

Medway Council Employment Land Supply 2001 and 2002

Contents

EXECUTIVE SUMMARY	2
1. INTRODUCTION	6
2. EMPLOYMENT LAND SUPPLY 2000	7
Study period	7
Scope of this report	7
Pressures on employment sites	7
Previously developed land	8
3. VITALITY	9
Development trends	10
4. PLANNING CONSENTS	11
Completions	11
Commitments	12
Exclusions	12
Previously developed land	12
Intensity of land use in new consents	13
5. LOCAL PLAN ALLOCATIONS	15
Policy Context	15
Construction rates	18
6. CONCLUSIONS	19
7. GLOSSARY	20
8. THE TABLES	22
Composition of the Tables	22

Executive summary

The Employment Land Supply (ELS) system monitors employment land in Medway. It records and monitors the amount of land within use classes A2 and B1 to B8 utilised on established business parks and industrial estates and also includes non-estate employment units.

Two survey periods covered by this report, 1 April 2000 to 31 March 2001 and 1 April 2001 to 31 March 2002.

- **Scope**

This summary concentrates on new development resulting from implementation of planning consents.

In this summary a gain is the total floorspace of the unit after implementation of a planning consent, while a loss is the total previous floorspace occupied for employment use. Thus for a unit with consent for change of use, the gain is the total floorspace in the new configuration while the loss is the former configuration.

- **Pressure on employment sites**

Despite various pressures on employment sites no employment sites were lost to housing during the survey periods.

- **Vitality**

No unit survey was carried out, therefore current vacancy rates are not available.

During both the 2001 and 2002 survey periods more floorspace was lost than constructed. However, if sites which were completed during the two survey periods and those which are under construction at the end of the 2002 period are looked as a whole, it shows a different picture with an ultimate net gain of over 22,000 m²; see table.

Floorspace of consents under construction or completed 2001 and 2002 (m²)

	Losses	Gains	Net
Completed - 2001	21189 *	15132	-6057
Completed - 2002	9101 *	3025	-6076
Total completed	30290	18157	-12133
Total completed and under construction	30290	40448	10158
Under construction - 2002	0 **	22291	22291

* Losses in connection with sites under construction are counted as completed

** No losses outstanding for sites under construction

Consents not started at the end of the 2002 survey period also show a gain. If all consents are implemented, the potential increase in floorspace is over 85,000 m².

Floorspace of consents not started - 2002 survey (m²)

	Losses	Gains	Net
Not started	35446	120827	85381

- **Development trends**

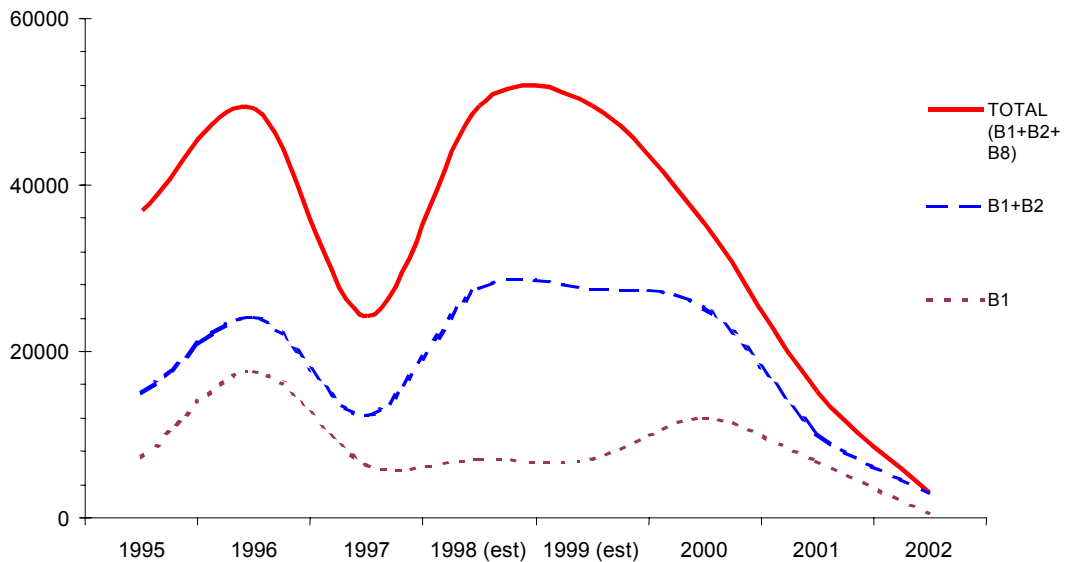
There has been a loss of B2 floorspace almost each year since 1992 with some substantial losses occurring during the early part of this period. The size of the B2 losses, combined with limited gains in the other use classes, gave rise to overall losses in floorspace during 1993, 1998-9 and 2001. In 2002 losses were seen in all use classes. The net overall loss seen in both 2001 and 2002 was similar.

- **Planning consents**

As a result of implementing consents granted during the 2001 survey period over 5000 m² net of new floorspace was created during the period. While during the 2002 survey period, implementing consents granted during the 2002 survey period resulted in almost 700 m² net of new floorspace being created.

Medway is not immune from changes in the national and global economy. The downturn in completions reflects economic activity in the general economy.

Completions 1995 - 2002 (gross)



- **Previously developed land**

Development completed in the 2001 survey period was almost 90% on previously developed land (PDL). In the 2002 survey year the figure rose to almost 97%.

Sites under construction show very high percentages of development on PDL, all sites under construction in 2001 were on PDL. The figures for development not started are lower but are affected by a large consent on greenfield land. This single consent accounts for almost 80% of the greenfield commitment.

Development on previously developed land

	PDL	Greenfield
2001		
Completed	89.76%	10.24%
Under construction	100.00%	0.00%
Not started	68.79%	31.21%
2002		
Completed	97.02%	2.98%
Under construction	95.96%	4.04%
Not started	77.08%	22.92%

- Intensity of land use in new consents

Consents for the survey period have been aggregated by use class floorspace and have been compared against the total floorspace to determine intensity of use. Completions for both periods have been developed at within 1% of the existing density. Consents under construction and not started show that forthcoming development is, in the main, at a higher density, with the only exception being B8.

- Policy Context

Policy ED1 of the Kent Structure Plan 1996 sets out guideline quantities for the development of land for employment purposes over the period 1991-2011. The guideline quantities for Medway are shown in the table below.

Structure Plan guidelines 1991-2011

Use Classes	1991-2001	2001-2011	Total
A2-B1	220,000	130,000	350,000
B2-B8	200,000	170,000	370,000

Structure Plan guidelines need disaggregating to reflect the plan period of 1991-2006. For A2-B1 this equates to 220,000 for 1991–2001 and 65,000 for 2001-2006. The figures for B2-B8 are 200,000 and 85,000 respectively.

- Local Plan allocations

The inquiry into the Local Plan ended in September 2001. The Inspectors Report was published in March 2002. The results of the Inspector’s recommendations on employment land allocations are not contested and have been incorporated into the allocations in the table below.

