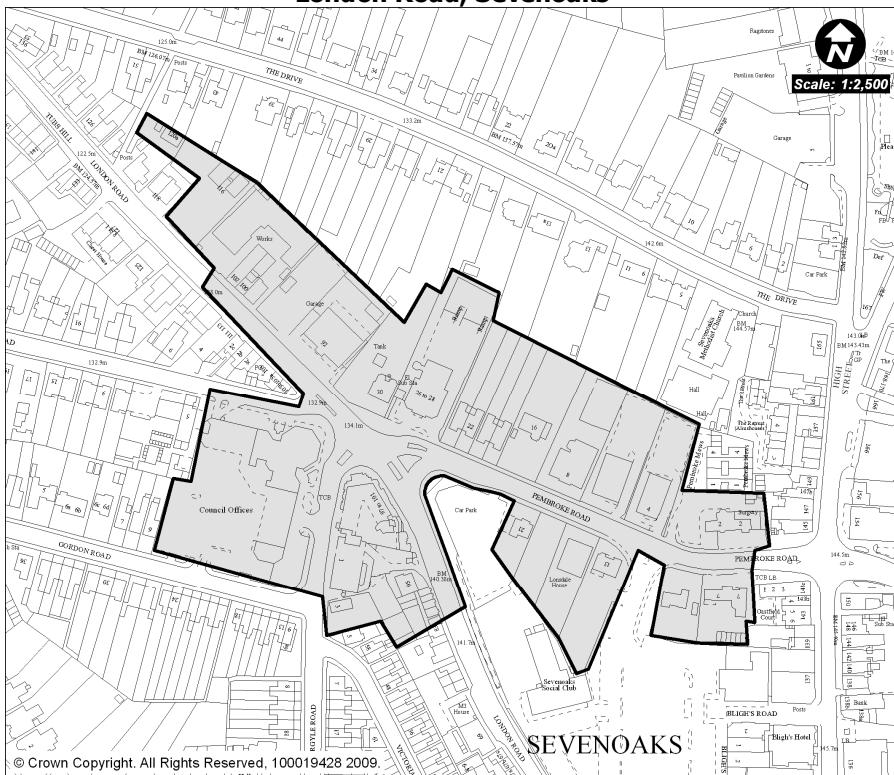
Hardy's Yard, Riverhead



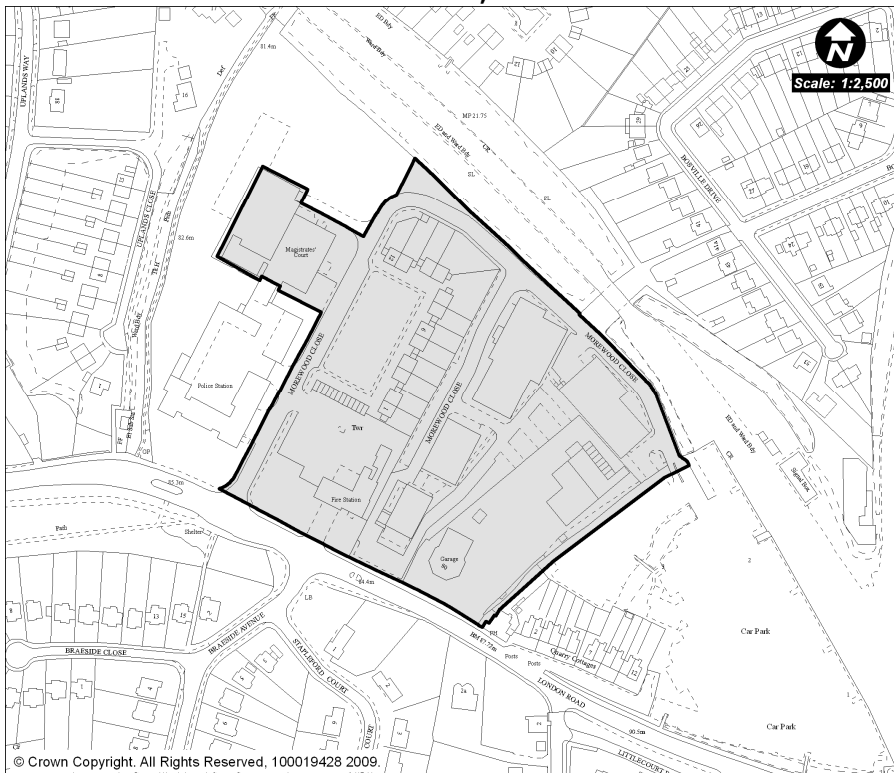
High Street, Sevenoaks



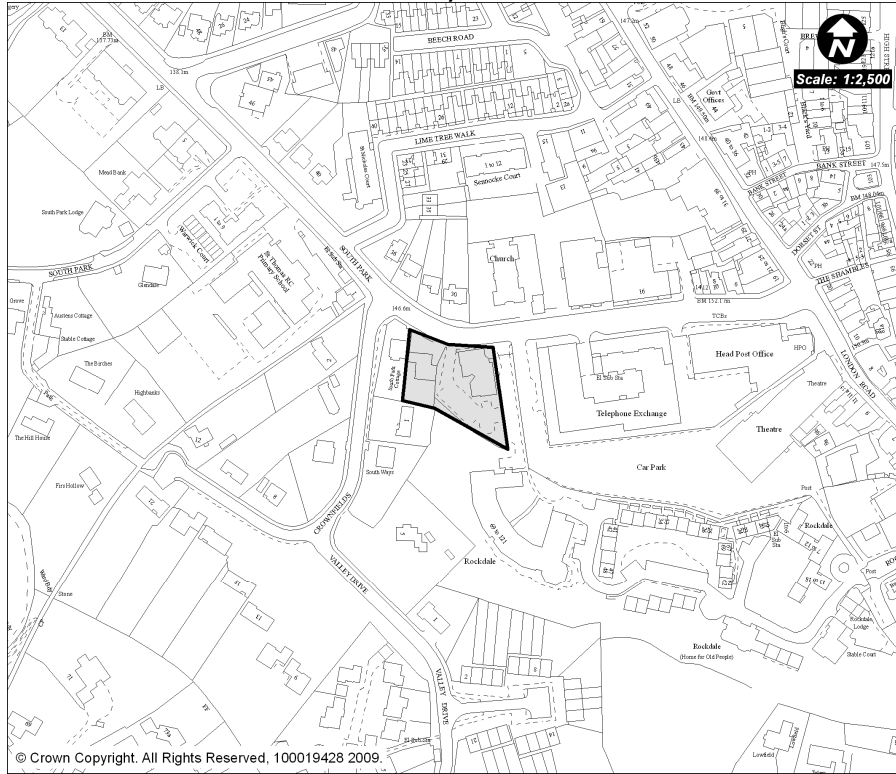
London Road, Sevenoaks



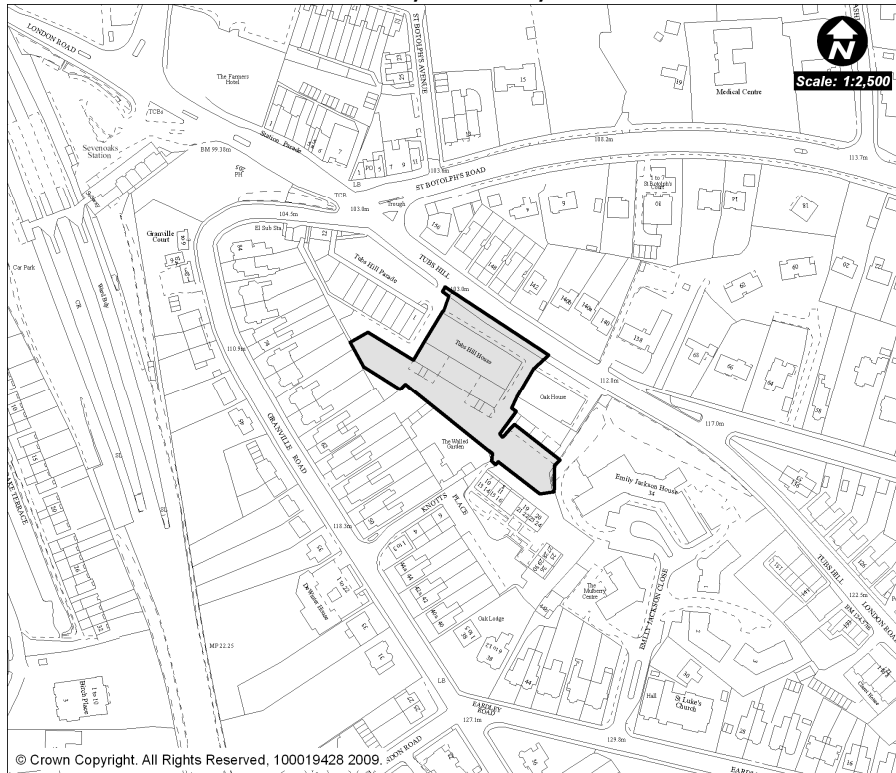
