

## Cheryl Parks

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**From:** Tim Chapman  
**Sent:** 09 November 2016 16:59  
**To:** Sarah Anderton  
**Cc:** Cheryl Parks  
**Subject:** FW: LIDL - Maidstone East / Baltic Wharf Sites

Further material from LIDL. I will print copies off for tomorrow.

Regards

Tim

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**From:** Phil Hubbard [<mailto:phubbard@sibleypares.co.uk>]  
**Sent:** 09 November 2016 16:33  
**To:** Tim Chapman  
**Cc:** John Foster  
**Subject:** RE: LIDL - Maidstone East / Baltic Wharf Sites

Hi Tim,

I don't think Lidl can go into too much detail at this stage but when we met with John they showed him all the plans and the options they have. Lidl do only have 2 or 3 store formats so are a little inflexible on that and they really do try to avoid existing buildings as it compromises the new store specification. The Maidstone East site would be a new build so will be in keeping with the new models and store layouts so works significantly better.

The location of Baltic Wharf is not good, it is difficult to access and does not have any main road frontage/signage possibilities (I would be amazed if any retailer of substance considered this a good location).

Traffic and parking is also a major consideration for Lidl as they want ease of access for customers, again the Maidstone East site is significantly better than Baltic Wharf for this as well.

I hope this helps a bit more but please let me know if you need anything further.

Kind regards

**Phil Hubbard BA (Hons), MRICS**  
Partner, Registered Valuer and Chartered Surveyor

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**From:** Tim Chapman [<mailto:TimChapman@Maidstone.gov.uk>]  
**Sent:** 09 November 2016 15:58  
**To:** 'Phil Hubbard' <[phubbard@sibleypares.co.uk](mailto:phubbard@sibleypares.co.uk)>  
**Cc:** John Foster <[JohnFoster@maidstone.gov.uk](mailto:JohnFoster@maidstone.gov.uk)>

**Subject:** RE: LIDL - Maidstone East / Baltic Wharf Sites  
**Importance:** High

Thanks Phil,

I appreciate this. Presumably LIDL don't feel they can go into greater detail (eg what is it about Baltic Wharf that makes accommodating LIDL's format difficult or the site's lack of prominence. Or, for that matter the advantages of Maidstone East?). Any more meat you can put on the bone?

Regards

Tim

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**From:** Phil Hubbard [<mailto:phubbard@sibleypares.co.uk>]  
**Sent:** 09 November 2016 15:43  
**To:** Tim Chapman  
**Cc:** John Foster  
**Subject:** LIDL - Maidstone East / Baltic Wharf Sites

Tim,

Good to speak to you earlier. Please see attached letter from Lidl which hopefully satisfies both angles.

Please let me know if you need anything further.

Kind regards

**Phil Hubbard BA (Hons), MRICS**  
Partner, Registered Valuer and Chartered Surveyor

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