

Ashford Borough Council
**Strategic Housing
and Employment Land
Availability Assessment
(SHELAA) 2017/18**

APPENDIX 6 – Employment Sites



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These sites have been assessed for their potential as employment site allocations. If suitable and available they were assessed fully as part of the Sustainability Appraisal Process. This assessment only includes sites submitted or those that are extant permissions or existing allocations/locations. A full assessment of Employment Land Availability can be found in the Employment Land Review here: <http://www.ashford.gov.uk/local-plan-2030-evidence-base>

Site ref	Source	Town/Parish/Area	Site Name	Size (ha)	Neighbourhood Planning Area	Conclusion/Summary
BBAE2	Site Submission 2014& Allocation & Employment Land Review	KENNINGTON	Land at Eureka Park (Policy U17)			Allocated Strategic employment location
BD34	Planning Permission	BIDDENDEN	Warehouse rear of Roberts Farm, Smarden Road	0.288		Granted permission = 122m2 B1(a) under construction gain. 303m2 total B8 gain. 99 loss
BO12	planning permission	ASHFORD	Land east of eurogate business park	0.69		Outline planning permission granted for employment uses
BO13	Planning Permission	KENNINGTON	Eureka Leisure Park	10.353		Strategic Employment Location

GCS13	Employment Land Review	GREAT CHART	Worten Farm Buildings, Godinton Estate	0.24	This site consists of converted farm buildings. It would not be suitable for new development. Site is accessed along narrow rural road network and it therefore not suitable for further employment expansion.
GO6	Employment Land Review	ASHFORD	Cobbs Wood Industrial Estate	12.37	The site is a busy industrial/commercial estate it is not an appropriate location for housing but redevelopment of some of the older sites for business uses would be appropriate.
GO7	Other	ASHFORD	Land at the corner of Carlton Rd and Brunswick Rd, Cobbs Wood Industrial Estate (Former Rimmel Site)	3.842	Site is vacant and available for development. It could be suited to commercial or residential development or a mixed development
HG3	Allocation & planning permission & Employment Land Review	SEVINGTON	Orbital Park (Policy U16)	41.229	This site is suitable for further expansion.
HG4	Planning Permission	SEVINGTON	Kingston House, The Long Barrow, Sevington	0.44	Site has an extant planning permission for employment
HG5	planning permission	SEVINGTON	Unit G, Ashford Business Park, Foster Road	0.48	The site is suitable for employment but provides no net gain in employment space as the building is a direct replacement.
HG6	Employment Land Review	SEVINGTON	Ashford Business Park, Sevington (whole site)	14.3	This is an existing employment site and the potential for expansion and redevelopment should be assessed further.
NO10	Employment Land Review	ASHFORD	Ellingham Industrial Estate	6.309	Existing employment site
NO6	Planning Permission & Employment Land Review	ASHFORD	Beaver Road Industrial Estate	4.1	Industrial estate - potential for expansion to be explored.
NO9	Employment Land Review	ASHFORD	Kingsnorth Industrial Estate	13.03	Existing employment site

NW15	planning Permission & Employment Land Review	WILLESBOROUGH	Givaudan, Kennington Road, Willesboro	13		The site is an existing employment site, with an extant permission.
NW16	Employment Land Review	WILLESBOROUGH	Willesborough Industrial Park	1.55		Existing employment site with potential for expansion - requires assessment
RTW2	Site Submisison 2013	TENTERDEN	Pickhill Business centre	0.96		Suitable for sustainable modest extension of employment uses.
SS51	planning permission	SMEETH	The Wood Turners, Church Road	0.1		redevelopment of this site will bring back into use a site which has been vacant since 2010 and will revitalise the site's appearance. Permission has been granted for Demolition of former rake factory building and erection of new building comprising approximately 180sqm of B1 office floorspace
ST2	Employment Land Review	ASHFORD	Mace Lane Industrial Estate	2.517		Several workshops are currently in active use, but there could be potential for redevelopment. Full assessment needed.
ST6	Employment Land Review	ASHFORD	Henwood Industrial Estate (Whole site)	6		An identified strategic employment location.
SW3	ABC Owned & Allocation	ASHFORD	Land at Orbital Park (Part of the site falls within Policy U16 boundary)	3.92		Part of this area is allocated under policy U16 (Orbital Park) and has potential for employment uses
SW8	Planning permission	Ashford	Waterside, Turner Close, Willesborough	0.004		Permission granted: Installation of 2no. new 15' shipping storage containers on concrete base, with associated metal palisade fencing and gate, and replacement of existing 40' shipping storage container with new.
VC21	Allocation	ASHFORD	Land at chart Industrial Estate (Policy U3)	10.4		Existing allocation - strategic employment location
VC46	Planning permission and allocation	ASHFORD	Dover Place Car Park (Part of	0.83		Construction of mixed use development comprising Office Building (B1) with ground

			Commercial Quarter VC47)			floor Retail/Professional/Cafe/Restaurant (A1, A2, A3), landscaping, car parking and associated works has been permitted. Full assessment required to ensure viability of uses.
VC47	Allocation	ASHFORD	Whole Area Commercial Quarter - Policy TC9 TCAAP	6.5		Site has allocation and planning permission on part. Full assessment needed.
VC49	Employment Land Review	ASHFORD	Brookfield / Fairwood Industrial Estate	10ha		Part of wider Chart Road Industrial Estate - VC21
WC55	PP Granted & 2007 submission	HIGH HALDEN	Precinct 13, Ashford Road	1.51		Extant permission

WC84	Employment Land Review	BETHERSDEN	Bethersden Business Centre	0.84	Yes	Much of this site is developed and the site is in a relatively isolated location in the countryside which may raise issues of use of rural roads if promoted for employment uses.
WE11	Site Submission 2014& PLanning permission & Employment Land Review	SEVINGTON	Waterbrook Park	38		Existing allocation - strategic employment location
WE38	Allocation	SEVINGTON	Sevington (Policy U19)			Allocated site
WE51	Local Plan Reg 19 Omission Site	SEVINGTON	Waterbrook Gateway	7.7		Part of site allocated. See WE11

Baseline information on employment completions and extant permissions can be found within the KCC Commercial Information Audit (CIA) 2013/2014 available here: <http://www.ashford.gov.uk/authority-monitoring-reports> (due to be updated for 2015/16 monitoring year shortly)