



To: Mr M Moore – Planning Inspector
From: Kitewood Estates Ltd. and Urban & Civic Plc
Date: 13 September 2016
Title: Canterbury District Local Plan Examination Stage 2 – Matter 9: Policy EMP1

1. Further to our representations dated 01 July 2016 on behalf of our clients, Kitewood Estates Ltd. and Urban & Civic Plc, we are pleased to provide suggested wording for Policy EMP1, including explanatory text (in purple), in advance of the Local Plan Examination – Matter 9, tomorrow.

Existing Employment Land Supply

3.34 However, the Council is aware that there are other business sectors that do not fall within Use Class B (business, industrial and storage uses) but are important to the local economy, and this is also identified in the Review work. These are addressed specifically by Policy EMP2, but the Council is **seeking to apply its other employment and policies more flexibly to recognise both those business needs, and the surplus of employment land that will exist if the policies in this Local Plan are implemented.** This includes potentially permitting office uses in Class B to change to other uses such as education, where those sectors are important to the local economy.

3.35 Altira Park, in particular has a key role to play in integrating the strategic site of Hillborough into the wider urban area of Herne Bay. It will act as the interface through which high levels of vehicular, cycle and pedestrian flow will move through to access the Hillborough development from the A299. The development of the new Sainsbury's in the centre of Altira Park creates a multi-modal destination in itself, and delivery of a new pedestrian bridge across the railway links the new store and the surrounding residential areas to Herne Bay Town Centre.

This site is a key gateway and represents an opportunity to create a high quality, landscaped development that is vehicular and pedestrian friendly to transition between the various uses it currently contains and adjoins. Whilst traditional forms of B Class employment clearly have a role, the Council recognises the need for a broader range of employment generating uses that can complement and enhance the role of the site already established by the Sainsbury's, by facilitating footfall in many directions and ensure a high quality interface between any employment and residential accommodation.

Policy EMP1 Employment Land Allocations

The following sites are identified and protected for business purposes, under use classes B1 and B8 (except where otherwise specified):

Area	Site	Site Area
Canterbury	Innovation Centre, University of Kent*	3.45ha
	Broad Oak Road/ Vauxhall Road	<u>1.4</u>

		4.6ha
	Land at Sturry Road**	2.2ha
	Canterbury West Station***	0.4ha
	Office Connection site, St. Andrews Close	0.1ha
		0.2ha
Herne Bay	Eddington Lane (3 sites)	7.9ha
	Altira Park ****	7
		10ha
	Metric Site	0.2
		0.5ha
Whitstable	Land at Wraik Hill	3.4ha
	Land at Joseph Wilson Business Park	2.5ha
Rural areas	Canterbury Business Park (Highland Court)	13ha

On these sites, a small proportion of non-Class B uses will be permitted, provided need is proven and the majority of the site is still utilised for Class B1 and B8 uses. Not more than 10% of completed floorspace on each site. Business Non Class B1 and B8 uses will be permitted if they are not that are provided for elsewhere in the Plan of and will not which could compromise the primary business use of these sites (e.g.: retail; residential homes) will not be permitted.

**Allocated for Use Classes B1 (business), B8 (storage & distribution), D1 (non-residential institutions) and D2 (assembly and leisure) and certain "sui generis" uses, such as car showrooms, where the anticipated nature and level of traffic generation would not undermine the wider transport objectives in this area. Subject to the same caveat, a mix of these uses or an element of A1/A3/A4 uses might also be acceptable.

*** Any development of the City Council's site at Canterbury West shall incorporate replacement car parking."

****Allocated for Use Classes B1 (Business), B8 (Storage or Distribution), and a broad range of other employment generating uses that can activate the street frontages complement the Sainsbury's and integrate into the existing and proposed residential communities. This could include but is not necessarily restricted to health, care, education, leisure and certain "sui generis" uses, such as car showrooms, where the anticipated nature and level of traffic generation would not undermine the wider transport objectives in this area. Subject to the same caveat, large-scale retail uses (Classes A1-A4) **will also be approved** subject to the NPPF retail tests on impact, to protect the vitality and viability of the Town Centre, where it would complement the existing Sainsbury's and such provision is not provided elsewhere.