Morewood Close, Sevenoaks



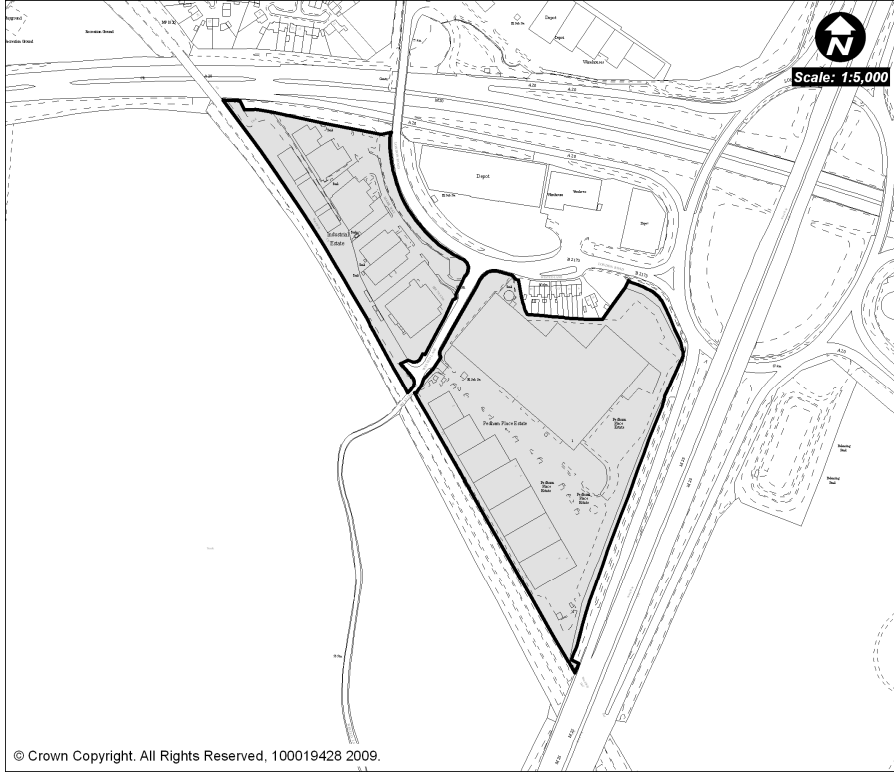
South Park, Sevenoaks



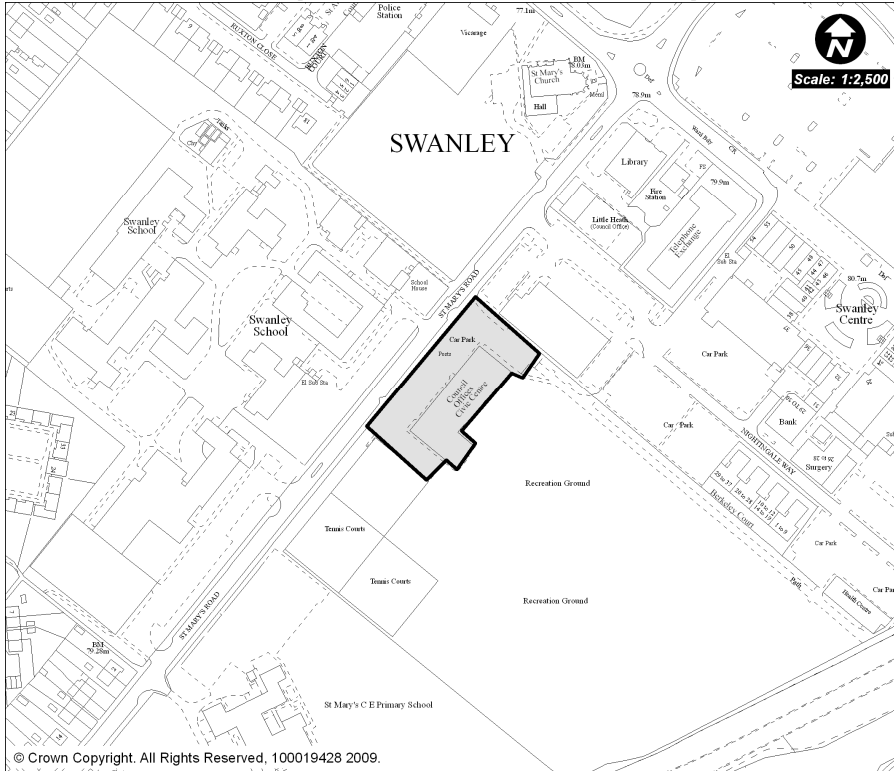
Tubs Hill House, Tubs Hill, Sevenoaks



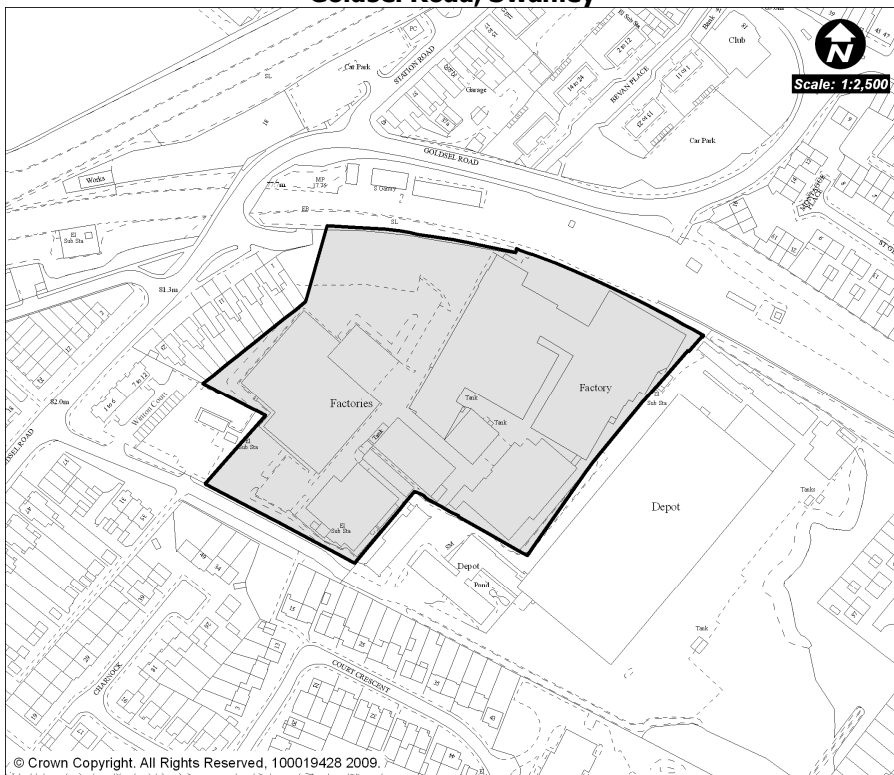
