



Q&A SESSION

February 2021

Welcome

Project Team Introductions

Presentation followed by Q&A

Please put your questions in the Q&A function

You can message the panel using the chat function

Questions will be answered verbally at the end

You can contact the project team on:

020 7446 6853

medwayone@bartonwillmore.co.uk



Project Team



SITE PROMOTER - Adam Archer



PLANNING - Lucy Wilford



TRANSPORT - Stuart Morse



ECOLOGY - Poppy McVail



ENGAGEMENT - Georgina Chapman



ADAM ARCHER
UNIPER



BACKGROUND

- Built in 1967 by CEGB.
- Coal fired power station providing 2,000MW electricity.
- Provided 450 jobs with additional 700 during outages.
- Paid £3 million p.a. in Business Rates.
- Ceased generation in 2012.
- Decommissioning and demolition completed by Uniper end of 2018.



OVERVIEW

- Now demolished and renamed MedwayOne
- Entire site is owned by Uniper - 113 ha (279 acres).
- 61.61 ha (152 acres) of the site is readily developable brownfield land.
- Uniper's proposals are to bring forward the regeneration of the site for a broad range of uses.



SITE LOCATION

- 3 miles east of the community of Hoo St Werburgh.
- 9 miles north east of the town of Chatham.
- Access off Eshcol Road.
- Southern & eastern boundaries of the site are met by the mouth of the River Medway.
- West of the site are a number of agricultural fields.



LUCY WILFORD
BARTON WILLMORE



POLICY SUPPORT

2003 Local
Plan allocated
uses






B2
General
Industrial

B8
Storage &
Distribution

B1c (now
Eiii)
Commercial,
business &
service

- UK Government's 'Industrial Strategy' promotes the UK as a leader in the industries of big data and clean growth.
- National Planning Policy Framework (NPPF) seeks to drive inward investment, regeneration, economic development and innovation.
- The majority of the site is allocated for commercial and industrial uses in Medway Council's 2003 adopted Local Plan.
- Allocated in Policy S12 for industrial development.
- The emerging Local Plan review proposed Kingsnorth for more intensive commercial uses and the opportunity for energy uses.

PROPOSALS

| | | |
|---|-------------------------------------|--|
|  | HGV layover area | In response to ongoing issues that the local community is facing in the wider area, the proposals include space for around 40 - 50 HGVs to park overnight with associated wash and canteen facilities. |
|  | Energy Hub | The proposals include an Energy Hub to potentially provide an energy source, steam and heat for neighbouring businesses. This could also include a district heating scheme for the proposed housing development Hoo Rural Town. The Energy Hub could also act as a catalyst, attracting businesses to MedwayOne who could benefit from the availability of a reliable connection to a local energy supply. |
|  | Data centres | We understand there is potential demand for the provision of data centres. Data centres also generate excess heat which could be used as part of a district heating scheme. The potential Energy Hub and cooling water supply from the River Medway makes this an attractive location for a data centre. |
|  | Modern industrial and manufacturing | Modern manufacturers that choose to locate in MedwayOne can take advantage of the power, heat, storage and distribution opportunities that are available. |
|  | Storage and distribution | Efficient logistics centre with adequate parking for supply and manufacture of goods. |

