

Medway LDF Core Strategy Examination

Matter 4: Employment and Retail

Response to query on employment data in Chapter 6

In the discussions on Matter 4, Mr C Thurlow, representing Helvig Limited, raised a query on the accuracy of the employment land data included in Table 6.2. He was of the opinion that the data was not consistent with the updated Strategic Land Availability Assessment (SLAA) information. Mr Thurlow had considered the specific information on sites that made up the defined employment sub-areas, and had calculated a different sub-total than that presented by the council.

The inspector directed the council to provide further details to explain the potential discrepancies in the information presented.

The council has reviewed the information in the Submission draft Core Strategy and can confirm that there is an error in that Table 6.2 was not updated from the Publication draft, and therefore does not include the latest SLAA information, referred to elsewhere.

The amended table is now attached – Appendix 1.

A list showing the breakdown of the sites that make up the employment sub-areas is also attached – Appendix 2.

In using this information, Mr Thurlow's calculations are in broad agreement with the council's data.

It should be noted that an additional five locations on the Peninsula have been included in the council's list, totalling 6077 sq m.:

- Land adjacent to Bellwood Cottages, Ratcliffe Highway, Hoo
- Nursery Court, Benuncle Halt, Stoke Road, Hoo
- Plot D, Kingsnorth Industrial Estate
- Sundridge Tackle, Hoo Industrial Estate
- Net-TEX Agricultural Limited, Hoo Industrial Estate

One additional site (Civic Centre, Strood) has been included in the council's schedule for the M2 Access area.

These six sites have been highlighted in Appendix 3.

Wednesday 13th June 2012
Matter 4 – Employment and Retail

Response to comments from Clifford Thurlow – Helvig Ltd (29)

- Table 6 2 - an error in the printing of the Submission draft in that this table was not updated from the publication draft.
- Amended table now attached.
- A list of the sites that make up the totals also attached.
- Mr Thurlows numbers broadly agree with the Councils.
- On the Peninsula an additional five locations have been included on the Councils list totalling 6077 sq m.
- M2 access area one additional site is on the Councils list of 2000 sq m.
- These sites have been highlighted on a separate sheet.

Table 6 2 Employment Floorspace Supply by sub Areas

Location	Requirement to 2026 sq.m	Supply to 2026 sq.m	Surplus/Deficit sq.m
Town Centre/Waterfront	150,352	35,877	-114,475
M2 Access	183,747	96,600	-87,147
Peninsula	31,121	721,819	690,698
Other Urban	27,389	17,965	-9,424
Total	392,609	872,261	479,652

Source 2011 AMR with amended SLAA January 2012

Employment Land Supply Update at March 2011 and amended January 2012 for Core Strategy Submission

Employment floorspace supply by sub areas as identified by the ELR Consolidation Study Nov 2010

	Requirement to 2026 sq.m	Supply to 2026 sq.m	Surplus/Deficit sq.m	Supply to 2028 sq.m	Surplus/Deficit sq.m
Town					
Centre/Waterfront	150,352	35,877	-114,475	51,347	-99,005
M2 Access	183,747	96,600	-87,147	102,244	-81,503
Peninsula	31,121	721,819	690,698	721,819	690,698
Other Urban	27,389	17,965	-9,424	17,965	-9,424
Total	392,609	872,261	479,652	893,375	500,766

Sites with planning permission

Application Number	Address	Bakers short list	Bakers Long List	Supply to 2026	Supply to 2028
MC092257	9 New Road Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-198	-198
MC092258	15-19 New Road Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-760	-760
MC101998	13-15 Railway Street Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	535	535
MC110107	87-89 High Street Chatham and Rochester Town Centres Waterfront Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-327	-327
MC110166	Chatham Waterfront Adjacent to Staples Medway Street Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	227	227
MC110167	Chatham Waterfront Adjacent to Bus Station Medway Street	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	80	80
MC20042030	Rochester Riverside, Corporation Street, Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	12000	12000
MC20062245	33 Richard Street Chatham and Rochester Town Centres Waterfront Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-140	-140
MC20070246	Alexandra Garage & 3 Old Road Chatham and Rochester Town Centres Waterfront Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-227	-227
MC20090764	27 The Paddock Chatham and Rochester Town Centres Waterfront Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-108	-108
MC20090848	14 Manor Road Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-92	-92
MC20091803	77 High Street Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-180	-180
MC20091870	98 High Street Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	161	161
MC20092401	259-261 High Street Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-689	-689
MC20100207	95 High Street Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-562	-562
MC091932	Land at Whitewall Road Medway City Estate Commissioners Road Strood	Town Centre/Waterfront	Medway Waterfront	5623	5623
MC101549	Atofina UK Ltd, Whitewall Way Medway City Estate Commissioners Road Strood	Town Centre/Waterfront	Medway Waterfront	17	17
MC102042	Block F/G Victory Pier Pier Road Gillingham	Town Centre/Waterfront	Medway Waterfront	136	136