Floorspace supply and Structure Plan requirements

	A2-B1	B2-B8	Total
Kent Structure Plan guidelines 1991 - 2006	285000	285000	570000
Completed floorspace 1991 - 2002	90077	2925	93002
Floorspace with planning permission as at 31/3/2002	44921	62751	107672
Local Plan allocations	126433	241288	367721
Total supply	261431	306964	568395
Difference KSP to supply	-23569	21964	-1605

Over 80% of the allocated land is classified as previously developed land.

- **Construction rates**

Net completions from 1992 have been running at below the Structure Plan guideline level, as can be seen in the table. This has had the effect of increasing the allocation amounts in subsequent years to compensate, which this table takes this into account. It can be seen that the current floorspace supply is almost sufficient to meet Structure Plan guidelines.

1. Introduction

The Employment Land Supply (ELS) system monitors employment land in Medway. It records and monitors the amount of land utilised on established business parks and industrial estates for use classes A2, B1 to B8 uses and other uses. It also includes non-estate employment units within use classes A2 and B1 to B8.

ELS holds floor areas of all buildings but does not include areas of open storage or parking and amenity land around buildings.

The period covered by this report is from 1 April 2000 to 31 March 2002. No report was prepared in 2001 eventhough a survey was undertaken. Thus this report will look at a two-year period but will comment on differences in performance between the two years.

During this period of this report the Local Plan completed its public inquiry stage and the Inspector's report was received. Included was a recommendation on Rochester Airfield that the extent of the proposed science and technology park be reduced to 25 ha and an operational runway be retained. Subsequent to the survey period the Local Plan has been adopted

A glossary of terms has been included at the back to avoid long explanations in the main text.

2. Employment Land Supply 2002

Study period

This report covers the period 1 April 2000 to 31 March 2002. This report, therefore, covers two monitoring periods.

Scope of this report

This report concentrates on new development resulting from implementation of planning consents. It also contains a revised table showing the current capacity of employment sites allocated in the Local Plan. The revisions have taken account of the extent to which the allocated land has been developed since publication of the Local Plan in 1999 and any changes resulting from the public local inquiry into the plan.

Unit data has only been updated where the property has been affected by work resulting from a planning consent. This limited updating does not cover changes not requiring planning permission, such as a unit becoming vacant or some instances of a vacant unit becoming reoccupied. Thus many potential changes are not recorded this year, effectively making comparison of unit floorspace information of limited value.

It is worth commenting on the manner of calculating gains and losses in the tables in this report. A gain is the total floorspace of the unit after implementation of a planning consent, while a loss is the total previous floorspace occupied for employment use. Thus for a unit with consent for change of use, the gain is the total floorspace in the new configuration while the loss, also recorded against this consent, is the former configuration. For example, a unit with 100 m² B1 has consent for change to 30m² B1 and 70m² B2, the resultant gain will be 30m² B1 and 70m² B2 and the associated loss will be 100m² B1. The gains and losses tables at the end of this report identify the planning consents concerned so those consents with both a loss and a gain can be identified. This may appear cumbersome but it follows the method used by KCC so that results can be compared.

Pressures on employment sites

a) economic

The pressure on older employment sites is increasing as the potential for redevelopment is recognised. The majority of both the employment sites and the individual units are located in the urban area, thus there is pressure on these sites due to the potential suitability for redevelopment of all or part for housing. This can be particularly attractive for companies needing to invest either in a site at another location or in the remainder of their current site. However, the resultant loss of employment land means additional land may need to be allocated elsewhere to meet future growth requirements

Despite this, during the survey periods no employment sites were lost to housing. However, a substantial stand-alone employer has ceased operation and has submitted an application for redevelopment of the site with 292 dwellings. This has been refused on the grounds of over development.

b) PPG 3

PPG 3 contains a requirement on councils to reassess their current employment land allocations to determine how much can be released for housing.

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Previously developed land

PPG 4 contains advice on re-use of urban land once used for industrial purposes but now under used or vacant. This guidance note pre-dates the DTLR's (now ODPM) National Land Use Database (NLUD) initiative and the revised PPG 3 which clarified the meaning of urban land which has been used. Such land is now known as 'previously developed land'. This report uses the PPG3 definition of previously developed land as a basis to examine the extent to which development meets government's intentions.

It is acknowledged in PPG 4 that getting land back into beneficial use is important to the regeneration of towns and cities and "Optimum use should be made of potential sites and existing premises in inner cities and other urban areas...". Unlike housing development, no targets are yet set regionally or nationally for the proportion of new industrial development to be built on previously developed land.

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3. Vitality

Vitality can be measured from ELS either by vacancy rates or by implementation of planning consents and the new floorspace created. No unit survey was carried out, therefore current vacancy rates are not available. Planning consents are covered in detail in the next chapter.

At this point it is worth noting that during both the 2001 and 2002 survey periods more floorspace was lost than constructed. Consents which were completed during the two survey periods or which are under construction at the end of the 2002 period, if looked as a whole, show a different picture with an ultimate net gain of over 22,000 m²; see Table 1. This is due to the manner of counting gains and losses in ELS and the stage the development is at when inspected at the end of the survey period, as the end of the period may not coincide with the completion of all works. Thus the loss may appear a year or two before the gain is shown by virtue of the fact that the existing floorspace needs to be taken out of use before work can start on the new.

Table 1. Floorspace of consents under construction or completed 2001 and 2002 (m²)

	Losses	Gains	Net
Completed - 2001	21189 *	15132	-6057
Completed - 2002	9101 *	3025	-6076
Total completed	30290	18157	-12133
Under construction - 2002	0 **	22291	22291
Total completed and under construction	30290	40448	10158

* Losses in connection with sites under construction are counted as completed

** No losses outstanding for sites under construction

It should be noted that the gains resulting from those consents under construction may not be fully realised for some years.

Consents not started at the end of the 2002 survey period show a similar picture and the potential increase in floorspace, if all consents are implemented, is over 85,000 m², see Table 2.

Table 2. Floorspace of consents not started - 2002 survey (m²)

	Losses	Gains	Net
Not started	35446	120827	85381

Planning application activity is not diminished with some 35 consents granted in 2001 and 30 in 2002. By comparison 30 were granted in 2000.