THE APPLICATION

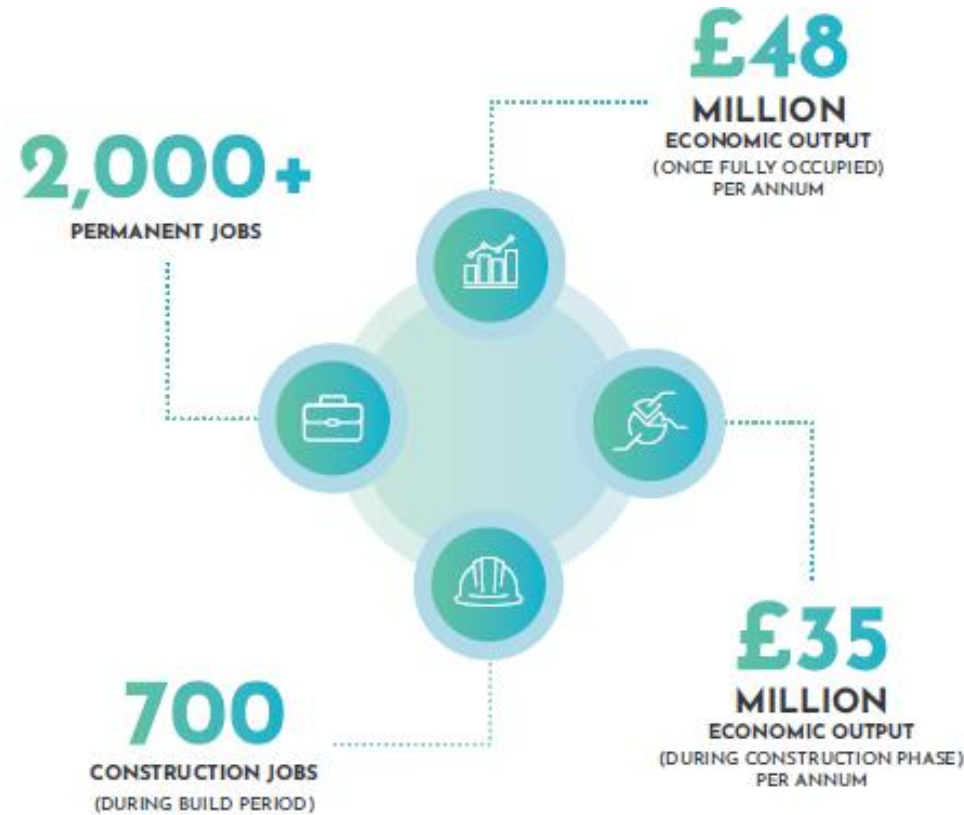
- Outline planning application to establish principle of development.
- Flexible consent to allow for a range of uses in the future.
- Maximising use of previously developed land.
- Application will not prejudice existing assets such as the jetty.
- Secure a high quality and sustainable development.
- Environmental Impact Assessment (EIA) will be submitted as part of the application.
- Reserved matters applications (detailed planning submissions) to be brought forward by future occupiers of the site.



ILLUSTRATIVE MASTERPLAN



GROWTH & EMPLOYMENT



- Important to understand how MedwayOne can be part of and support continued economic growth in the region.
- Uniper is working with Medway Council, the Department of International Trade and Locate in Kent.
- Uniper is already engaging with potential investors.
- Create a further 900 jobs in the wider Medway area.
- Generate £8 million - £10 million in business rates.

