

EXCERPTS FROM TMBC EMPLOYMENT LAND REVIEW

APPENDIX 5 Part II

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SITE APPRAISAL CRITERIA

General

Appraisal Criteria	Detailed Indicators: P5/9(n) – North of Fairfield, Borough Green. Map 52
Quantitative Base Information	<ul style="list-style-type: none"> • Overall site area is approximately 1.04 hectare • 2 storey modern office premises with associated parking and turning areas. • Single occupier. • No developable land.

Commercial (Market Attractiveness Factors)

Appraisal Criteria	Detailed Indicators
Quality of Existing Portfolio and Internal Environment	<ul style="list-style-type: none"> • Modern 2 storey brick built office premises with pitched tiled roof. • Appears to be no negative externalities including contamination or land instability. • High quality parking and internal access arrangements. Screening to all boundaries.
Quality of the Wider Environment	<ul style="list-style-type: none"> • Residential uses to the east, south and west. • Open countryside to the north designated as Green Belt and Green Wedge. • Edge of urban area with good quality housing to 3 sides • Facilities in close proximity – Borough Green Town Centre. • No visibility from main road as located off residential street.
Strategic Access	<ul style="list-style-type: none"> • Poor access to the strategic highway network if taken through Borough Green to Junction 2a of M26 which is not appropriate for intensive HGV movements, issues of local congestion and conflict with residential areas. Reasonable access provided by alternative route to M20 and M26 via Wrotham Road (A227) and London Road (A20). This route is slightly longer but avoids the centre of Borough Green but does pass through residential outskirts. • Rail and bus facilities are in close proximity distance. • Located off Fairfield Gate which is a narrow residential street which connects to the A227. Poor visibility and steep hill to west when turning on to A227. • Fairfield Gate has substantial on street parking which also make access to the site difficult especially for delivery and servicing vehicles.
Market Conditions / Perception of Demand	<ul style="list-style-type: none"> • 2 storey office premises occupied by the A-Z mapping service. • No vacant floorspace. • Modern unit.

Ownership	<ul style="list-style-type: none"> • Single occupier. Not known if also owner.
Site Development Constraints (undeveloped sites only)	<ul style="list-style-type: none"> • N/A

Score: 4

Environmental Sustainability

Appraisal Criteria	Detailed Indicators
Prudent Use of Natural Resources	<ul style="list-style-type: none"> • Sustainable location in close proximity to village centre. However large area of associated parking was all occupied on site inspection suggesting that despite the sustainable location most employees live outside of the village and choose to access work by private motor vehicle. • Urban village centre location. • Fully developed site.
Effective Protection and Enhancement of the Environment	<ul style="list-style-type: none"> • No impacts on local environment. High quality building with 'green' screening to all boundaries except Fairfield Gate where brick and fencing with planting to soften has been used.

Score: 5

Strategic Planning

Appraisal Criteria	Detailed Indicators
Social Progress and Regeneration	<ul style="list-style-type: none"> • Limited potential to address areas of deprivation and high unemployment. However T&M has very low indices of deprivation and low unemployment. • No potential to attract gap funding.
Economic Development	<ul style="list-style-type: none"> • Provides jobs within the service sector which is a key objective for T&M. • High density office development within a sustainable town centre location.

Score: 4

Overview

Single office block which scores well under all qualitative assessment criteria.

The property is well located in terms of access to the town centre and sustainable travel choices and provides employment within the service sector which is a strategic objective.

There is no further development potential on the site. New building which is fully occupied.

