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| Appendix: Southend JAAP Growth Point: Phase 1 |
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1. Background

- 1.1 A business case for a mix of critical transport and non-transport enabling works at the Airport Business Park was submitted as a priority project in the first round of the Growth Deal. A notional allocation of £3.2m was made in the January 2015 announcement for the project but did not specify which aspects of the original business case this should fund.
- 1.2 Since submission of the original business case significant progress has been made in progressing the Airport Business Park. This has included approval of the Joint Area Action Plan (JAAP) by the Planning Inspector, adoption of the JAAP by both Southend and Rochford Councils, appointment of Henry Boot Developments Ltd (HBDL) as development partner and submission of two hybrid planning applications which are due to be determined in February 2016.
- 1.3 As a result of this work the detail of the phasing and funding has been clarified and a funding gap identified in the phase 1 development to enable commencement of the business park works. If this funding gap is not met the rugby club cannot be relocated and therefore land released for the building of the commercial accommodation.
- 1.4 The £3.2m LGF will deliver off-site highway infrastructure that is required to unlock the site, incoming service infrastructure (electricity, water, gas and telecoms) and strategic site-wide drainage infrastructure. It will match Council funding of £5.6m to deliver:
 - Business Park Phase 1 infrastructure - £4.93m. This includes both off-site and on-site infrastructure costs and includes a contingency and inflationary allowance.
 - New rugby club and pitches (including parking and access road) - £3.89m.
- 1.5 With HBDL already in place as development partner, the intention is to deliver the phase 1 infrastructure works by December 2016, a relocated rugby club facility by June 2017, with the construction of commercial floorspace and subsequent occupation of this commencing in FY 2017/18.
- 1.6 The phase 1 infrastructure scheme will unlock 22,000 sqm of new commercial floorspace including 17,500 sqm of high value B1 office/R&D based floorspace and 4,800 sqm of proposed hotel floorspace (equating to a 100 bed hotel with leisure/conference facilities). This will have the ability to accommodate c.1,100 new gross jobs. Furthermore, the successful delivery of the phase 1 scheme will assist to

enable the wider development of the site, which could deliver a further c.2,700 new gross jobs once fully occupied.

- 1.7 The focus of the business park is on high value uses, linking into key identified SELEP growth sectors such as life sciences and medical technologies, building on existing local clusters and research strengths provided through Anglia Ruskin University.
- 1.8 The Airport Business Park will be delivered in accordance with the JAAP – the strategic planning framework designed, agreed and adopted by Rochford and Southend Councils. The JAAP considers the business park site, airport and surrounding area so interlinks with a number of employment, housing and transport opportunities for Rochford, Southend and the wider economy.

2. Financial Implications

- 2.1 £3.2m was allocated to the JAAP Growth Point in the January 2015 announcement.
- 2.2 This will directly lever £5.6m match funding from Southend Borough Council in addition to the significant time and resource already invested to progress the scheme to the stage it is already at.
- 2.3 HBDL has already invested £0.5m of its own funding in site feasibility, masterplanning and the development and recent submission of the two planning applications.

3. Legal Implications

- 3.1 The land is owned by Southend Borough Council.
- 3.2 The Joint Area Action Plan (JAAP) has been approved by the Planning Inspector and adopted by both Southend and Rochford Councils.
- 3.3 Planning applications have been submitted to Rochford District Council for determination in February 2016.
 - Business Park – [15/00781/OUT](#)
 - Rugby Club: - [15/00776/OUT](#)
- 3.4 HBDL was procured through a full OJEU process
- 3.5 Southend Borough Council's contribution to the development of the Airport Business Park is allocated in its capital budget.

4. Staffing and other resource implications

- 6.1 Additional staff resources required to undertake the work have been accounted for within the financial calculations and therefore no further impact on staffing is anticipated.