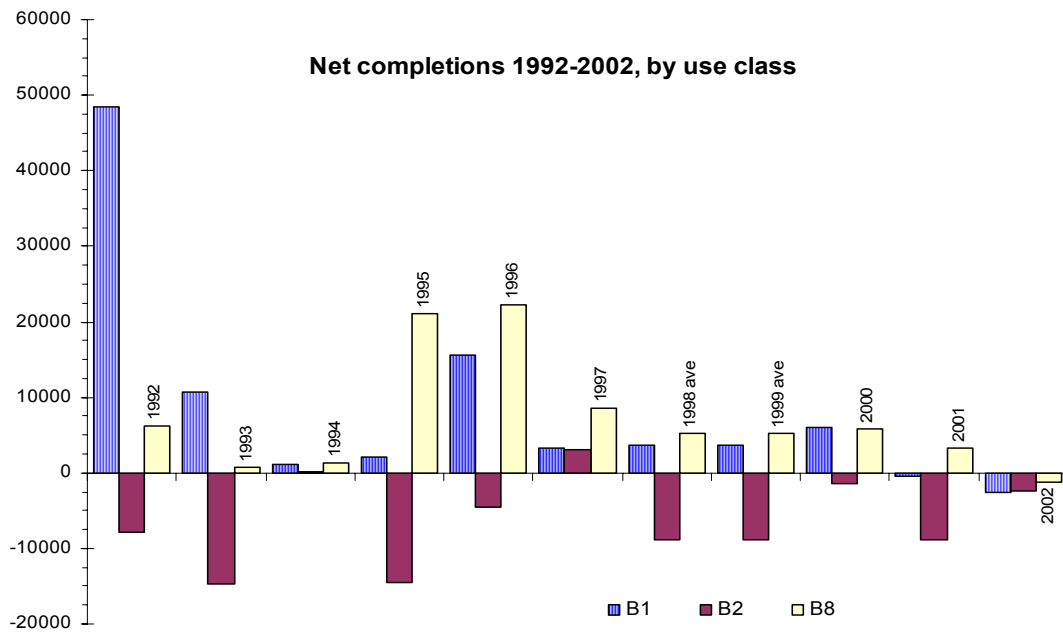
The gains yet to be seen from consents already granted and the current allocations ensure that the targets set in the Structure Plan can be met.

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Development trends

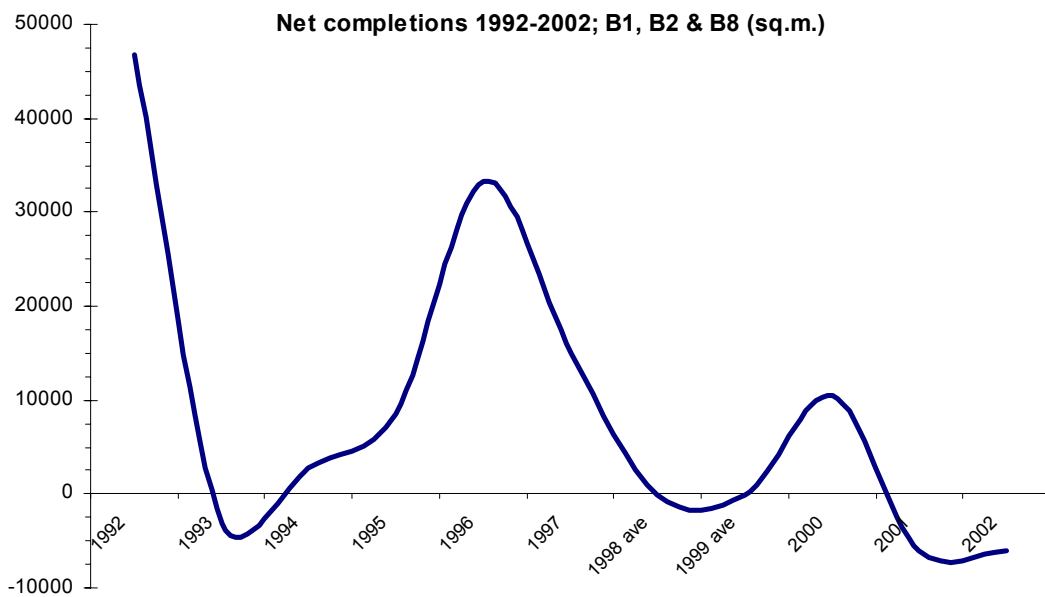
Figure 1 below shows net completions for the three use classes from 1992. It can be seen that there has been a loss of B2 floorspace almost each year with some substantial losses occurring during the early part of the period. The size of the B2 losses, combined with limited gains in the other use classes, gave rise to overall losses in floorspace during 1993, 1998-9 and 2001. In 2002 losses were seen in all use classes.

Figure 1



The net overall loss seen in both 2001 and 2002 was similar. Figure 2, showing the overall trend, reflects this.

Figure 2



4. Planning consents

Section 9 of Table 2 in the tables at the rear provides summary statistics on the progress of planning consents during the survey period. The three main groupings in that table are detailed below.

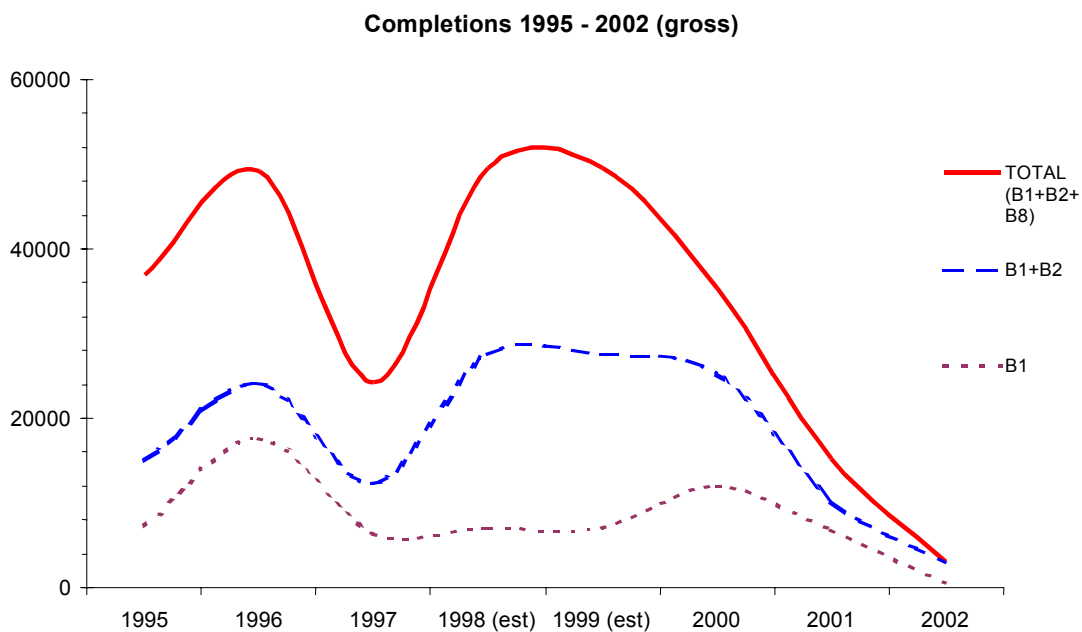
Completions

Completions include properties that have been the subject of a planning consent to alter the use, extend the floor area or build new. Overall, floorspace was lost during both survey periods. In 2001 large losses of B2 resulted in the overall loss even though B8 floorspace had shown an increase. In 2002 there were relatively consistent losses across all uses classes.

As a result of implementing consents granted during the 2001 survey period over 5000 m² net of new floorspace was created during the period. While during the 2002 survey period, implementing consents granted during the 2002 survey period resulted in almost 700 m² net of new floorspace being created. This indicates that the losses seen are from the longer standing consents currently in the process of redevelopment. With these, the existing floorspace will have been taken out of use while the new development is not yet completed.