Wested Lane Industrial Estate, Swanley



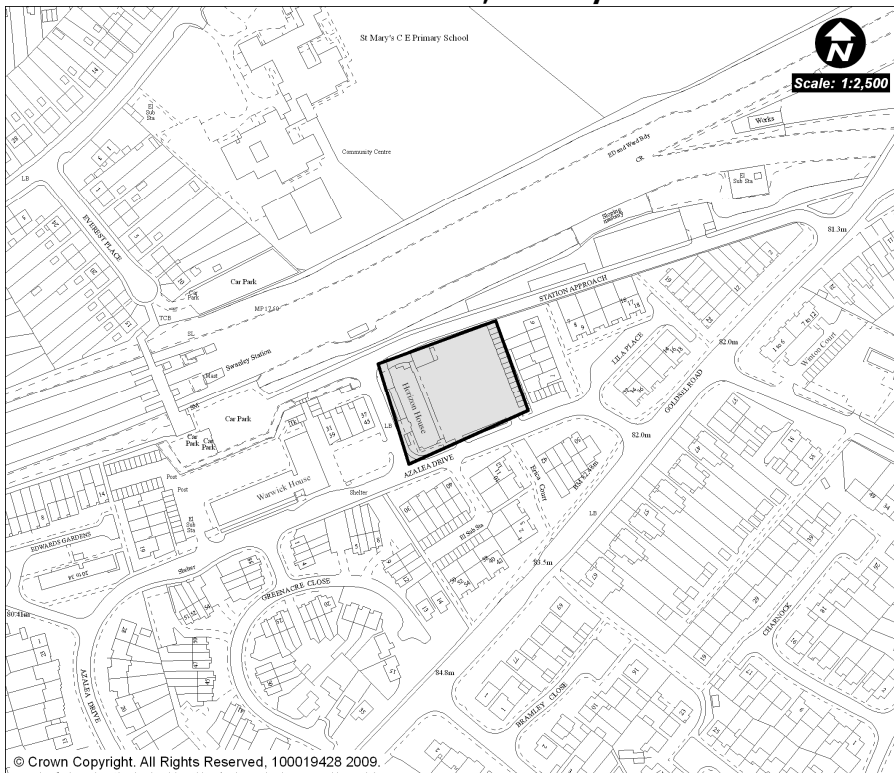
Swanley Town Council Offices, Swanley



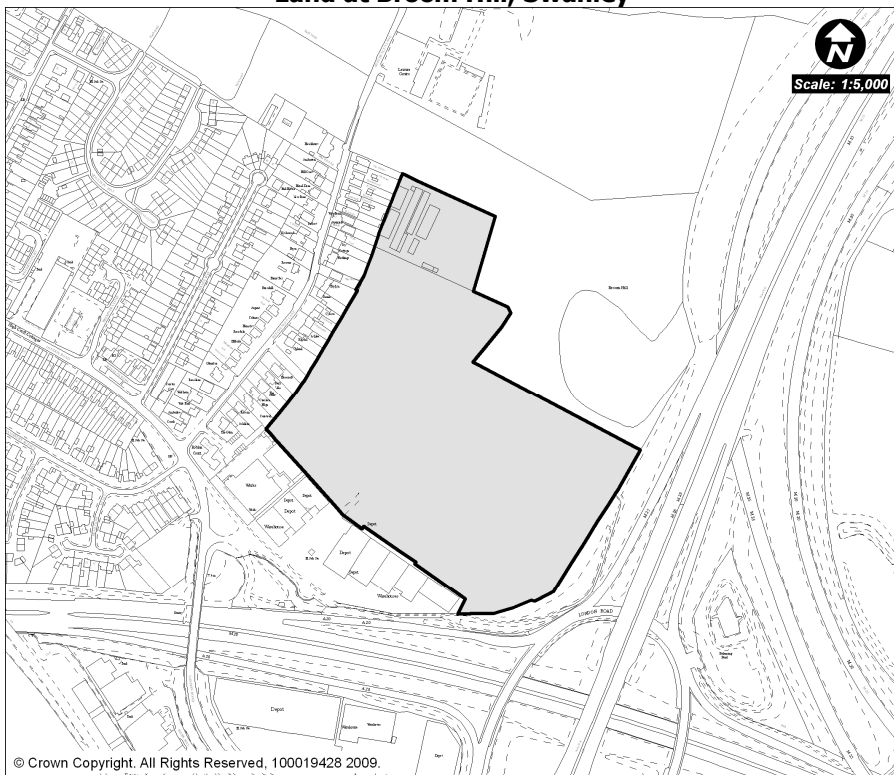
Goldsel Road, Swanley



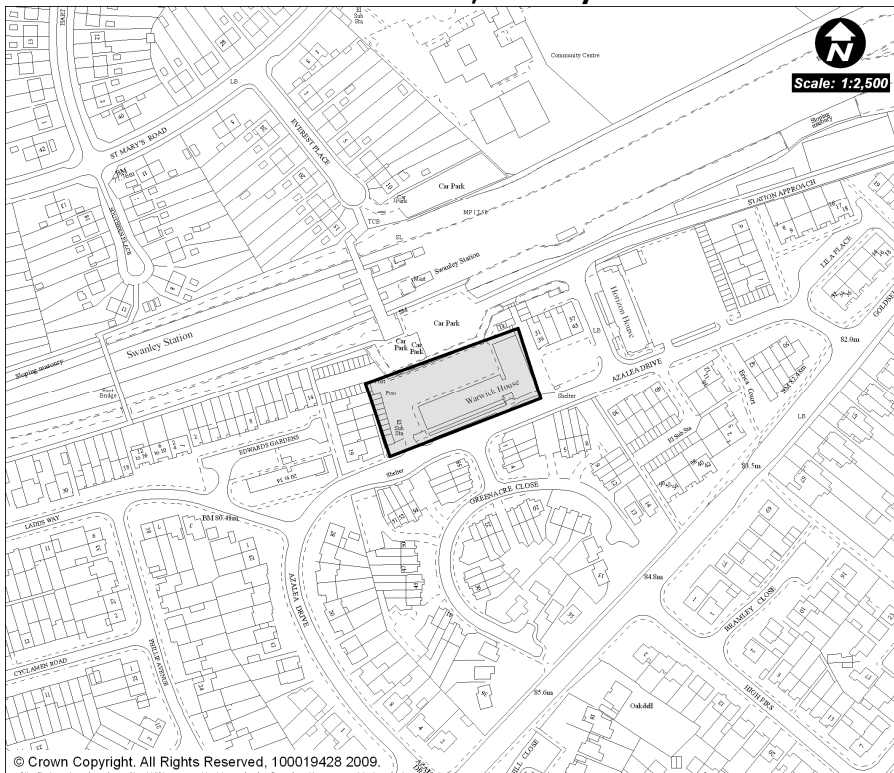
Horizon House, Swanley