MC103248	Unit 23 Riverside Estate Sir Thomas Longley Road Medway City Estate Rochester	Town Centre/Waterfront	Medway Waterfront	74	74
MC20011628	Steelfields Ltd Gads Hill Gillingham	Town Centre/Waterfront	Medway Waterfront	690	690
MC20062066	Land fronting Sir Thomas Longley Road Frindsbury	Town Centre/Waterfront	Medway Waterfront	2100	2100
MC20062067	Land fronting Sir Thomas Longley Road Frindsbury	Town Centre/Waterfront	Medway Waterfront	1060	1060
MC20071291	Watermill Wharf Canal Road / High Street Strood	Town Centre/Waterfront	Medway Waterfront	458	458
MC20080502	Land between Sunlight Centre & 109 Richmond Road Gillingham	Town Centre/Waterfront	Medway Waterfront	-1300	-1300
MC20081343	The Old Pattern Store Burns Road Gillingham	Town Centre/Waterfront	Medway Waterfront	-247	-247
MC20090020	Former Ancaster Garage Site Station Road Strood	Town Centre/Waterfront	Medway Waterfront	333	333
MC20100074	Cliffe Yard Chaucer Close Frindsbury	Town Centre/Waterfront	Medway Waterfront	252	252
MC20100078	Cliffe Yard Anthonys Way Frindsbury	Town Centre/Waterfront	Medway Waterfront	793	793
MC101694	Land rear of 146 Rede Court Road Strood	M2 Access	M2 Access Access	-194	-194
MC102594	Former Alloy Wheels Site Temple Park Priory Road Strood	M2 Access	M2 Access Access	0	0
MC102881	Land at Norman Close and Knight Road Strood	M2 Access	M2 Access Access	16825	16825
MC103579	Land adjacent to and Tesco Store Charles Street Strood	M2 Access	M2 Access Access	-2295	-2295
MC103607	43-45 Wainscott Road Wainscott	M2 Access	M2 Access Access	-398	-398
MC20041681	Crest Packaging Site Courteney Road Gillingham	M2 Access	M2 Access Access	0	0
MC20071248	(Adjacent to Royal Mail to the east) Land off Bailey Drive Gillingham	M2 Access	M2 Access Access	12169	12169
MC20082007	Former Alloy Wheels Priory Road Strood	M2 Access	M2 Access Access	0	0
MC20090417	Temple Waterfront Between Knight Road and Roman Way Strood	M2 Access	M2 Access Access	7100	7100
MC20080370	Land north est of Kingsnorth Industrial Estate Eschol Road Hoo	Peninsula	Peninsula	250992	250992
MC20091628	National Grid Property Holdings Grain Road Grain	Peninsula	Peninsula	464750	464750
MC20081121	Land adjacent to Bellwood Cottages Ratcliffe Highway Hoo	Peninsula	Rural and Peripheral	4655	4655
MC20090446	Nursery Court Beluncle Halt Stoke Road Hoo	Peninsula	Rural and Peripheral	227	227
MC092246	2 Bloors Lane Rainham	Urban	Rural and Peripheral	17	17
MC20011342	Land south of Kent Terrace Canterbury Lane Rainham	Urban	Rural and Peripheral	2350	2350
MC20042266	Units A1 to A5 & F1 to F3 Elm Court Estate Capstone Road Gillingham	Urban	Rural and Peripheral	297	297
MC20061857	Court Farm Pilgrims Road Upper Halling	Urban	Rural and Peripheral	557	557
MC20071943	Land rear of 101 Berengrave Lane Rainham	Urban	Rural and Peripheral	-80	-80
MC20072153	Former Cement Works Formby Road Halling	Urban	Rural and Peripheral	3000	3000
MC20081786	Cuxton Station Building Station Road Cuxton	Urban	Rural and Peripheral	103	103
MC092488	Rear of 50-52 Shakespeare Road Gillingham	Urban	Urban	-229	-229