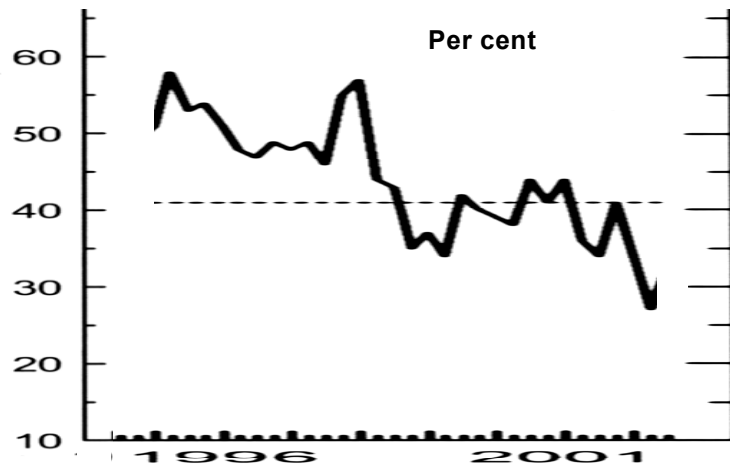
Medway is not immune from changes in the national and global economy. The downturn in completions shown by Figure 3 reflects economic activity in the general economy. Last year saw the sharpest slowdown in global economic growth for three decades.¹ Figure 4 shows CBI capacity utilisation in manufacturing in the UK which shows a similar pattern to that of Medway's completions in Figure 3.

Figure 3



¹ Pre-Budget Report 2002 Summary: HM Treasury

Figure 4



Crown copyright. Extract of Chart 1a, from 'The economy: supplementary charts and tables, Nov 2002'. HM Treasury

Commitments

Commitments are those planning consents where the work connected with the consent has not been completed. This can mean either the consent has not yet been implemented or the work is still under construction. This includes full and outline consents.

Exclusions

Excluded consents are those planning consents which have either

- expired, that is no work has been undertaken in connection with that consent within the relevant consent period, or
- been otherwise excluded due to either being superseded by a later application or where it is considered that the consent will not be implemented.

This latter category is used cautiously to ensure that no consent is excluded prematurely. An example would be a planning consent that has been superseded by a more recent one for another use where the alternative consent has been implemented.

In 2001 some 7000 m² was excluded. The majority of this floorspace is covered by subsequent applications which have been implemented except for one where the factory had closed. Similarly, in 2002 the majority of the excluded floorspace was contained a single outline application that has been superseded by detailed consents.

Previously developed land

Table 3 shows the percentage of development on previously developed land (PDL). Development completed in the 2001 survey period was almost 90% on PDL. In the 2002 survey year the figure rose to almost 97%.

Sites under construction show very high percentages of development on PDL, all sites under construction in 2001 were on PDL. The figures for development not started are lower but are affected by a large consent on greenfield land. This single consent accounts for almost 80% of the greenfield commitment.

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Table 3. Development on previously developed land

	PDL	Greenfield
2001		
Completed	89.76%	10.24%
Under construction	100.00%	0.00%
Not started	68.79%	31.21%
2002		
Completed	97.02%	2.98%
Under construction	95.96%	4.04%
Not started	77.08%	22.92%

Intensity of land use in new consents

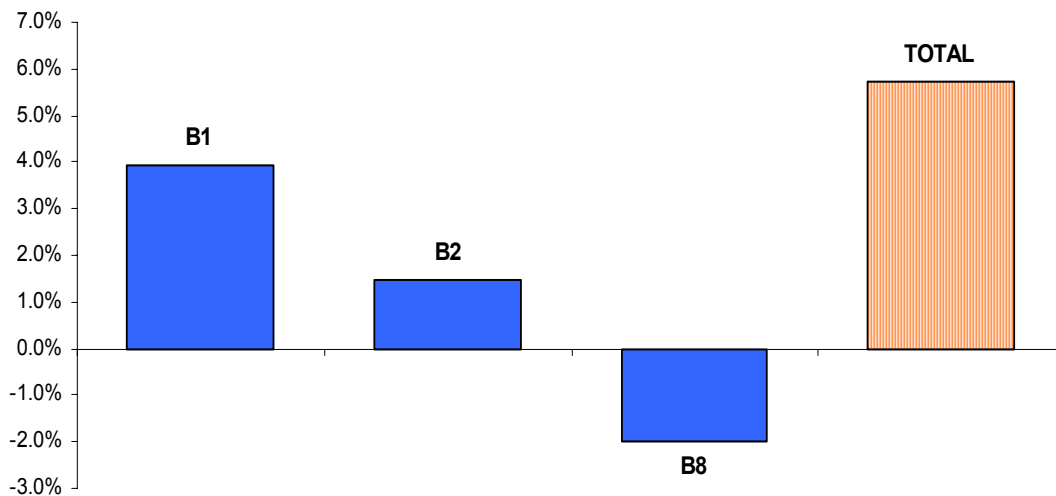
Consents for the survey period have been aggregated by use class floorspace and have been compared against the total floorspace to determine intensity of use. In Figures 5 and 6, if the percentage shown is positive then the intensity of use is higher than the current ELS average. Conversely, if it is negative then the proposed land use is less intensive. See the glossary for details of how the ratio has been created.

Completions for both periods have been developed at within 1% of the existing density. Consents under construction and not started show that forthcoming development is, in the main, at a higher density, with the only exception being B8. Figures 5 and 6 below show the position for each of the two survey years.

The 'Total' figure in both figures includes other uses, e.g. A3, and provides a guide to the total density of development to be achieved from these consents.

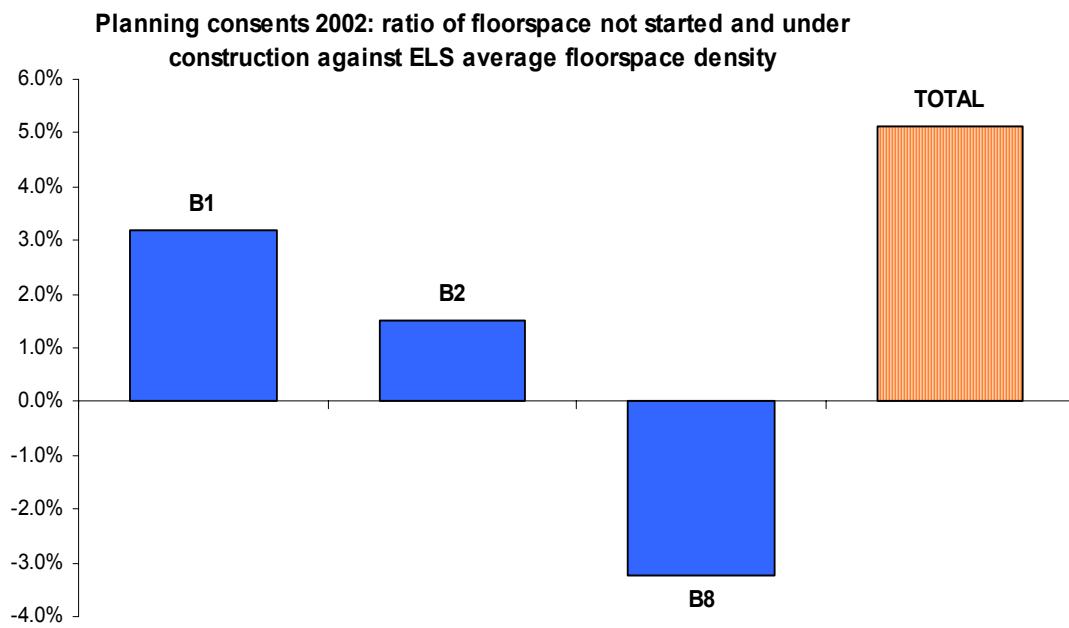
Figure 5

Planning consents 2001: ratio of floorspace not started and under construction against ELS average floorspace density