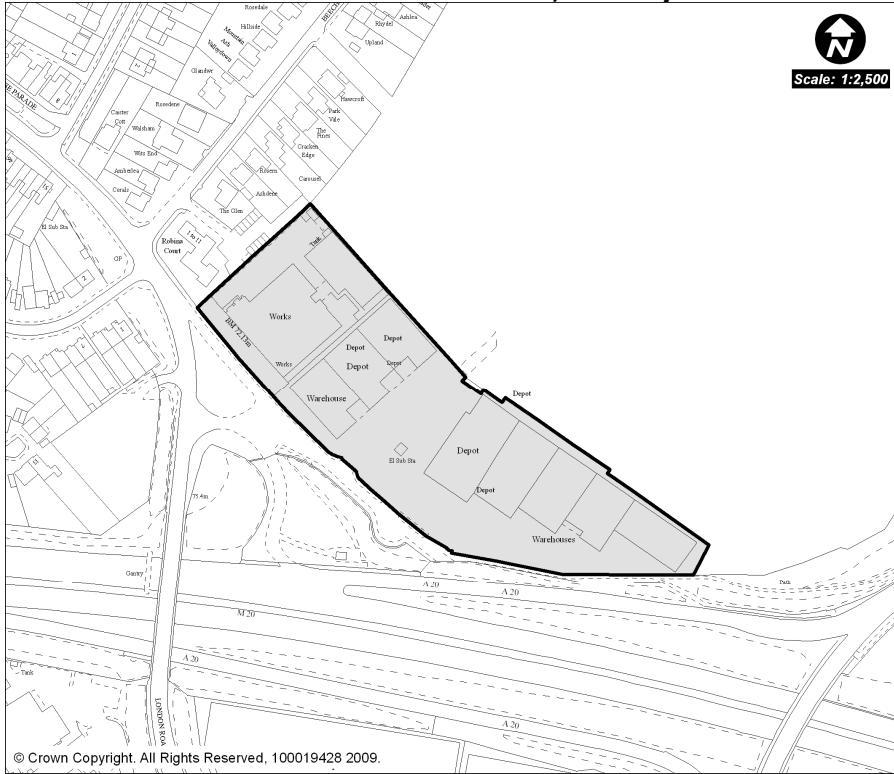
Land at Broom Hill, Swanley



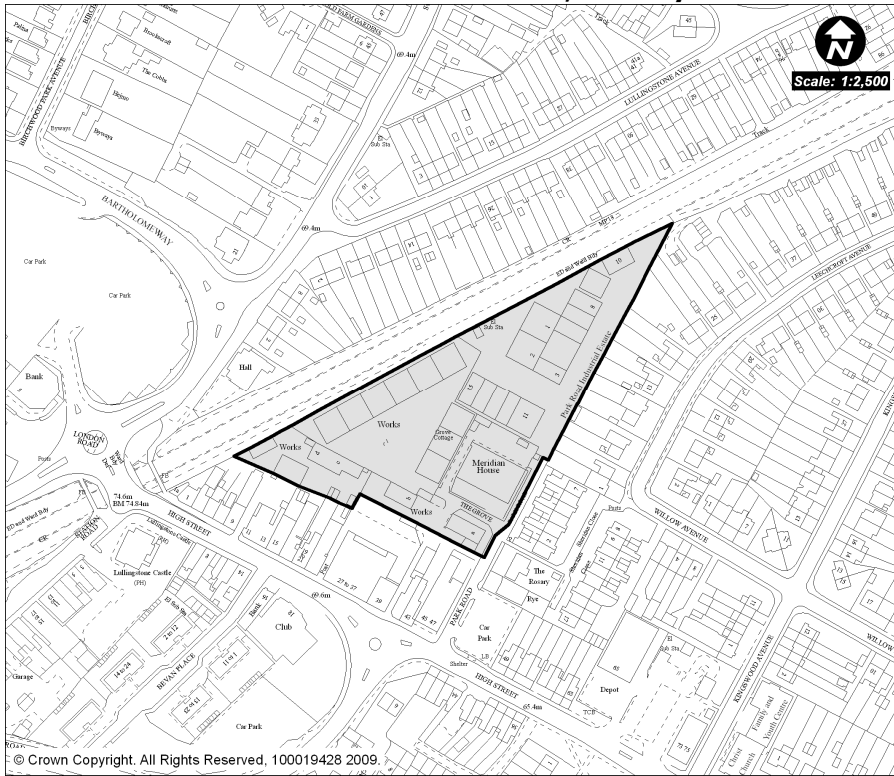
Media House, Swanley



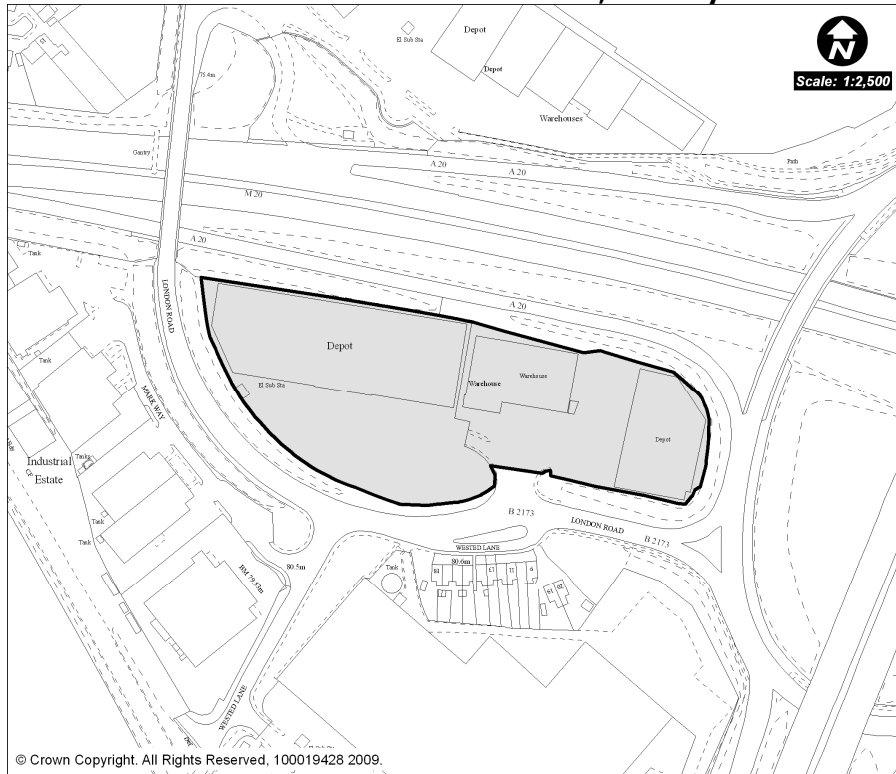
Moreton Industrial Estate, Swanley