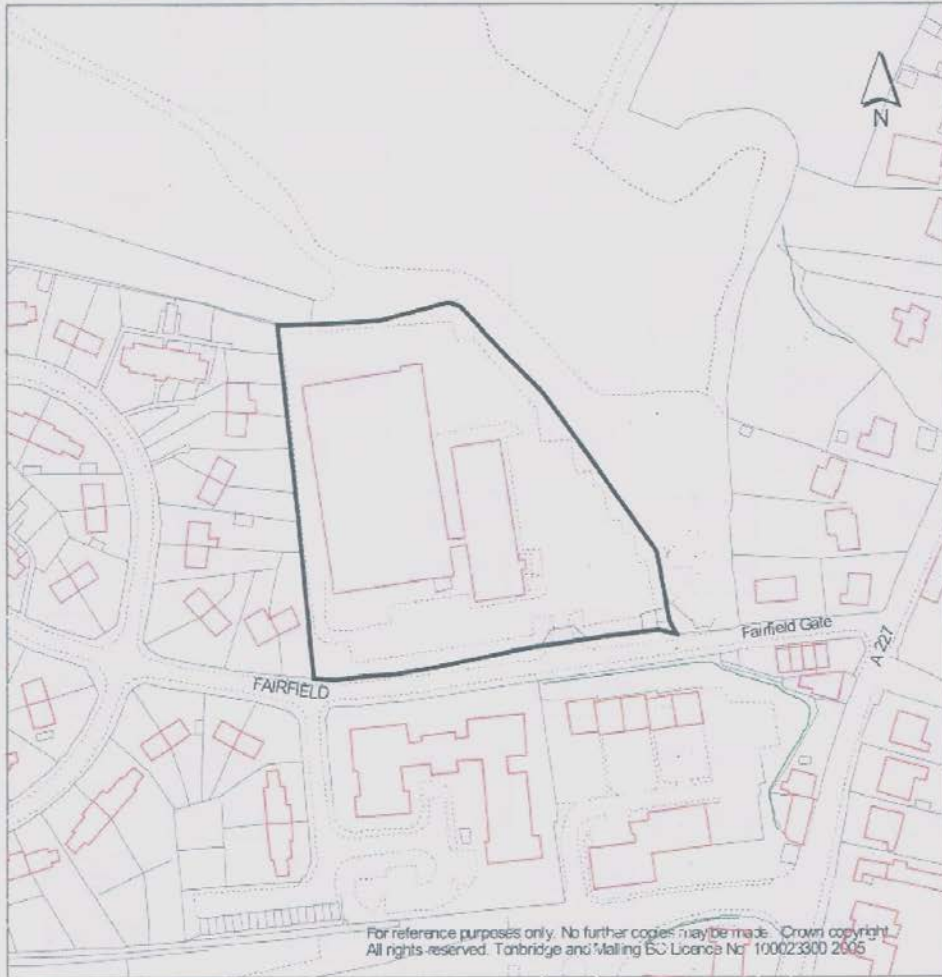
Should the premises be vacated there is likely to be pressure to redevelop for residential uses due to the town centre location and surrounding residential uses. It may also be difficult to find a single occupier for an office of this size within Borough Green.

This is a good employment site that provides diversity to the range of employment opportunities available within Borough Green and should therefore be protected.

Under the classification system this site is considered to be 'Best Urban' (BU).

MAP 52

P5/9(n) North of Fairfield, Borough Green



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EMPLOYMENT LAND REVIEW EXECUTIVE SUMMARY

Maintaining a Portfolio of Sites - Recommendations

The sites considered as part of this review have been classified according to their importance and function in the employment land hierarchy. Site classifications and associated recommendations for each type of classification are summarised in the following table:

Site Classification and Recommendations

Classification	Recommendation
Strategic Regional Employment Land (SRE)	Protect for employment use
Best Urban (BU)	Protect for employment use
Good Urban (GU)	Protect for employment use
Other Urban (1) (OU1)	Protect for employment use – longer term potential
Other Urban (2) (OU2)	Potential for release subject to monitoring
Other Local (OL)	Potential for release

It is recommended that the following sites classified as Strategic Regional Employment Land, Best Urban and Good Urban be retained as they are considered valuable employment sites/areas which, subject to recommendations made elsewhere in this report, should be protected against loss and the gradual erosion through the encroachment of alternative uses into well defined and defensible employment areas.

Strategic Regional, Best Urban and Good Urban Sites

Local Plan Ref	Site	Classification
P2/2(a)	Kings Hill	SRE
P5/9(d)	New Hythe Area, Larkfield	BU
P5/9(i)	Quarry Wood / Ditton Court Quarry	BU
P5/9(m)	North of Station Approach, Borough Green	BU
P5/9(n)	North of Fairfield, Borough Green	BU
P5/9(p)	Tonbridge Industrial Estate	BU
P5/9(b)	Land East of the Bypass, Snodland	GU
P5/9(f)	Forstal Road, Aylesford	GU
P5/9(j)	Barming Depot, Aylesford	GU
P5/9(k)	20/20 Estate, Aylesford	GU

P5/9(l)	Branbridges, East Peckham	GU
P5/9(o)	Bourne Enterprise Centre, Borough Green	GU
P5/9(r)	Laker Road, Walderslade	GU
P5/13(b) / P5/9(c)	(Land West of) Ham Hill Sandpits, Snodland	GU
P5/9(q)/ P5/15(c)	Land west and north of Woodgate Way, Tonbridge	GU