ELS 2002

Figure 6



5. Local Plan allocations

The inquiry into the Local Plan ended in September 2001. The Inspectors Report was published in March 2002. The results of the Inspector's recommendations on employment land allocations are not being contested and have been incorporated into the allocation table (Table 6) below. Subsequent to this survey period these allocations are now included in the adopted Local Plan

Policy Context

Policy ED1 of the Kent Structure Plan 1996 sets out guideline quantities for the development of land for employment purposes over the period 1991-2011. These are broken down into two categories by use classes, namely A2-B1 and B2-B8, and are expressed as square metres gross floorspace. The guideline quantities for Medway are shown in Table 4.

Table 4. Structure Plan guidelines 1991-2011

Use Classes	1991-2001	2001-2011	Total
A2-B1	220,000	130,000	350,000
B2-B8	200,000	170,000	370,000

The guidelines represent a proposed net addition to existing floorspace as at mid 1991. However, since the Structure Plan covers the period 1991-2011 and the Local Plan the period 1991-2006, it is necessary to disaggregate the floorspace figures in Policy ED1 to reflect the period of the Local Plan. This is shown in Table 5.

Table 5. Structure Plan guidelines (disaggregated) 1991-2006

Use Classes	1991-2001	2001-2006	Total
A2-B1	220,000	65,000	285,000
B2-B8	200,000	85,000	285,000

Provision of land or floorspace is defined in the Structure Plan as 'planning permissions and allocations in adopted local plans at mid 1991 (including sites then under construction and vacant new buildings never previously occupied), and subsequent permissions and allocations, taking account of land which has left or is proposed to change from Use Classes A2, B1, B2 and B8'.

The Local Plan applies these guidelines, by identifying specific land allocations and taking account of local circumstances and conditions. Some of the allocations in the Local Plan have subsequently been revised as a result of the public local inquiry into the plan. An area of 338.58ha for employment on either existing sites or new allocations has been allocated. The revised situation is shown on Table 6.

Over 80% of this allocated land is classified as previously developed land.

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Table 6. Proposed Local Plan Allocations and Existing Sites

	Hectares
Gillingham Business Park	1.75
Ex-Health Authority Land (Gillingham Business Park)	2.88
Civil Service Sports Council land (Gillingham Business Park)	4.32
Gads Hill/Danes Hill, Gillingham	0.29
Former Depot, Otterham Quay Lane	1.64
Chatham Maritime	12.80
Kingsnorth	66.00
Isle of Grain	192.00
Frindsbury Peninsula	9.60
Formby Road, Halling	9.50
Fort Bridgewood	2.10
Medway Valley Park/Morgans Timber Works	11.05
Rochester Airfield	25.00
Total Land Supply	338.58

The Isle of Grain is likely to be developed for uses that will not count towards meeting Structure Plan guidelines. The net land supply, therefore, which will count towards these guidelines is 146.58 hectares

Allocations in the Local Plan are expressed in hectares as opposed to the square metres used in the Structure Plan. Table 8 shows how Medway Council has reconciled this situation by the use of conversion figures contained in the Structure Plan and shown in Table 7 below.

Table 7. Kent Structure Plan 1996; floorspace (m²) per hectare conversion figures

	B1	B2	B8
North Kent	3967	2879	3529

Table 8. Current capacity of employment sites allocated in the Local Plan Deposit Version

Proposed Local Plan Allocations and Existing Sites	Site area (Ha)	% of Local Plan site area used in calculation	Site Areas used for calculation of floorspace	Proposed % splits			Capacity m ² (using Kent Structure Plan 1996 conversion figures) *				
				B1	B2	B8	B1	B2	B8	B2-B8	Total
Gillingham Business Park	1.75	50	0.88	80	0	20	2777	0	618	618	3395
Ex-Health Authority Land (Gillingham Business Park)	2.88	0	0.00	100	0	0	0	0	0	0	0
Civil Service Sports Council land (Gillingham Business Park)	4.32	0	0.00	70	0	30	0	0	0	0	0
Gads Hill/Danes Hill, Gillingham	0.29	100	0.29	0	100	0	0	835	0	835	835
Former Depot, Otterham Quay Lane	1.29	0	0.00	100	0	0	0	0	0	0	0
Chatham Maritime	12.80	80	10.24	100	0	0	40622	0	0	0	40622
Kingsnorth	66.00	100	66.00	10	50	40	26182	95007	93166	188173	214355
Isle of Grain	192.00	0	0.00	0	0	0	0	0	0	0	0
Frindsbury Peninsula	9.60	66	6.34	10	40	50	2513	7297	11180	18477	20990
Formby Road, Halling	9.50	100	9.50	0	50	50	0	13675	16763	30438	30438
Fort Bridgewood	2.10	40	0.84	20	30	50	666	726	1482	2208	2874
Medway Valley Park/Morgans Timber Works	11.05	100	11.05	20	40	40	8767	12725	15598	28323	37090
Rochester Airfield	25.00	100	25.00	50	20	30	49588	14395	26468	40863	90451
Total	338.58		130.13				131115	144660	165275	309935	441050
Losses			28.69				4682	27306	41341	68647	73329
Total Net			101.44				126433	117354	123934	241288	367721

* See Table 7

50% (0.85ha) of the allocated land at Gillingham Business Park is now developed

0% of Ex-Health Authority land has been used as an outline planning consent exists on this land. (MC20010184)

0% of Civil Service Sports Council land has been used as an outline planning consent exists on this land. (GL960005)

0% of Former Depot, Otterham Quay Lane has been used as a planning consent exists on this land and construction has commenced. (MC20001413)

20% (2.72ha) of allocated area at Chatham Maritime now has consent or has been developed

0% of Isle of Grain has been used as this land does not count towards Structure Plan totals.

33% (3.2ha) of allocated land at Frindsbury Peninsula is now developed

60% of the allocated land at Fort Bridgewood is now developed (0.8ha remaining)

Losses include all current floorspace at Rochester Riverside and Formby Road.

ELS 2002

Taking account of the combined results from both the of the ELS 2001 and 2002 surveys, Table 9 summarises the progress in satisfying the Structure Plan guidelines.