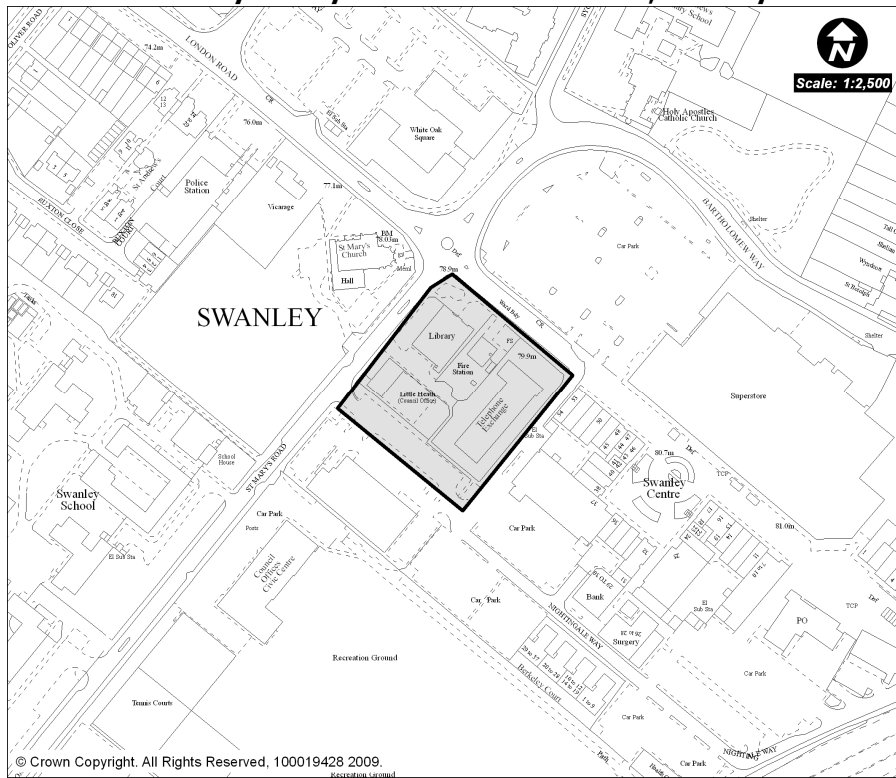
Park Road Industrial Estate, Swanley



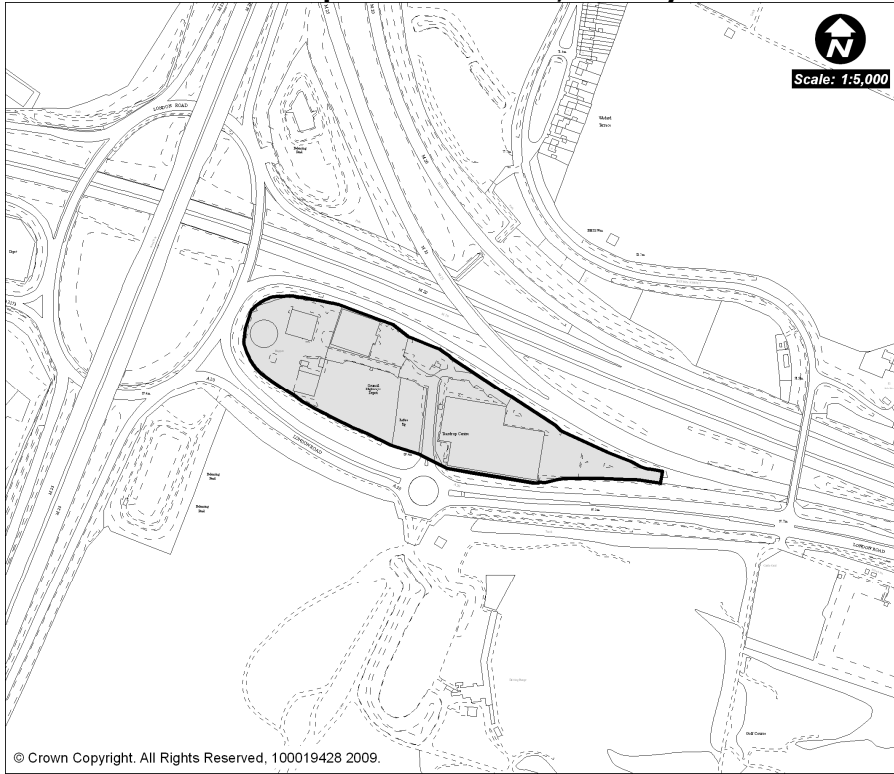
Southern Cross Industrial Estate, Swanley



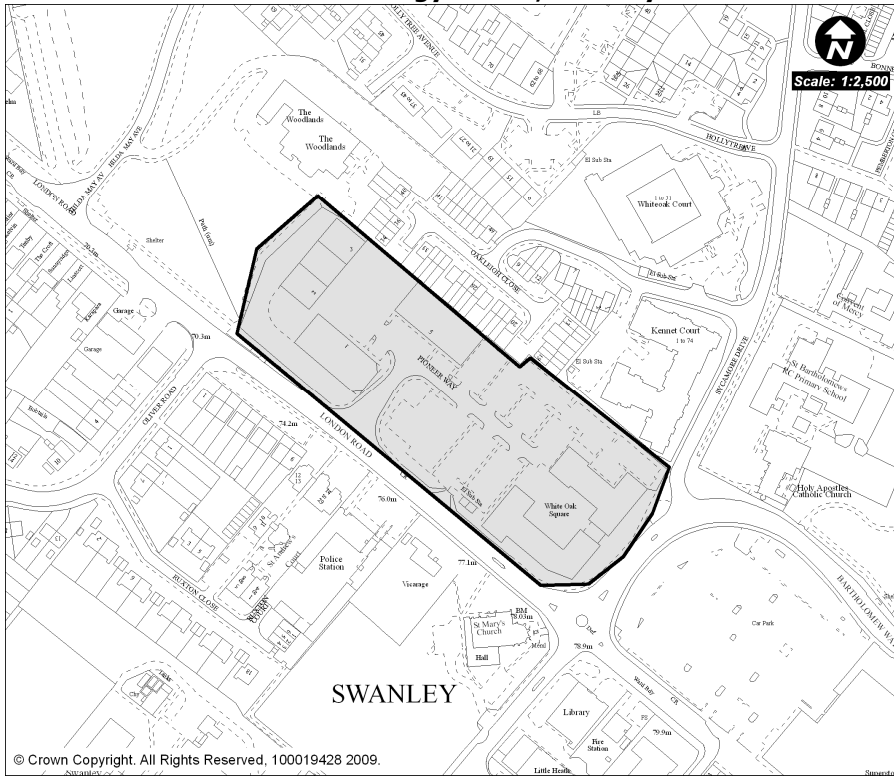
Swanley Library and Information Centre, Swanley