SUSTAINABILITY

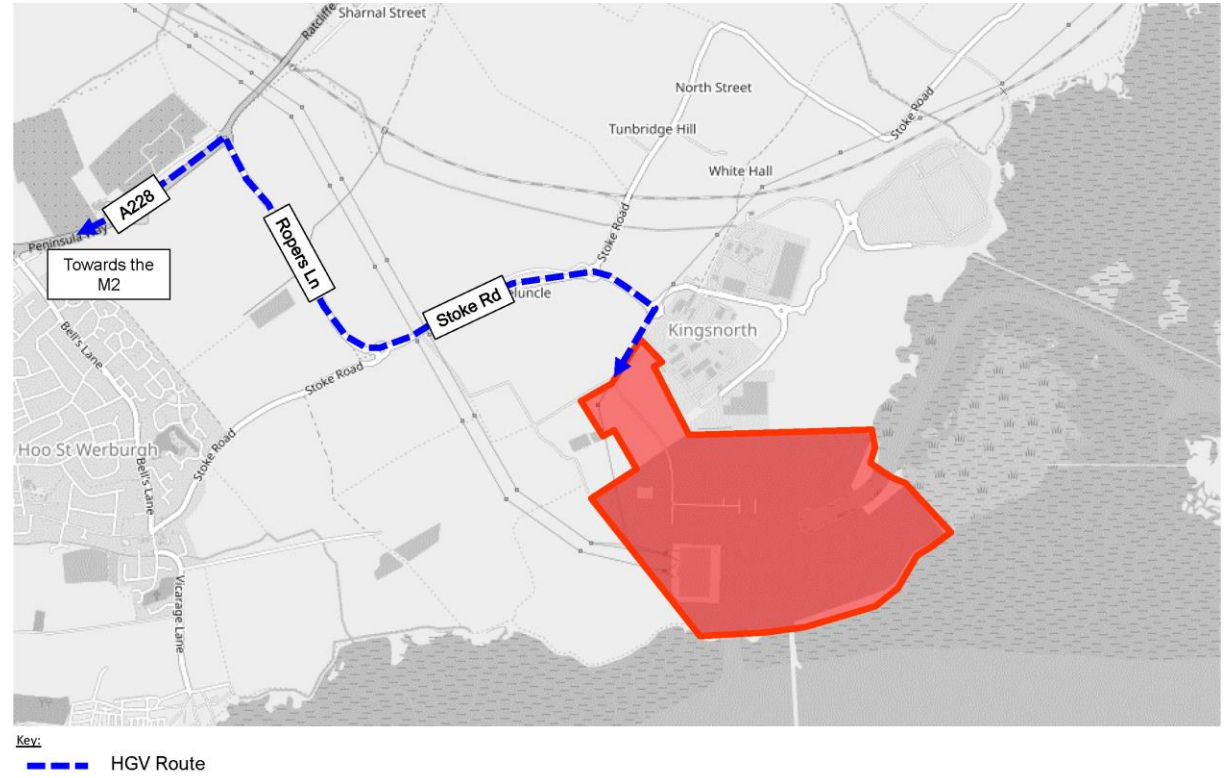
- Future development at MedwayOne would be in line with Government legislation, working towards Net Zero 2050 for greenhouse gas emissions.
- Options to create an Energy Hub that could potentially provide power, steam and heat for neighbouring businesses, as well as a district heating scheme for the proposed housing development - Hoo Rural Town.
- Opportunity to deliver an attractive development in a landscaped setting.
- Framework Travel Plan, detailing how future occupiers may use sustainable forms of transport.
- Future employers who occupy the site would be encouraged to use car share schemes, cycle parking facilities and staff shuttle services.
- A cycle link on Eshcol Road will connect to the existing cycle network.

STUART MORSE VECTOS



TRANSPORT & ACCESS

- Traffic assessments undertaken using Medway Council's traffic model.
- Worst case traffic forecast based on warehousing and industrial uses.
- Approximately 500 - 600 two-way vehicle (cars and HGVs combined) movements at peak hours in the morning and evening.
- A Servicing and Management Plan will be provided to manage the routes that the largest of vehicles will use.
- The routes will ensure HGVs use the A289 corridor towards Junction 1 of the M2.
- Junctions such as the Four Elms Roundabout could experience some additional delays.
- A scheme to improve capacity at this roundabout is being developed which incorporates a dedicated filter lane from west to east on the A289 and traffic signal control.



TRANSPORT & ACCESS

- Travel Plan for the site to assist future workers getting to work.
- Car sharing amongst staff is popular and those doing so can be prioritised.
- Electric vehicle charging points within all car parks.
- Cycle path connection on Eschol Road and dedicated facility through the site to each building.
- Opportunity to extend existing bus routes.
- Use of staff shuttle bus services.
- Link between new homes and new jobs ensuring that existing and new residents have access to jobs that are nearby.



GEORGINA CHAPMAN
BARTON WILLMORE



CONSULTATION

Public consultation from 3rd February - 24th February

www.medwayone.co.uk

Virtual exhibition & flythrough

020 7446 6853

medwayOne@bartonwillmore.co.uk

MedwayOne Community Engagement Team, c/o Barton Willmore, 7 Soho Square, London, W1D 3QB

Live Q&A sessions

Thursday 11th February at 19:00 - 20:00

Saturday 13th February at 10:30 - 11:30

Monday 15th February at 15:30 - 16:30



TIMELINE

Pre-application
public consultation

February

March

Planning application submission

Statutory consultation led
by Medway Council

April

Summer

Determination of application
expected by Medway Council

Thank you for listening