Table 9. Floorspace supply and Structure Plan requirements

	A2-B1	B2-B8	Total
Kent Structure Plan guidelines 1991 - 2006	285000	285000	570000
Completed floorspace 1991 - 2002	90077	2925	93002
Floorspace with planning permission as at 31/3/2002	44921	62751	107672
Local Plan allocations	126433	241288	367721
Total supply	261431	306964	568395
Difference KSP to supply	-23569	21964	-1605

Construction rates

Net completions from 1992 have been running at below the Structure Plan guideline level as can be seen in Table 9. This may have been as a result of relatively slow economic upturn in Medway or simply a lag in the response between the economy improving and development responding as the market took up vacant properties. However, this has had the effect of increasing the allocation amounts in subsequent years to compensate, which this table takes this into account. From this, it can be seen that the current floorspace supply is almost sufficient to meet Structure Plan guidelines.

6. Conclusions

The following conclusions can be drawn from the figures in Table 9.

The amount of net new floorspace created since 1991 is below the Structure Plan guideline level. However, as this figure is net it includes the loss of some employment sites. Given the consistent build rate at lower than the guideline level, it would seem that future completions might also not reach the guideline level.

There is a possibility that development at Kingsnorth may be at a lower than average density due to the nature of the site (see Local Plan Policies ED7 and ED8). Additionally, Kingsnorth and Formby Road may not be built out by 2006. To balance this the density of new completions is proving to be at least equal to, or at a higher density than, that of the current ELS overall density suggesting more efficient use of land than in the past.

There was also an indication this year of new development containing other uses while still managing to create employment floorspace around the overall density. Such diversification may also help with the vitality of employment areas and is in line with current government guidelines, e.g. PPG 1

Should the market prove more buoyant in subsequent years with an associated upturn in the rate of completions, Table 9 confirms that sufficient land is allocated in the Local Plan to meet in full the Structure Plan requirements for additional floorspace in Medway. The slight deficiency is not considered significant given short length of time the Plan has to run.

7. Glossary

DTLR Department of Transport, Local Government and the Regions (this government department was reorganised to ODPM and Department for Transport in May 2002)

Floorspace The gross floor area of any unit in square metres (m²)
Note. As the main text deals mainly with trends, many of the floorspace figures in the text are rounded to the nearest thousand for simplicity.

FPCs Further proposed changes to the Local Plan. These have been agreed during the public inquiry process and published for consultation, at the request of the Inspector, with those parties who made a representation in respect of the consultations on the Plan or the PICs.

Greenfield land

Land that is not previously developed land.

Intensity of use

Consents for the survey period have been aggregated by floorspace by use class and by site area. The result has been compared against the total floorspace by use class contained in ELS 1999 by using the site area as a denominator. Therefore, for example, if the total site area covered by completions was, say, 10ha and the total site area of ELS 1999 was, say, 100ha, then the floorspace created by the completed consents would need to be 10% of the total floorspace to maintain the current intensity of use. The ratio in the Figures has been created by subtracting the consent area percentage from the consent floorspace percentage. Thus, if the percentage shown is positive then the intensity of use is higher than the current ELS average. Conversely, if it is negative then the proposed land use is less intensive.

Local Plan Medway Local Plan Deposit Version 1999. The Plan has been through public inquiry and the Inspectors report was published in March 2002.

ODPM Office of the Deputy Prime Minister. Created as a central department in its own right in May 2002 and brings together key responsibilities for regional and local government, fire, housing, planning and regeneration.

PICs Pre-Inquiry changes. Changes which the council proposed to make to the Local Plan as a result of representations made to the original consultation process on the Local Plan. These changes were also the subject of full public consultation.

PPG 3 Planning Policy Guidance Note No.3: Housing, published by DTLR, March 2000.

ELS 2002

PPG 4 Planning Policy Guidance Note 4: Industrial and Commercial Development and Small Firms, published by DTLR November 1992

Previously developed land (PDL)

Land conforming to the description contained in PPG 3.

Site areas All site areas are in hectares (ha).

Structure Plan

Kent Structure Plan 1996.

Unit Any building or part of a building with a separate occupier.

Use classes The following use classes are used in ELS;

A2 Financial and professional services

B1a Offices

B1b Research

B1c Light industry

B2 General industry and manufacturing

B8 Warehousing and distribution

Other Other commercial uses of buildings such as A1 (retail) and A3 (food and catering)

Note. For ELS 'B1' is the combined total of A2 and B1a, b and c

8. The Tables

Composition of the Tables

The following is a brief explanation of the how the following Tables were compiled.

A database holds details of all units on employment sites and many of the single units elsewhere. It also contains details of all planning consents that were capable of implementation at the beginning of the survey period plus all those approved over the duration of the survey period. The status and progress of these consents is checked as part of the end of year survey.

Three main data-tables are used, these are:

- planning consents
- unit details and
- estimated floorspace capacity of vacant land without planning consent (revised to accord with the Local Plan allocations as amended by the Inspector's report).

The data-table for units contains only floorspace figures for existing units on the site, it does not hold any information on the following:

- floorspace of open storage yards
- floorspace for any planning consents not yet implemented on site
- potential floorspace for vacant areas within the curtilage of the property

No summary or intermediate data-tables are used in compiling these Tables. Thus there is no risk of human error in transferring data; all linking of data to create these Tables is electronic.

Table 2, Sections 1-9 are compiled from the planning consent data-table.

Table 3, Sections 1 and 2 are compiled from unit data. Section 3 and Section 4 are taken from the planning consent data-table and estimated floorspace data-table respectively. Section 5 is a composite of Sections 1-4.

Note that as no unit survey was undertaken Table 3 is omitted completely.

Table 2: B1-B8 planning permissions

Planning consents valid 1 April 2000 to 31 March 2001

Section 1: Development completed by 31 March 2001

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
GL960691	84/86 Canterbury Street GILLINGHAM		0.01	112	0	0	0	112
MC19996023	Thamesport Isle of Grain ROCHESTER	Thamesport (London) Ltd	192.00	474	1260	0	0	1734
MC19996070	Unit c Knight Road Strood ROCHESTER	Mr A Smith	0.06	20	50	0	0	70
MC19996087	109 Hopewell Drive Luton CHATHAM	Topps Scaffolding Ltd	0.30	1739	0	0	0	1739
MC20000174	Sir Thomas Longley Road Frindsbury ROCHESTER	Scotline Terminal (Medway) Ltd	0.40	0	0	2200	0	2200
MC20000544	Land at Anthonys Way Frindsbury ROCHESTER	McDonald's Restaurants Ltd	0.27	0	0	0	335	335
MC20000562	Land at Anthonys Way Frindsbury ROCHESTER	Petromar plc	0.60	0	0	0	345	345
MC20000612	1 Neptune Close Frindsbury ROCHESTER	AVH Rentals Ltd	0.10	0	0	0	15	15
MC20000858	Diggerland Theme Park Whitewall Road Frindsbury ROCHESTER	H E Group	2.40	0	0	0	150	150
MC20000986	Quayside House Quayside Chatham Maritime CHATHAM	Surrey Oaklands NHS Trust	0.47	1200	0	0	120	1320
MC20001191	Hoo Marina Vicarage Lane Hoo ROCHESTER	Nex-Tex Agricultural Ltd	0.02	0	0	254	0	254
MC20001586	Noke Street Farm Bunters Hill Road Wainscott ROCHESTER	Mr G Whitbread	0.02	0	0	350	0	350
MC20001717	Scotline Tterminal Sir Thomas Longley Road Frindsbury ROCHESTER	Scotline Terminal (Medway) Ltd	0.20	149	0	0	0	149
MC980820MG	Waterside Works Gads Hill GILLINGHAM	WH Overton	0.17	250	2150	2025	0	4425