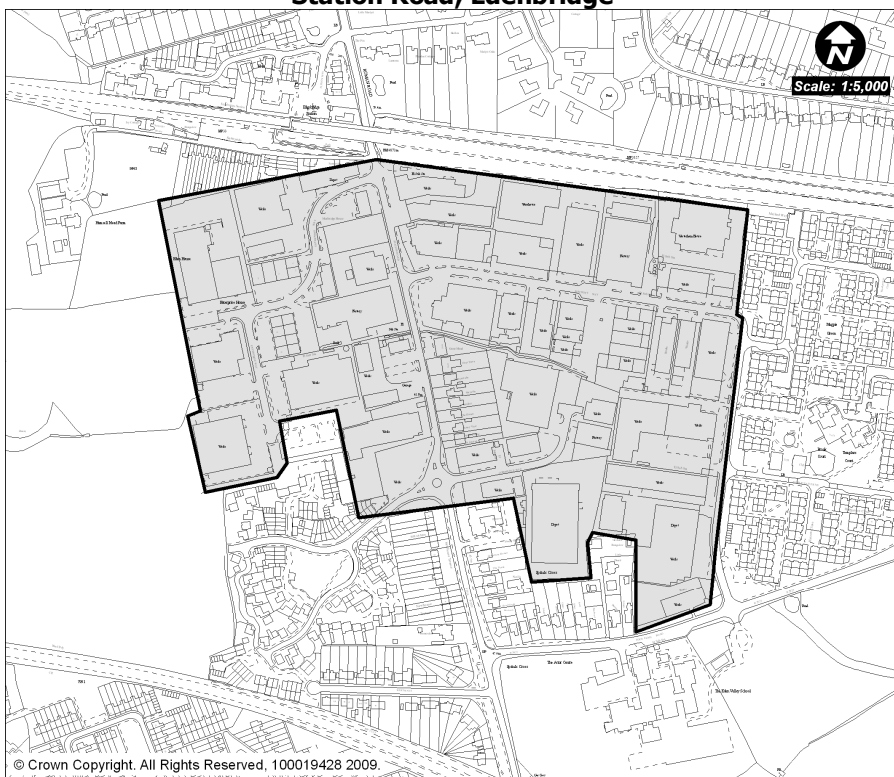
Teardrop Industrial Estate, Swanley



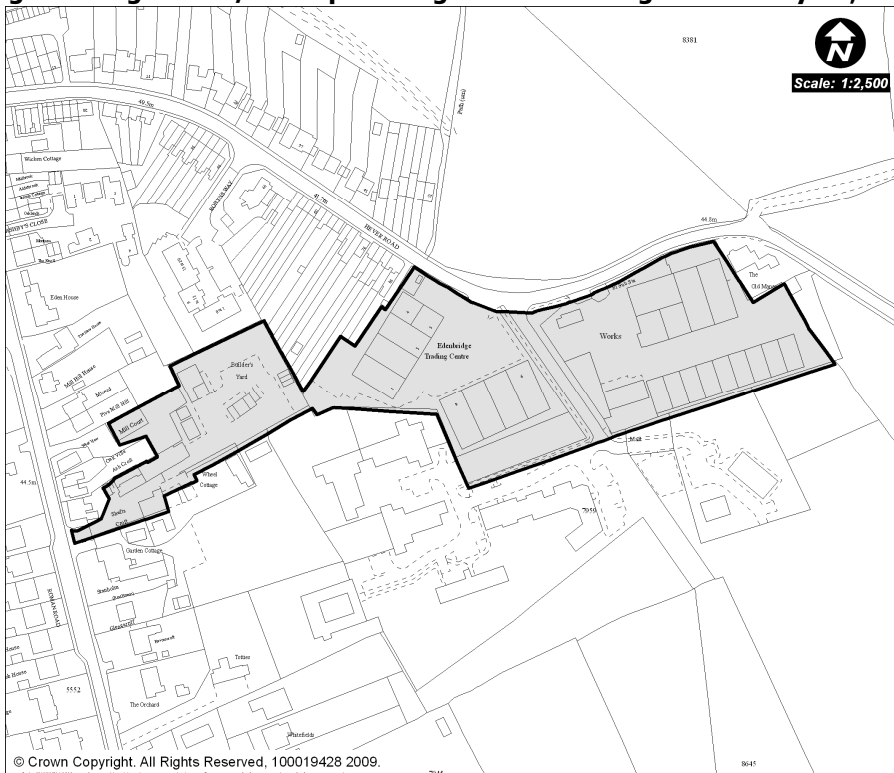
The Technology Centre, Swanley



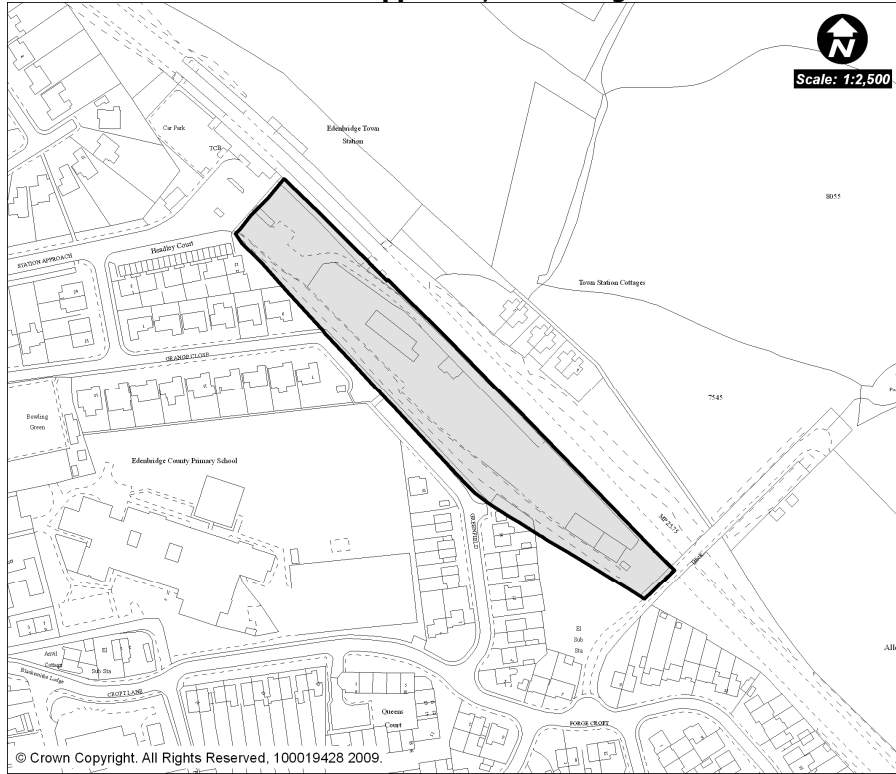
Station Road, Edenbridge



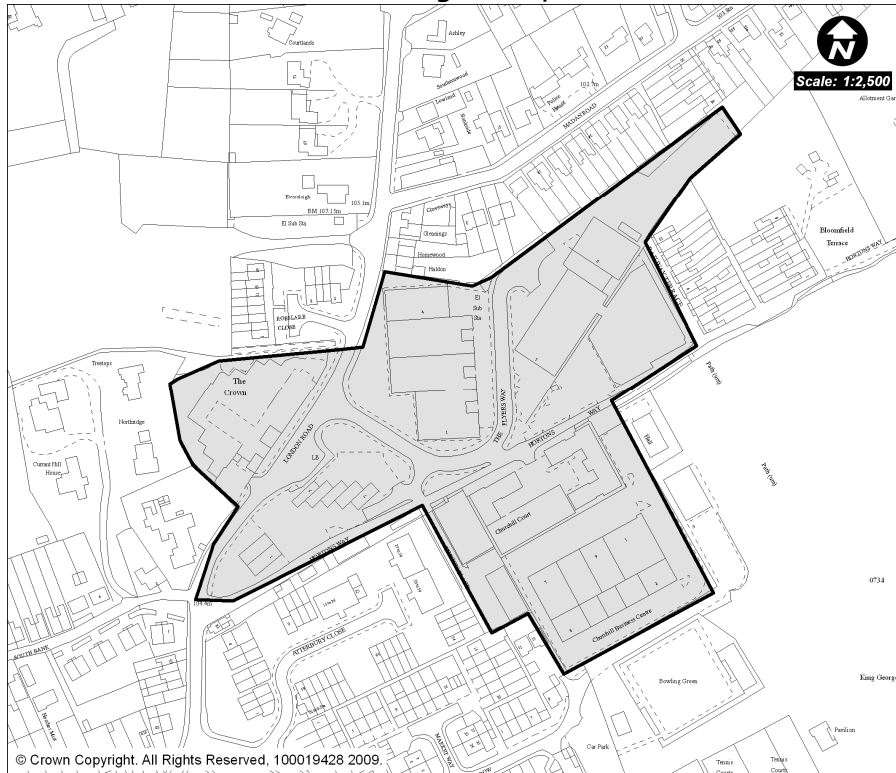
Edenbridge Trading Centre/Warsop Trading Centre and Leigh Builder's yard, Edenbridge