MC100273	Unit 14-16 Beechings Way Industrial Estate Beechings Way Gillingham	Urban	Urban	110	110
MC101095	82 Jeffery Street Gillingham	Urban	Urban	-750	-750
MC101241	Twydall Enterprise Centre Lower Twydall Lane Twydall	Urban	Urban	342	342
MC103843	Riverside Motoring Centre 201-207 Station Road Rainham	Urban	Urban	22	22
MC110078	59 Maidstone Road Rochester	Urban	Urban	-74	-74
MC20032452	Century Buildings 22-26 Victoria Street Rochester	Urban	Urban	292	292
MC20050229	Mid Kent College, Horsted Maidstone Road Chatham	Urban	Urban	2480	2480
MC20050519	346 Grange Road Gillingham	Urban	Urban	22	22
MC20051195	Fort Horsted Primrose Close Chatham	Urban	Urban	1139	1139
MC20081624	294 Hempstead Road Hempstead	Urban	Urban	5	5
MC20090044	Jagga House Second Avenue Industrial Estate 14-16 Second Avenue Chatham	Urban	Urban	65	65
MC20090635	52 Watling Street Gillingham	Urban	Urban	-58	-58
MC20090682	Land rear of 43 & 44 Chalk Pit Hill Chatham	Urban	Urban	-216	-216
MC20091113	Land rear of 133-145 Canterbury Street Gillingham	Urban	Urban	-493	-493
MC20092265	Adjacent to 2 Quinnell Street Rainham	Urban	Urban	-63	-63
				782378	782378

Pipeline sites

SiteRef	SiteName	Bakers short list	Bakers Long List	Supply to 2026	Supply to 2028
249	Sorting Office, The Paddock, Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-678	-678
0102	1-35 High Street, Chatham (Grays Garage)	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-2318	-2318
0243	Chatham and Rochester Town Centres Waterfront Retailing, Clover/Richard/Rhode/High Sts	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	5951	5951
0598	R/O 329 - 377 (Featherstones) High St ROCHESTER	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	3600	3600
0726	1-21 St Clements House, Corporation Street	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	386	386
0728	10-40 Corporation Street, Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	386	386
0731	46-86 Corporation Street, Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	386	386
0761	Chatham Waterfront	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	5149	5149
0822	Land at Robins and Day (Peugeot), High St, Rochester	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	-1660	-1660
0860	Land at High St, Union St and New Road, Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	0	0
0862	296-310 High Street, Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	2040	2040

0869	Wickes, New Cut, Chatham	Town Centre/Waterfront	Chatham and Rochester Town Centres Waterfront	0	15470
0651	13a Maritime Close, Medway City Estate	Town Centre/Waterfront	Medway Waterfront	244	244
0652	Wilds Yard, Clipper Close, Frindsbury	Town Centre/Waterfront	Medway Waterfront	620	620
0654	Land adjoining Southern House, Anthony's Way	Town Centre/Waterfront	Medway Waterfront	2062	2062
0824	Chatham Docks, Chatham	Town Centre/Waterfront	Medway Waterfront	0	0
0050	Lodge Hill (Chattenden) Ministry of Defence Estate	M2 Access	M2 Access Access	38456	44100
0137	Civic Centre Strood	M2 Access	M2 Access Access	2000	2000
0686	Three Acre site, Roman Way, Strood	M2 Access	M2 Access Access	4440	4440
0724	BAE Systems, Rochester	M2 Access	M2 Access Access	11147	11147
0727	Brompton Farm, adj. 66 Brompton Farm Road	M2 Access	M2 Access Access	1190	1190
0766	Depot, Norman Close, Strood	M2 Access	M2 Access Access	0	0
0845	Woolmans Wood Caravan Site	M2 Access	M2 Access Access	6160	6160
0643	Plot D, Kingsnorth Industrial Estate	Peninsula	Peninsula	525	525
0644	Sundridge Tackle, Hoo Industrial Estate	Peninsula	Peninsula	560	560
0645	Net-Tex Agricultural Ltd, Hoo Industrial Estate	Peninsula	Peninsula	110	110
0571	47-48 Second Avenue Industrial Estate	Urban	Urban	276	276
0804	Former Officers Mess, Maidstone Road, Chatham	Urban	Urban	4300	4300
0829	Medway Bridge Marina, Manor Lane, Rochester	Urban	Urban	-199	-199
0875	Retail Core(High St,Jeffrey St,King St) Gillingham	Urban	Urban	4750	4750
0876	BT Switch Centre, Green Street, Gillingham	Urban	Urban	0	0
				89883	110997