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
MC990146MG	East Road Chatham Maritime CHATHAM	Chatham Historic Dockyard Trust	0.19	1836	0	0	0	1836
ME970563	388-394 High Street ROCHESTER		0.02	770	0	0	0	770
ME970810	340-342 High Street ROCHESTER		0.03	293	0	0	0	293
			197.26	6843	3460	4829	965	16097

Section 2: Planning consents not started at 31 March 2001

(*... Outline permission)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
GL960005*	Civil Service Sports Council land Watling Street GILLINGHAM	Civil Service Sports Council	4.50	7333	7333	7333	0	21999
GL960079	Chatham Port GILLINGHAM	Crescent Wharves	0.16	0	0	1849	0	1849
GL970020	59 Balmoral Road GILLINGHAM		0.02	300	0	0	0	300
GL970078	Chatham Port Southside Three Road GILLINGHAM	A & P Chatham Ltd	0.25	0	145	0	0	145
GL980065	2a-2c Gillingham Road GILLINGHAM	Actionpoint Packaging	0.02	0	0	140	0	140
MC19995383	Unit 027 Bailey Drive GILLINGHAM	Fairways Ltd	0.75	0	0	0	2125	2125
MC19995610	Unit 006 Bailey Drive GILLINGHAM	Micro Medical Ltd	0.18	352	821	0	0	1173
MC19995632	Unit 603 Royal Eagle Close Frindsbury ROCHESTER	UK Paper Ltd	0.35	0	14323	0	0	14323
MC19995919	Unit 003 Clipper Close Frindsbury ROCHESTER	Langton Park	0.12	50	1396	0	0	1446
MC19996180	Unit n Knight Road Strood ROCHESTER	Nestledown Ltd	0.75	1696	6714	7095	0	15505
MC20000143	Plot K3 George Summers Close Frindsbury ROCHESTER	Cliffe Holdings Ltd	0.14	70	0	0	0	70
MC20000802	Maritime Close Frindsbury ROCHESTER	Mr PC Monday	0.19	115	0	0	0	115
MC20000918	Farthing Corner Service Station Matts Hill Road Rainham GILLINGHAM	Granada Hospitality Ltd	0.50	0	0	0	340	340
MC20001103	Westmoor Farm Moor Street Rainham GILLINGHAM	Mr Scott	0.03	0	0	90	0	90

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
MC20001258	33-37 Second Avenue Luton CHATHAM	Zeltec (UK) Ltd	0.04	0	400	0	0	400
MC20001291	Adj 172 Palmerstone Road CHATHAM	Miss C Murray	0.07	65	0	0	0	65
MC20001400	Salt Lane Cliffe ROCHESTER	Brett Paving Ltd	0.50	0	2450	0	0	2450
MC20001413	Land south of Kent Terrace Canterbury Lane Rainham GILLINGHAM	Beckett Pension Fund	1.29	600	300	0	0	900
MC20001553	147 Nelson Road GILLINGHAM	Mr A Wheeler	0.37	180	0	0	0	180
MC20001734*	4-5 Revenge Road Lordswood CHATHAM	Mackays of Chatham plc	0.87	0	6470	0	0	6470
MC20001788	Grosvenor Road GILLINGHAM	M Y Cartons	0.02	30	0	0	0	30
MC20001796	Land at Royal Eagle Close Frindsbury ROCHESTER	MHS Homes	0.55	800	0	700	0	1500
MC20001897	Units 14-16 Bredgar Road GILLINGHAM	Invicta Ltd	0.30	0	680	0	0	680
MC20010032	18 Badger Road Lordswood CHATHAM	Mackays of Chatham plc	0.10	0	0	700	0	700
MC20010155	George Summers Close Frindsbury ROCHESTER	Aggregate Supplies Limited	0.02	200	0	0	0	200
MC990252MG	Unit IB14 Capstone Road GILLINGHAM	Brian Smith	0.02	0	90	0	0	90
ME870519B	25-31 Corporation Street ROCHESTER	Mr & Mrs D Luxton	0.03	296	0	0	102	398
ME950693	14-16 Second Avenue CHATHAM		0.10	0	0	127	0	127
ME960774	Street Farm Stoke Road Hoo ROCHESTER	A C Goatham & Son	0.20	0	0	1350	0	1350
ME970096	Site F5 Dock Road Chatham Maritime CHATHAM	Foxdown Properties Ltd	0.35	1469	0	0	0	1469

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
ME970857*	Rochester Airport Industrial Estate Maidstone Road ROCHESTER		0.79	1000	1000	1000	0	3000
ME970858*	Rochester Airport Estate Maidstone Road CHATHAM		0.93	1000	1000	1000	0	3000
ME970861	Castle View Business Centre Gas House Road ROCHESTER	Rochester Windows	0.02	0	69	0	0	69
ME970896	Commissioners Road Frindsbury ROCHESTER	Castacrete Ltd	0.03	0	246	0	0	246
			14.56	15556	43437	21384	2567	82944

Section 3: Development under construction at 31 March 2001

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
MC19995522	Plot F Kingsnorth ROCHESTER	Shutdown Maintanance Services Ltd	0.42	105	485	0	0	590
MC19995709	Land south of Basin 1 Dock Road Chatham Maritime CHATHAM	Dockside/English Partnerships	16.75	13450	0	0	64000	77450
MC19995963	Phase 42 Campus Way GILLINGHAM	PDSA	0.28	0	0	0	600	600
MC20000228	Plots 10 and 11 Neptune Close Frindsbury ROCHESTER	Forwardvote Ltd	0.32	0	0	2070	0	2070
MC980996MG	Pembroke Site 1 North Road Chatham Maritime CHATHAM	Foxdown Properties/Miller Group	1.56	9343	0	0	0	9343
ME980797MG	Beechings Way GILLINGHAM	Pinhill Ltd / Wealdoval Ltd	3.48	400	1200	1400	0	3000
ME990072MR	Temple Industrial Estate Knight Road Strood ROCHESTER	Medway Sling Company Mkt Ltd	0.26	16	387	0	0	403
			23.07	23314	2072	3470	64600	93456

Section 4: Development completed but vacant at 31 March 2001

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Other (sq m)</i>	<i>Total (sq m)</i>
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There are no properties which have been vacant since completion

Section 5: Planning consents which have resulted in an employment floorspace loss due to reconstruction/redevelopment