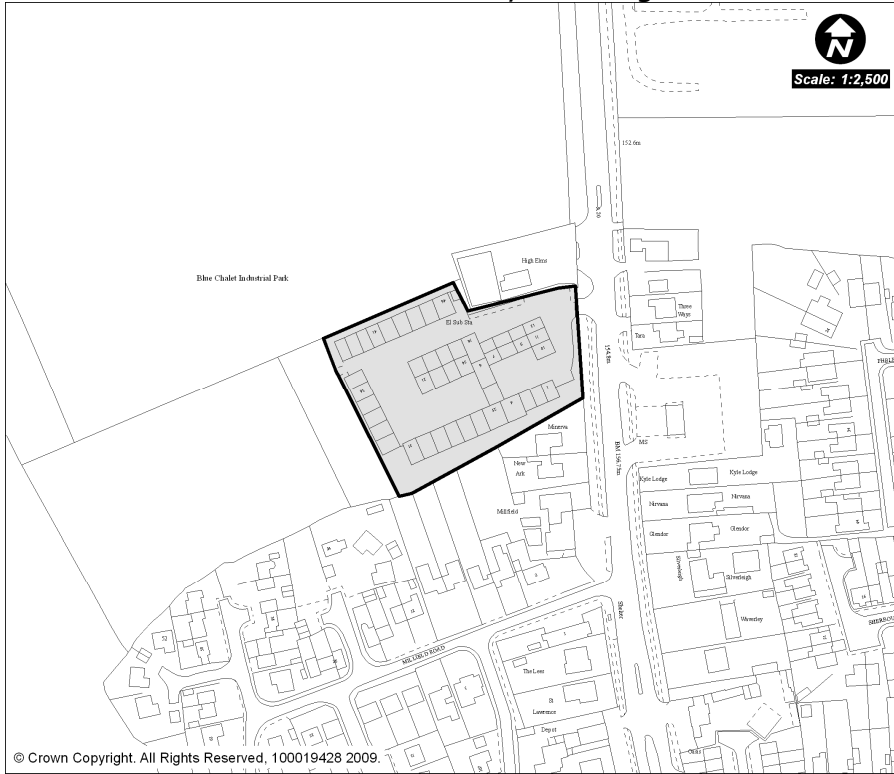
Station Approach, Edenbridge



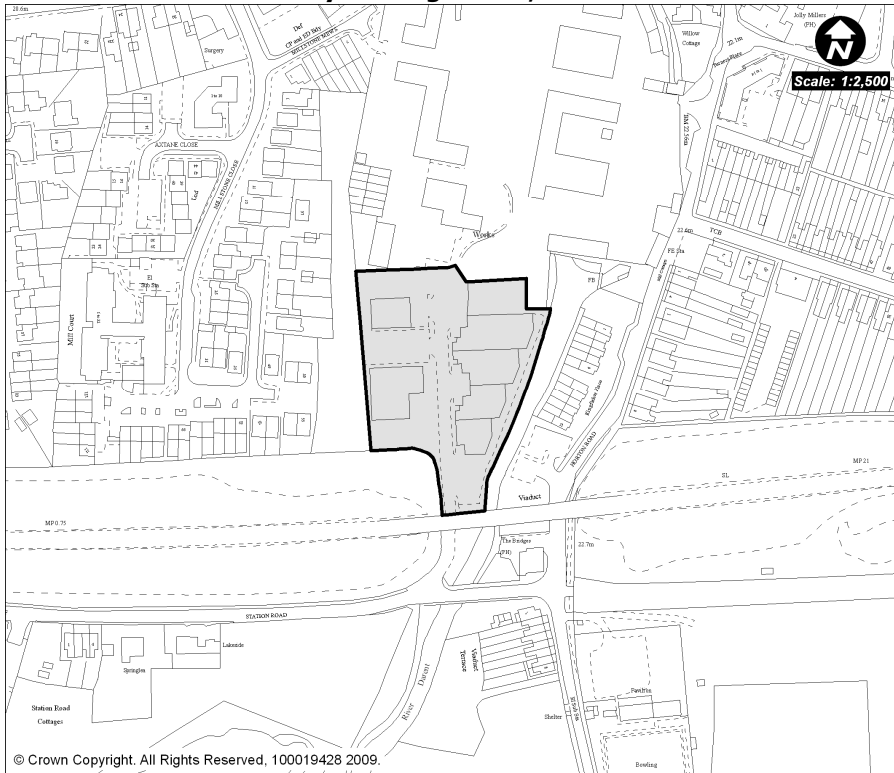
Westerham Trading Centre, Westerham



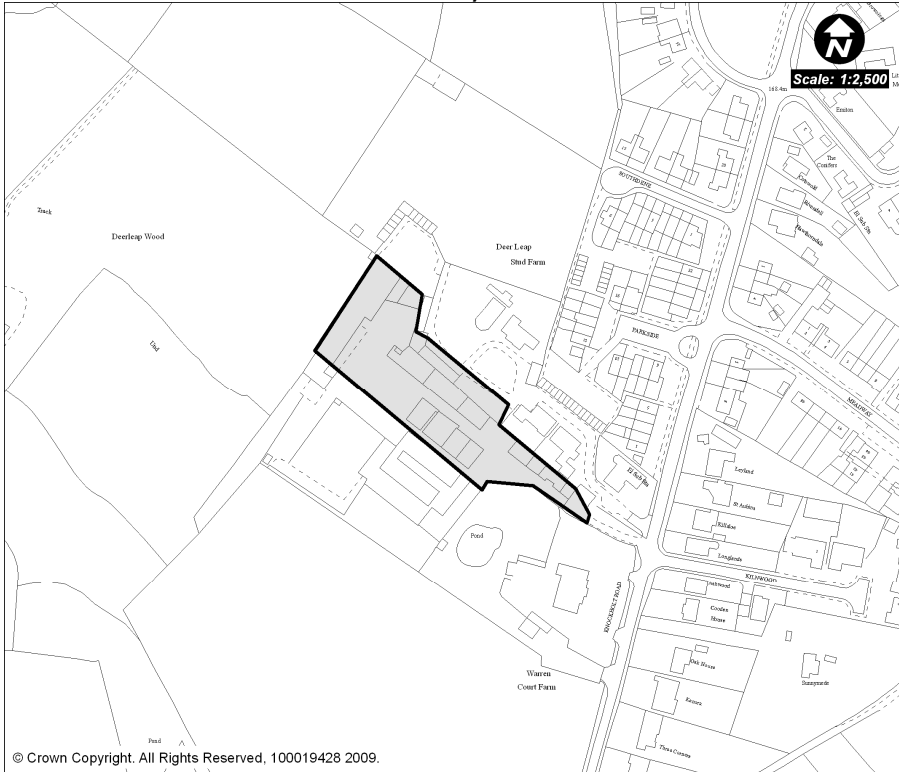
Blue Chalet Industrial Park, West Kingsdown



Horton Kirby Trading Estate, South Darenth



Warren Court, Halstead