1 April 2000 to 31 March 2001 (see Note 1 at end of Table)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Total (sq m)</i>
GL950432	6 Avondale Road GILLINGHAM	Mrs C. Vigus	-0.03	0	-175	0	-175
GL960593	131 Nelson Road GILLINGHAM		-0.06	0	0	-230	-230
MC19995522	Plot F Kingsnorth ROCHESTER	Shutdown Maintenance Services Ltd	-0.42	-105	-200	0	-305
MC19996023	Thamesport Isle of Grain ROCHESTER	Thamesport (London) Ltd	-192.00	-474	-840	0	-1314
MC19996070	Unit c Knight Road Strood ROCHESTER	Mr A Smith	-0.06	0	-427	0	-427
MC20000337	2 Montgomery Road GILLINGHAM	Mr D Clayton	-0.01	-75	0	0	-75
MC20000451	29 Railway Street CHATHAM	Heitmann Properties Ltd	-0.05	-112	0	0	-112
MC20000813	Former Asst. Queen's Harbour Masters office Anchor Wharf Chatham Maritime CHATHAM	Flagship Brewery Ltd	-0.01	-120	0	0	-120
MC20000858	Diggerland Theme Park Whitewall Road Frindsbury ROCHESTER	H E Group	-2.40	-150	0	0	-150
MC20000986	Quayside House Quayside Chatham Maritime CHATHAM	Surrey Oaklands NHS Trust	-0.47	-1320	0	0	-1320

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Total (sq m)</i>
MC20001690	20 Rock Avenue GILLINGHAM	Mr P Downs	-0.02	-150	0	0	-150
MC980820MG	Waterside Works Gads Hill GILLINGHAM	WH Overton	-0.17	-250	-2150	-900	-3300
ME970468	10 New Road ROCHESTER		-0.05	-173	0	0	-173
ME970563	388-394 High Street ROCHESTER		-0.02	-770	0	0	-770
ME970810	340-342 High Street ROCHESTER		-0.03	-293	0	0	-293
ME980002	R/O 327-335 High Street ROCHESTER		-0.12	0	-600	0	-600
ME980797MG	Beechings Way GILLINGHAM	Pinhill Ltd / Wealdoval Ltd	-3.48	-3267	-7900	-508	-13383
			-199.40	-7259	-12292	-1638	-22897

Note 1. This Table includes all consents where the existing employment floorspace has been removed from use. It can include redevelopment/reconstruction/change of use where new employment floorspace has been created or redevelopment to a use other than employment.

Note 2. The 'Total (sq m)' figure includes B1, B2, B8 and other uses not covered by these classes, e.g. A3 use

Note 3. Figures include all sites, whether or not the whole works have been completed, where the existing floor area has been taken out of use

Note 4. In any instance where there is replacement employment floorspace for the losses shown, an equivalent planning application will exist in either the development completed or the development under construction table

Section 6: Potential losses of employment floorspace in planning applications not yet started at 31 March 2001 (*.... Outline permission)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Total (sq m)</i>
GL970298*	Hothfield Motors Hothfield Road Rainham GILLINGHAM		-0.07	0	-100	0	-100
GL970516	Combined Ship and Trade Office Dock Head Road, Maritime Way Chatham Maritime CHATHAM	not available	-0.76	-660	0	0	-660
MC19995383	Unit 027 Bailey Drive GILLINGHAM	Fairways Ltd	-0.75	0	0	0	-2081
MC19995610	Unit 006 Bailey Drive GILLINGHAM	Micro Medical Ltd	-0.18	-485	-208	0	-693
MC19995632	Unit 603 Royal Eagle Close Frindsbury ROCHESTER	UK Paper Ltd	-0.35	0	0	-10659	-10659
MC19995919	Unit 003 Clipper Close Frindsbury ROCHESTER	Langton Park	-0.12	-50	-1016	0	-1066
MC19996180	Unit n Knight Road Strood ROCHESTER	Nestledown Ltd	-0.75	-580	-4617	-2291	-7488
MC20000852	7 Manor Road CHATHAM	Mr R Borley	-0.04	-285	0	0	-285
MC20000871	62a Stanhope Road Strood ROCHESTER	King & Johnson Contractors	0.00	-40	0	0	-40
MC20001012	20 Star Hill ROCHESTER	Mr Evans	-0.04	-510	0	0	-510
MC20001291	Adj 172 Palmerstone Road CHATHAM	Miss C Murray	-0.07	0	0	-65	-65
MC20001553	147 Nelson Road GILLINGHAM	Mr A Wheeler	-0.37	0	0	0	-1800
MC20001734*	4-5 Revenge Road Lordswood CHATHAM	Mackays of Chatham plc	-0.87	0	0	-2500	-2500
MC990252MG	Unit IB14 Capstone Road GILLINGHAM	Brian Smith	-0.02	-20	-160	0	-180
ME950693	14-16 Second Avenue CHATHAM		-0.10	0	-127	0	-127

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Total (sq m)</i>
ME970499MR	Hoo Marina Vicarage Lane Hoo ROCHESTER	Maritime and Leisure	-0.30	-72	0	0	-72
ME990072MR	Temple Industrial Estate Knight Road Strood ROCHESTER	Medway Sling Company Mkt Ltd	-0.26	-16	-357	0	-373
			-5.05	-2718	-6585	-15515	-28699

Note 1. This Table includes all consents for redevelopment/reconstruction/change of use which have not yet started where there is a proposal either for new employment floorspace or redevelopment to a use other than employment.

Note 2. The 'Total (sq m)' figure includes B1, B2, B8 and other uses not covered by these classes, e.g. A3 use

Section 7: Planning permission expired without development at 31 March 2001

(*.... Outline permission)

<i>P/P No.</i>	<i>Location</i>	<i>Applicant</i>	<i>Area (ha)</i>	<i>A2-B1 (sq m)</i>	<i>B2-7 (sq m)</i>	<i>B8 (sq m)</i>	<i>Total (sq m)</i>
ME900558	24 Star Hill ROCHESTER		0.05	162	0	0	162
			0.05	162	0	0	162

Note. The 'Total (sq m)' figure includes B1, B2, B8 and other uses not covered by these classes, e.g. A3 use

Section 8: Planning consents excluded from ELS at 31 March 2001

P/P No.	Location	Applicant	Area (ha)	A2-B1 (sq m)	B2-7 (sq m)	B8 (sq m)	Total (sq m)
GL930426 #	Land off Campus Way GILLINGHAM		1.38	5409	0	0	5409
							Reason for exclusion: Outline application superseded by detailed applications for individual sites within the complex
GL970644 ^	Unit 001 Bailey Drive GILLINGHAM	Millenium Fitness Centre	0.16	-869	0	0	-869
							Reason for exclusion: New occupier of building retaining B1 use
MC20000229 #	Plots 10 and 11 Neptune Close Frindsbury ROCHESTER	Forwardvote Ltd	0.32	0	0	1950	1950
							Reason for exclusion: Superseded by application from same applicant. Subsequent application under construction.
ME970616 ^	Rugby Cement Works Formby Road Halling ROCHESTER	Rugby Cement	0.10	0	905	0	905
							Reason for exclusion: Factory closing 31/3/2001
			1.96	4540	905	1950	7395

= Application superseded,
^ = Implementation unlikely
** = Further development unlikely

Note. The 'Total (sq m)' figure includes B1, B2, B8 and other uses not covered by these classes, e.g. A3 use

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