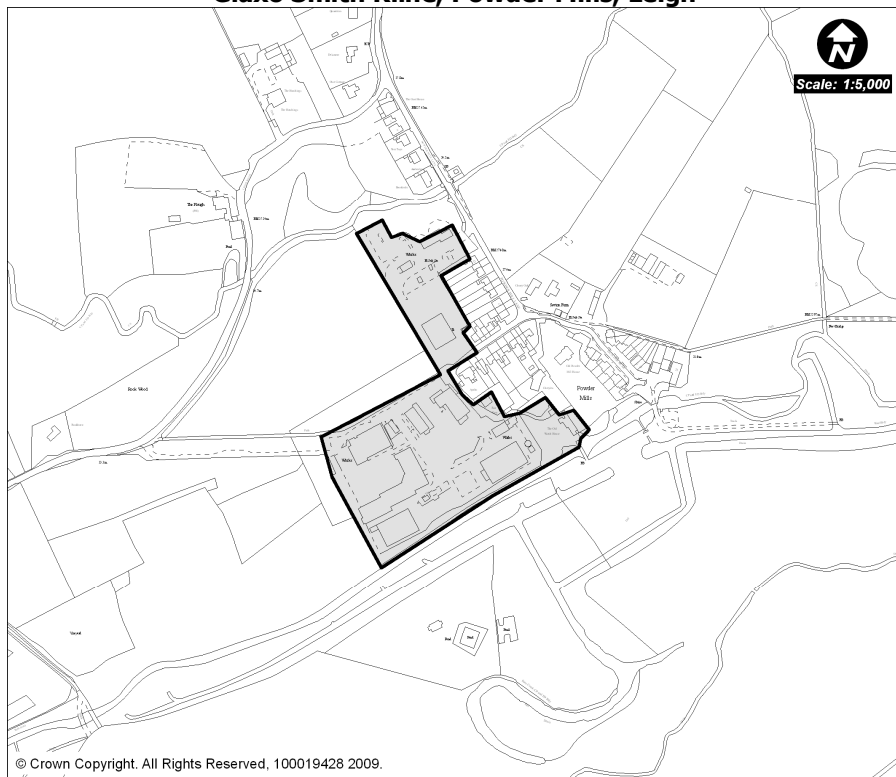


Appendix 2 – Major Developed Sites in the Green Belt (Maps not to Scale)

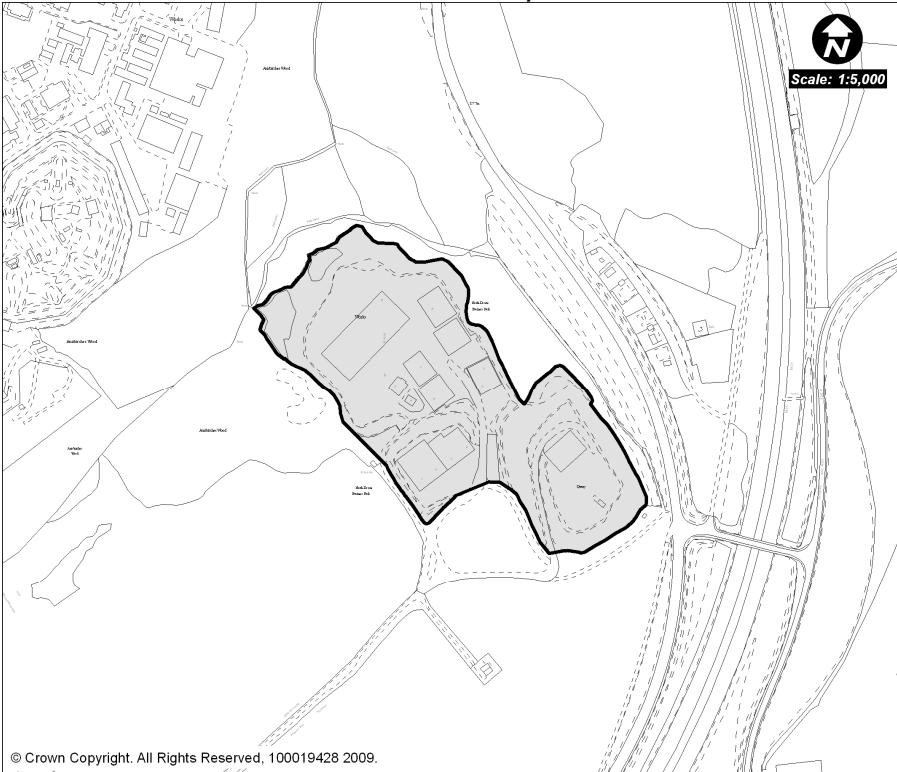
Chaucer Business Park, Kemsing



Glaxo Smith Kline, Powder Mills, Leigh



North Downs Business Park, Dunton Green



Fort Halstead, Halstead

